

APPENDIX A – SEPP Housing and ADG Assessment of Compliance

DA24/0369 – 1323 to 13269 Princes Highway, Heathcote

State Environmental Planning Policy (Housing) 2021		
Part 2 Development for affordable housing - Division 1 In-fill affordable housing		
15A Objective of division		
The objective of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.	Noted. The DA proposes a number of affordable apartments	Yes
15B Definitions		
<p>(1) In this division—</p> <p>affordable housing component, of development, means the percentage of the gross floor area used for affordable housing.</p> <p>residential development means development for the following purposes—</p> <p>(a) attached dwellings,</p> <p>(b) dual occupancies,</p> <p>(c) dwelling houses,</p> <p>(d) manor houses,</p> <p>(e) multi dwelling housing,</p> <p>(f) multi dwelling housing (terraces),</p> <p>(g) residential flat buildings,</p> <p>(h) semi-detached dwellings,</p> <p>(i) shop top housing.</p> <p>(2) In this division, residential development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation is taken to be used for the purposes of affordable housing.</p>	Shop top housing is proposed	Yes
15C Development to which division applies		
(1) This division applies to development that includes residential development if—		
(a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5 or another environmental planning instrument, and	Shop top housing is permitted by SSLEP2015	Yes
(b) the affordable housing component is at least 10%, and	An assessment of compliance cannot be undertaken due to a lack of information and plans, particularly the portion of the basement that constitutes GFA. based on the current level of information, the proposal does not meet the minimum 10% of the total GFA and therefore does not benefit from the GFA bonus in this SEPP	No. Refer to Section 11 in this report.
(c) all or part of the development is carried out—		
(i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area, or	The site is within the six cities region area.	Yes
(ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.	The application has been designed to comply.	Yes
(3) In this section— relevant zone means the following—	The land is zoned E1	Yes

(a) Zone E1 Local Centre, (b) Zone MU1 Mixed Use, (c) Zone B1 Neighbourhood Centre, (d) Zone B2 Local Centre, (e) Zone B4 Mixed Use.		
16 Affordable housing requirements for additional floor space ratio		
(1) The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).	Noted	
(2) The minimum affordable housing component, which must be at least 10%, is calculated as follows— affordable housing component = $\frac{\text{additional floor space ratio}}{(\text{as a percentage})} \div 2$	An assessment of compliance cannot be undertaken due to a lack of information and plans, particularly the portion of the basement that constitutes GFA. based on the current level of information, the proposal does not meet the minimum 10% of the total GFA and therefore does not benefit from the GFA bonus in this SEPP	No. Refer to Section 11 in this report.
(3) If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1). Example— Development that is eligible for 20% additional floor space ratio because the development includes a 10% affordable housing component, as calculated under subsection (2), is also eligible for 20% additional building height if the development involves residential flat buildings or shop top housing.	A Clause 4.6 contravention request has been lodged as the proposal exceeds the maximum building height bonus prescribed by the SEPP. The Clause 4.6 written requests erroneously assume that the proposal is eligible for 30% additional FSR and 30% additional building height pursuant to the Housing SEPP section 16(2) and (3), which it is not as noted at Contention 2. To be eligible for 30% additional FSR and 30% additional building height, the affordable housing component must be 15% of the total gross floor area.	No. The contravention request lacks merit and is not supported. Refer to Section 11 in this report.
18 Affordable housing requirements for additional building height		
(1) This section applies to development that includes residential development to which this division applies if the development—		
(a) includes residential flat buildings or shop top housing, and	Noted	
(b) does not use the additional floor space ratio permitted under section 16.	Noted	
(2) The maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3).	A Clause 4.6 contravention request has been lodged as the proposal exceeds the maximum building height bonus prescribed by the SEPP. The Clause 4.6 written requests erroneously assume that the proposal is eligible for 30% additional FSR and 30% additional building height pursuant to the Housing SEPP section 16(2) and	No. The contravention request lacks merit and is not supported. Refer to Section 11 in this report.

	(3), which it is not as noted at Contention 2. To be eligible for 30% additional FSR and 30% additional building height, the affordable housing component must be 15% of the total gross floor area.	
(3) The minimum affordable housing component, which must be at least 10%, is calculated as follows— affordable housing component = $\frac{\text{additional building height}}{\text{(as a percentage)}} \div 2$	An assessment of compliance cannot be undertaken due to a lack of information and plans, particularly the portion of the basement that constitutes GFA. based on the current level of information, the proposal does not meet the minimum 10% of the total GFA and therefore does not benefit from the GFA bonus in this SEPP	As above
19 Non-discretionary development standards—the Act, s 4.15		
(1) The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters. Note— See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.		
(a) a minimum site area of 450m ² ,	The site is 7245m ² .	Yes
(b) a minimum landscaped area that is the lesser of—		
(i) 35m ² per dwelling, or	168x35=5,880m ²	Not Applicable. – refer below
(ii) 30% of the site area,	7245x0.3=2,173.5m ² 2250.6m ² or 31% is proposed	Yes
(e) the following number of parking spaces for dwellings used for affordable housing—		
(i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,	20 x 0.4 = 8 spaces	Yes – refer below
(ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,	5 x 0.5 = 2.5, therefore 3 spaces	
(iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,	Not Applicable.	
(f) the following number of parking spaces for dwellings not used for affordable housing—		
(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,	30 x 0.5 = 15 spaces	Overall, a total of 160 residential spaces are proposed and this is satisfactory
(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,	72 x 1 = 72 spaces	
(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,	41 x 1.5 = 61.5 therefore 62	
(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,	The application has been designed to comply.	
20 Design requirements		
(1) Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.	Not Applicable.	
(2) Subsection (1) does not apply to development to which Chapter 4 applies.	Chapter 4 applies	

(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—		
(a) the desirable elements of the character of the local area, or	The proposal does not comply. the height, density and overall scale is at odds with the Heathcote Village character and significantly beyond the typology/envelope envisaged by the development standards from SSLEP2015 and numerous non-compliances with SSDCP2015	No. Refer to Section 11 in this report.
(b) for precincts undergoing transition—the desired future character of the precinct.	The proposal is contrary to the existing and the desired future character of the Heathcote Village. The vast majority of the locality is zoned C4 which limits developments generally to single dwellings. There have been some albeit limited higher density developments that have been approved (Heathcote Hall – a heritage item, the RFB at the corner of Veno and Rosebery St), but these are much lower in scale than what is proposed by the subject application.	No. Refer to Section 11 in this report.
21 Must be used for affordable housing for at least 15 years		
(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—		
(a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and	Can be conditioned.	Can be conditioned.
(b) the affordable housing component will be managed by a registered community housing provider.	Can be conditioned.	Can be conditioned.
(2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.	Not Applicable.	
22 Subdivision permitted with consent		
Land on which development has been carried out under this division may be subdivided with development consent.	Subdivision does not form part of this application.	Not Applicable.

Schedule 9 Design Principles for Residential Apartment Development

Design Quality Principles	Assessment
Principle 1: Context and neighbourhood character	<p>Does not comply.</p> <p>The proposal does not respond to the existing and/or desired future character of the Heathcote Village. SSLEP2015 limited the height and density of the site to three storeys and the application proposes six to seven storeys rather than being a transition site between the lower density areas and the commercial precinct. The proposal significantly exceeds the building height development standard for the site and based on the proposal in its current form, does not enjoy the GFA and/or height bonuses prescribed by the HSEPP as the quantum of affordable housing is significantly below the minimum 10% requirement</p>
Principle 2: Built Form and Scale	<p>Does not comply.</p> <p>The proposal is contrary to the height and density that has been envisaged by SSLEP2015, the proposal contravenes the bonuses afforded by HSEPP and the extensive use of balcony screening in conjunction with the noncompliant ADG building setbacks results in a proposal that is not suitable for the site and/or the locality. The site has been identified as an area that is to be used as a transition zone from the commercial area towards the lower density residential zone. The proposal is at odds with the centre's hierarchy.</p>
Principle 3: Density	<p>The proposal does not satisfy the density prescribed by SSLEP2015 and exceeds the HSEPP GFA and Building Height bonuses.</p> <p>The Clause 4.6 contravention request lacks merit and is not supported. The proposal is significantly in excess of what has been envisaged for the Heathcote Village</p>
Principle 4: Sustainability	<p>The DRP raised a number of matters that the applicant must consider during the assessment phase of the proposal, particularly the lack of clotheslines, communal rainwater tanks and their use for communal open space irrigation, WC flushing, electric systems rather than gas for domestic HW, electric cooking, solar PV cells and EV charging. Questions arise regarding the use of the mechanical ventilation systems for those apartments oriented towards the highway. A number of apartments exceed the maximum depths in accordance with the ADG and there is a heavy reliance on external screening to private open space/balcony areas in lieu of using alternate measures and/or high performance glazing to minimise heat loading impacts. There are opportunities to use secondary private open space areas to increase solar access opportunities to avoid reliance on mechanical systems to maintain/create internal amenity/comfort</p>
Principle 5: Landscape	<p>Does not comply.</p> <p>Insufficient information has been provided to enable a comprehensive assessment of the application. issues have been raised by Council's Landscape Officer regarding the landscaping scheme, conflict between buildings and civil works. Buildings A and B have been separated to allow for a continuation of the STIF vegetation, but more information is needed to demonstrate the suitability of the design and the long term health and survival of the trees. The proposal fails to provide landscaping along the highway frontage as required by SSDCP2015.</p>
Principle 6: Amenity	<p>Does not comply.</p> <p>Issues are raised regarding solar access, lack of natural ventilation to a number of apartments, the use of mechanical ventilation, inefficient apartment design and layouts (non-single aspect designs, orientation, excessive apartment</p>

	depths) having regard to solar access, insufficient information regarding noise attenuation from the future pub, the beer gardens, the waste/loading/unloading area, opportunity to use secondary balcony areas to increase solar access opportunities
Principle 7: Safety	<p>Does not comply.</p> <p>Issues are raised regarding CPTED compliance, particularly pedestrian and resident access from the highway and through the open space area that will be allocated to the future pub use. issues are raised regarding pub patron access to the residential parking areas for Buildings B and C as there are no barrier controls separating the areas. there are no barrier controls at the basement access location off Veno Street. There are concealed areas within the access/loading/unloading zone and further consideration must be given to ensure compliance. TfNSW, NSW Police and Council's Traffic Section have raised issues with the commercial and residential access location for the pub and Buildings B and C due to their close location to the highway and potential crossing of the highway not at a designated crossing. The Veno St access from the highway allows for vehicles to turn at speed and this is a potential motor vehicle/pedestrian conflict zone.</p>
Principle 8: Housing Diversity and Social Interaction	A mix of apartments are proposed which is satisfactory. Large communal open space areas are proposed. The proposal is considered satisfactory.
Principle 9: Aesthetics	<p>Does not comply.</p> <p>The proposal is contrary to the height and density that has been envisaged by SSLEP2015, the proposal contravenes the bonuses afforded by HSEPP and the extensive use of balcony screening in conjunction with the noncompliant ADG building setbacks results in a proposal that is not suitable for the site and/or the locality.</p>

Apartment Design Guide (ADG) – Key Controls			
	Control	Proposed	Complies
3A Site analysis			
	While uplift is sought using the HSEPP, the proposal bears little resemblance to its surroundings. Apart from the RFB and AFH at 11 Veno St and 26 Rosebury St (both 4 storeys). The scale and density are significantly larger than what has been anticipated by the LEP and centre strategy, and has a poor interface with the lower density zone to the west Considered poor, extensive use of screens inflates building bulk. Proposal dwarfs all other buildings that surround it.		No
3B Orientation			
3B1	Building A oriented to North Buildings B and C located to South and South East, and a number of Apts are not oriented to the North Proposal fails to provide shadow diagrams from 10-12 Strickland St		No
3B2	Communal open space assessment of compliance cannot be established as the communal open space area to the north of Building C will be allocated to the pub. The plans fail show/demarcate the areas. Private open space solar access considered poor due to excessive screening. Alternate measures/mitigation required. Questionable if the subterranean apartment gets 2hrs. Shadow diagrams do not show the complying shadows vs proposed shadows for the Strickland building block		No
3C Public domain interface			
3C1	6m setback required for landscaping – does not have the anticipated public domain interface envisaged by SSDCP2015 Corner building is overwhelming when considering the scale, density and setback of other blds. Ground floor apts have pedestrian access from street - complies Balconies look towards communal open space - complies Fences towards Strickland are inset Strickland block has direct access from hwy but not the Veno block. Ramped access solution – need for more privacy from the elevated walkway, essential lighting solution		No Yes Yes Yes No
3C2	Access to Building block B parking/loading zone is not ideal – open form and no doors. This is also an area for vehicular conflict between the commercial and residents and the waste/service vehicles. Elevated ramped access east of build block c is not supported, can be treated better but how re as1428 compliance. excessive raised planter in front of Buildings B and C not supported and building fails to step with topographic fall.		No
3D Communal and public open space			
3D1	Main issue was that the COS was not exclusive to residents (applicant's confirmed at DRP). The area north of the future tavern is going to be a playground for the patrons – no clear delineation and a reduction in COS quota Each COS has good access.		No
3D2	The application has been designed to comply. Suitably protected from prevailing weather conditions (South East winds) No understanding or mechanical vents from tavern and potential impacts		Yes No
3D3	Conditions to be used to ensure sufficient lighting at all times particularly re CPTED		Can be conditioned.

	More information needed re delineation of COS for residents and tavern patrons – this is a CPTED issue and the separation of areas may not be supported, and the COS may need to be exclusive for residents with an alternate required for tavern patrons	No	
3D4	Only limited facilities for young children – cubby house Tavern open space does not provide a direct connection from the street to the communal open space area. The communal open space provides a BBQ area on the ground level and the top floor of Building A.	Yes No Yes	
3E Deep soil zones			
3E1	Tree 13 – arborist report says 5.4m TPZ, looks understated Trees 20-25 need to be considered. Will appear that significant canopy trimming needed. Can be resolved if 9m setback to lower density zone is enforced Drip zones of trees on 10-12 Strickland will be impacted - can be resolved by 9m setback which will ensure long term health and survival Min 7% req'd – or 507.15m2. site complies. Central aisle between buildings is ~1400m2 or 19%. Area to west and north ~338m2. Areas along west bdy are narrow but can work Area adj to Strickland appears to be satisfactory Total deep soil ~1738m2 or 24%.	No Yes Yes	
3F Visual privacy			
Block A			
3F1	Up to 4 storeys		
	Height	Habitable rooms and balconies	Non habitable rooms
	Ground to forth storey (up to 12m)	6m	3m
	Section 3F.5: Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)		
	Ground		
	North: hab min 7.5m non-hab -	Yes	
	South: hab 12m non-hab	Yes	
	East: hab min 6m non-hab	Yes	
	West: hab min 6m, max 9m non-hab	no – not 9m.	
	First		
	North: hab min 7.5m non-hab	Yes	
	South: hab min 11m but to basement level of Bld B, but 12m btw apts non-hab	Yes	
	East: hab min 6m, max 10.8m non-hab	Yes	
	West: hab min 6m, max 9m non-hab	no – not 9m.	
Second			
North: hab min 7.5 non-hab	Yes		

				South: hab min 12m non-hab	Yes and no - balcony areas are located directly opposite, corner balconies could be treated but of A208/308/408 and BG04/104/204/304/404/504 have direct views, must be offset
				East: hab min 6m, max 10.8m. non-hab	Yes
				West: hab min 6m, max 10.8m non-hab	no – not 9m
				Third	
				North: hab min 7.5 non-hab	Yes
				South: hab min 12m non-hab	Yes and no. Balcony areas are located directly opposite, corner balconies could be treated but of A208/308/408 and BG04/104/204/304/404/504 have direct views, must be offset
				East: hab min 6m, max 10.8m. non-hab	Yes
				West: hab min 6m, max 10.8m non-hab	no – not 9m.
	5 to 8 storeys			Fourth	
	Height	Habitable rooms and balconies	Non habitable rooms	North: hab min 7.5 non-hab	Yes
	5-8 storeys Up to 25m	9m	4.5m	South: hab min 12m non-hab	Yes and no. Balcony areas are located directly opposite, corner balconies could be treated but of A208/308/408 and BG04/104/204/304/404/504 have direct views, must be offset
				East: hab min 6m, max 10.8m. non-hab	Yes
				West: hab min 6m, max 10.8m non-hab	no – not 9m.
				Fifth	
				North: hab min 20m non-hab min 20m	Yes
				South:	Yes and no. Balcony

		hab min 12m non-hab	areas are located directly opposite, corner balconies could be treated but of A208/308/408 and BG04/104/204/304/404/504 have direct views, must be offset
		East: hab min 6m max 10.8m non-hab	Yes
		West: hab min 6m, max 9.2m non-hab	no – not 9m.
	Section 3F.5: Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	does not comply	No. Building is not setback 9m from the lower density zone on the adjoining property

Block B

3F1	Up to 4 storeys			Ground	
	Height	Habitable rooms and balconies	Non habitable rooms	North: hab min 12m non-hab -	Yes and no. Balconies are located directly opposite, not offset Windows rely on heavy screening rather than offsetting, creates poor form It is preferable if northern facing windows were not screened and those facing south in Building A are potentially changed but still allow for maximum solar
	Ground to forth storey (up to 12m)	6m	3m		
				South/street front: hab non-hab	Not Applicable.
				East: hab >6m non-hab	Yes
				West: hab min 6m non-hab	Yes
				First	
				North: hab min 12m non-hab	Yes and no. Balconies are located directly opposite, not offset Windows rely on heavy screening rather than offsetting, creates poor form It is preferable if northern facing windows were not

			screened and those facing south in Building A are potentially changed but still allow for maximum solar
		South/street front: hab min 3m non-hab 3m	No. SSDCP2015 requires nil setback for the commercial and 4m to the apt, 1.5m setback for the private open space
		East: hab min 4.5m BUT min1.7-2.4m, 11m to C Block non-hab min 4.2m between balcony with C block	No. Balcony to balcony is 4.2m with screening to western wall of C Block balcony, windows between habitable rooms are offset, min distance of 10.6m between B108 pos and C109 bedroom Distance between B108 and C108 is 1.7m and 2.4m but line of sight is very acute and bedroom windows screened to min impacts
		West: hab min 6m, max 12.4m non-hab 12m	Yes
		Second	
		North: hab min 12m non-hab -	Yes and no. Balconies are located directly opposite, not offset Windows rely on heavy screening rather than offsetting, creates poor form It is preferable if northern facing windows were not screened and those facing south in Building A are potentially changed but still allow for maximum solar
		South/street front: hab min 3m non-hab 3m	No. SSDCP2015 requires nil setback for the commercial and 4m to the apt, 1.5m setback for the private open space
		East: hab min 4.5m BUT min1.7-2.4m, 11m to C Block non-hab min 4	No. the same as level 1
		West: hab min 6m, max 12.4m non-hab 16m	Yes
		Third	

				North: hab min 12m non-hab -	Yes and no. Balconies are located directly opposite, not offset Windows rely on heavy screening rather than offsetting, creates poor form It is preferable if northern facing windows were not screened and those facing south in Bld A are potentially changed but still allow for maximum solar
				South/street front: hab min 3m non-hab 3m	No. SSDCP2015 requires nil setback for the commercial and 4m to the apt, 1.5m setback for the private open space
				East: hab min 4.5m BUT min1.7-2.4m, 11m to C Block non-hab min 4	No. the same as level 1
				West: hab min 6m, max 12.4m non-hab 16m	Yes
				5 to 8 storeys	
	Height	Habitable rooms and balconies	Non habitable rooms	North: hab min 12m non-hab -	Yes and no. Balconies are located directly opposite, not offset Windows rely on heavy screening rather than offsetting, creates poor form It is preferable if northern facing windows were not screened and those facing south in Building A are potentially changed but still allow for maximum solar
	5-8 storeys Up to 25m	9m	4.5m		
				South: hab min 6m, max 9.6m non-hab	Yes
				East: hab min 10.65m, max 13.1m, non-hab 11.3m btw private open space	Yes
				West: hab min 6m, max 11.1 non-hab 16m	No.
				Fifth	
				North: hab min 12m non-hab -	Yes and no. Balconies are located directly opposite, not offset Windows rely on heavy

			screening rather than offsetting, creates poor form It is preferable if northern facing windows were not screened and those facing south in Building A are potentially changed but still allow for maximum solar
		South: hab min 6m, max 9.7m non-hab	Yes
		East: hab min 10.65m, max 13.1m non-hab 11.3m btw private open space	Yes
		West: hab min 6m, max 11.1m non-hab 16m.	No.

Block C

3F1	Up to 4 storeys			Ground	
	Height	Habitable rooms and balconies	Non habitable rooms	North: hab non-hab	Not Applicable. No ground floor residential development
	Ground to forth storey (up to 12m)	6m	3m	South: hab min non-hab	
				East: hab min non-hab	
				West: Hab Non-hab	
		First			
				North: hab min 15m non-hab	Yes
				South: hab min 3m, max 5.3m non-hab	No. SSDCP2015 requires nil setback for the commercial and 4m to the apt, 1.5m setback for the private open space
				East: hab min 2.6m, max 6m non-hab min 3m, max 12.7m	No. SSDCP2015 requires a 4m setback, 2.5m to private open space area
				West: Hab min 4.5m BUT min1.7-2.4m, 11m to C Block Non-hab 4.5m (balcony)	No, same as Building B
		Second			
				North: hab min 14.6m	Yes

				non-hab	
				South: hab min 3m, max 5.3m non-hab	No. SSDCP2015 requires nil setback for the commercial and 4m to the apt, 1.5m setback for the private open space
				East: hab min 2.6m, max 6m non-hab min 3m, max 12.7m	No. SSDCP2015 requires a 4m setback, 2.5m to private open space area
				West: Hab min 4.5m BUT min1.7-2.4m, 11m to C Block Non-hab 4.5m (balcony)	No, same as Building B
				Third	
				North: hab min 15m non-hab	Yes
				South: hab min 3m, max 5.3m non-hab	No. SSDCP2015 requires nil setback for the commercial and 4m to the apt, 1.5m setback for the private open space
				East: hab min 2.6m, max 6m non-hab min 3m, max 12.7m	SSDCP2015 requires a 4m setback, 2.5m to private open space area
				West: Hab min 4.5m BUT min1.7-2.4m, 11m to C Block Non-hab 4.5m (balcony)	No, same as Building B
	5 to 8 storeys			Fourth	
	Height	Habitable rooms and balconies	Non habitable rooms	North: hab min 15 non-hab	Yes
	5-8 storeys Up to 25m	9m	4.5m	South: hab 6m non-hab	Yes
				East: hab 5.6m, max 8.7m non-hab	SSDCP2015 requires a 4m setback, 2.5m to private open space area
				West: hab min 10.65m, max 13.1m non-hab 11.3m	Yes
				Fifth	
				North: hab min 15 non-hab	Yes
				South: hab 6m non-hab	Yes
				East:	SSDCP2015 requires a

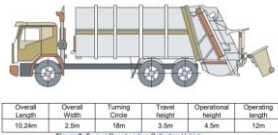
		hab 5.6m, max 8.7m non-hab	4m setback, 2.5m to private open space area
		West: hab min 10.65m, max 13.1m non-hab 11.3m	Yes
3F2	Need an RL on the common private open space wall of AG05 and the entry portal. Same with A106 Need RLs and FGLs on the architect plans in re to COS areas, particularly around the apts that have a direct interface with communal open space Extensive use of fixed louvres make the building look aesthetically unpleasing and add to building bulk. consider alternatives Windows need to be more offset particularly between Blocks A and B		No
3G Pedestrian access and entries			
3G1	Multiple entries to Block A Multiple entries to Block B Technically, A has 2 access points, one being from the COS area Entries are clearly defined and can be embellished if needed		Yes
3G2	Access locations are clear from the public domain and COS Wayfinding is good, can be embellished with usual lighting and CPTED compliance Wayfinding map is not essential but signage can be installed if deemed necessary		Yes
3G3	It would be preferable if there was a thru path from Strickland to Veno to assist with pedestrian connection to the commercial village area rather than having to walk past the pub/tavern		Yes, but can be improved
3H Vehicle access			
3H1	Access to Building B from Veno is large and canyon like, open with no gate security which is not supported due to CPTED, noise impacts and conflict 4m head height – this impacts ability for waste collection There is no barrier between commercial and residential parking areas No barrier control to prevent unauthorised access from the general public to residential parking areas and CPTED reqts		No
3J Bicycle and car parking			
3J1	Refer to Parking Assessment		Issues raised by Council's Environmental Science Section
3J2	Appears to have been designed well and spatially acceptable Bike location appears reasonable and can be made secure by conditions, same with lighting etc EV charging within the basement, no details shown but appears deliverable – location needs to be shown. How are these spaces allocated? Possibly condition that each space has the capacity to make a connection possible –		Yes, but more information is needed
3J3	No car wash bay identified/provided		No
3J4	Building Block B has one whole level above the existing ground level – refer to Section 1 Drawing DA0401A.		No
3J5	Not Applicable.		Not Applicable.
3J6	The only real issue is the access portal from Veno, which appears to be a gaping hole leading to a very canyon like area		No
4A Solar and daylight access			
4A1	Sun eye diagram shows compliance but shadows generated by		No

	<p>adjoining development, particularly 10-12 Veno have not been shown. This will be useful to determine solar access limitations to private open space areas</p> <p>Rethinking of screens will actually improve solar access particularly those having dual aspect</p> <p>Solar diagrams do not show min 2hrs of solar compliance to private open space areas</p> <p>Compliance could be increased if unit layouts were altered, particularly southern units in Block A but I get that southern oriented private open space are towards the communal open space</p> <p>Better options available to address heat loading than extensive/excessive screens.</p> <p>G05 depth/subterranean, roof overhang</p> <p>G04 acoustic wall unit layout – very poor internal level of amenity and comfort to future residents</p> <p>Level 1-5: perhaps use better windows rather than narrow and heavily screened, side oriented private open spaces are compromised</p> <p>A110 and 105 could have living room walls protruding further towards side bdy to increase solar access</p> <p>Rethink solar screens to private open space so north facing windows of A111,112, 104, 105 get better solar access, same with units immediately above – the side most edge of living area is behind other building forms</p> <p>Solar access diagrams do not show shadow impacts from adjoining properties, must be modelled</p> <p>Approx. 25 units in Block C will not comply BUT roof top units can use sky lights to assist.</p> <p>C100 solar access is questionable due to lift core.</p>	
4A2	<p>Site has north-south and east-west orientation. Diagrams show compliance is achieved but changes can be made to increase yield and performance – screening changes, skylights, DRP rethinking unit layout to combat noise</p> <p>Some private open space area could be open to sky</p> <p>Introduce corner windows in some apartments.</p> <p>Application fails to achieve 3F visual separation requirements</p>	<p>Better outcomes are available to ensure optimal outcomes</p> <p>No</p>
4A3	<p>Summer shading impacts winter solar access – more than 50% of private open space aperture is closed and becomes GFA and adds to bulk</p> <p>4a3 suggest higher performance glass in lieu of screens</p>	<p>No, proposed screening creates a poor building aesthetic and alternate options must be explored</p>
4B Natural ventilation		
4B1	<p>DRP have previously suggested single aspect units do work well when external walls are stepped</p> <p>Units oriented towards noisy hwy are problematic and must be rethought – reliance on mechanical solutions not optimal or supported</p>	<p>No. reliance on mechanical ventilation is not supported.</p>
4B2	Issues have been raised regarding compliance	No
4B3	Compliant on plan form but DA is reliance on mechanical ventilation due to noise and air quality issues generated from the Hwy is not acceptable	No.
4C Ceiling heights		
4C1	All apts are 3.2 floor to floor. The application has been designed to comply.	Yes
4C2	As above	Yes
4C3	Noted.	
4D Apartment size and layout		
4D1	The application has been designed to comply.	Yes

4D2	A number of apts exceed the max 8m depth or the 2.5x ceiling height (i.e. 6.75m). many apts have dual aspect but extensive screening causes concerns for compliance All bathrooms are located adj to internal walls, reliant on ventilation A number of units have questionable designs, can be better designed		No
4D3	Bedrooms been designed to comply. Living areas: The application has been designed to comply. Apt A501 has 1 bathroom and only access from Bed 2 AptB101 and 107 (and above) has 1 bathroom and accessible from Bed 1 and hallway – not great and not good for privacy separation. Same with Apt B410 and 409, B501 and 507, B510 and 509 some designs, particularly in Block C are unusual and have some convoluted access arrangements		Yes Yes Poor design Poor design Poor design
4E Private open space and balconies			
4E1	<i>Primary Balconies</i> <ul style="list-style-type: none">• 1 bed 8m², min. 2m depth• 2 bed 10m², min. 2m depth• 3+ bed 12m², min 2.4m depth Ground level & podium – 15m ² , min. 3m depth	A number of apts do not comply – some having snorkel arrangements, some having access on via the bedroom not a living area, some having poor shapes that will limit useability, many have AC systems located on them, many could be relocated to minimise offsite impacts from the highway, Apt C506 is undersized.	No
4E2	Issues raised for Block C and orientation to Hwy and impacts to ventilation. A number of private open space are only access from bedrooms,		No
4E3	Heavy use of screens is not supported as they add to build bulk and GFA AC located on the private open space not one unit to serve all apts Frosted glazing to be used across balconies to assist with breaking up the massing No details on clotheslines – must ask for confirmation that all apts will have a clothes dryer. SEE says Clotheslines can be screened....not ideal in areas where balustrade is only 1m, making clothes drying on balconies small, undersized and problematic App states 1/3 of AC will be a central system, why not all?		No
4E4	The application has been designed to comply.		Yes
4F Common circulation and spaces			
4F1	The application has been designed to comply. multiple lifts provided Some lobbies and entries are excessively wide (Block A) Daylight available to lobby areas in Block A, Block B is a little compromised due to lift location and length of hallway with southern facing window on one level, Block C has two natural light points on lower level, three on higher levels		Yes Questionable Can be improved with changes
4F2	Long corridor in Block B proposed – access from Veno lifts to central lifts is considered excessive and not ideal for mobility impaired residents. Is block C acceptable – does not open onto main corridor so should it not be wider to increase casual surveillance or just rely on better lighting?		No Questionable
4G Storage			
4G1	199 storage cages are proposed		Conditions imposed to certify compliance

	Some storage areas within apts are excessive in area/dimension – will these become rooms post Occupation Certificate?	
4G2	Access to some storage areas appear compromised – refer to spaces adj to A51	Changes needed to resolve conflict
4H Acoustic privacy		
4H1	Issues with private open space areas of Building C oriented towards the hwy. In accordance with DRP, apartments in Building C should be single aspect design with living areas oriented towards the west, defensive to the hwy No information regarding potential noise transition impacts between the future pub and res apts located immediately above.	No. Proposal does not satisfy Section 3F. Apt layouts need to be revised
4H2	Number of apts have bedrooms next to living areas and bedrooms next to lift cores (Building B)	No.
4J Noise and pollution		
4J1	Significant issues – how to balance noise impacts from road Private open space areas adj to hwy will be impacted by noise and mitigation with impact cross ventilation compliance A 6m setback and medium sized trees must be considered to ensure compliance as trees will assist in dissipating noise impacts.	No. There are 21 apts oriented towards the hwy which are considered poor in relation to noise impacts and cross vent conflicts
4J2	App states suitable wall and slab thickness will be used to minimise noise transmission between apartments Screening to hwy might be ideal but may also create a very defensive building.	Yes Treatments result in a poor building aesthetic
4K Apartment mix		
4K1	The application has been designed to comply. 168 apts proposed, 25 are AFH A number of apts are designed to be adaptable and liveable.	Yes Yes Yes
4K2	Façade composition is considered well thought except for heavy reliance on screening across private open space areas	Yes but issues have been raised about the overall bulk, scale and massing impacts
4L Ground floor apartments		
4L1	Building A: good. Large setbacks and suitable private open space areas with direct connection.	Yes
4L2	Privacy and safety are considered good Solar access to some apts (ag04, ago5, bg01, bg07 and all east and south apts in Building C) not ideal. Ground floor apts that are oriented towards side bdys are considered poor and better layouts can be used to increase solar access opportunities.	Not idea, revisions needed
4M facades		
4M1	Façade composition appears ok, heavy reliance on rendered walls, Base is defined well, recessed top has also been treated different to base and middle so compliant Minimal changes in texture across the middle Building facades are not considered appropriate to alleviate the bulk, scale and density impacts when viewed at the human scale	Facades are acceptable but they do not alleviate the bulk, scale and massing impacts created by the excessive building height
4M2	Entries are well defined and will need to have a lighting solution to ensure an well performing wayfinding outcome. I.e. bollard lighting, lighting within the garden	Yes
4N Roof design		
4N1	The application has been designed to comply.	Yes
4N2	Building – The application has been designed to comply. Buildings B and C – Not Applicable. Consider more skylights to assist in solar access to under	Yes

	performing apartments	
4N3	Proposal lacks skylights to top floor apartment's private open space areas, particularly those oriented towards the south	No
4O Landscape design		
4O1	Significant issues have been raised by Council's landscaping officer. The proposal does not satisfy the requirements of SSDCP2015, particularly along the highway frontage and the STIF forest The elevation plans fail to show the canopy trees to be retained. this will establish if canopies are required to be modified as part of the building and establish the % of alteration.	No
4O2	Landscaping along the street frontage to Veno and hwy is not in accordance with the SSDCP2015	No
4P Planting on structures		
4P1	Size of planter on top of the roof Building A is not appropriate, must increase size to 3x3 and 1.2m high	No
4P2	Issues have been raised by Council's landscape officer	No
4P3	Considered acceptable. Pedestrian access disconnect between central aisle between Buildings A and B and access along the western boundary. need to show finished ground levels an detail if steps are needed.	More information is needed
4Q Universal design		
4Q1	Proposal is generally acceptable with the following exceptions- the long access corridor for Building B from Veno St to lift cores is not ideal -L shaped bedrooms in Biuld A B is not considered ideal.	Some issues need to be resolved
4Q2	The application has been designed to comply.	Yes
4Q3	The application has been designed to comply.	Yes
4R Adaptive reuse		
4R1	Not Applicable.	Not Applicable.
4R2	Not Applicable.	Not Applicable.
4S Mixed use		
4S1	Potential impacts from the noise generation from the pub/tavern use. Active frontage is acceptable but ideally better separation by using greater landscaping buffers. Landscaping to step with the site's fall rather than creating a high lineal raised planter adj to hwy	No
4S2	Separation issues between residential and commercial parking areas. This is a major security issue and must be resolved – how?	No
4T Awnings and signage		
4T1	Continuous awnings provided Awnings wrap around – good Lighting appears acceptable	Yes
4T2	Not Applicable. As part of this DA but sufficient areas are provided for under awning and other signage which will be in keeping with the village	Yes
4U Energy efficiency		
4U1	Access to natural light can be made better with design changes No clotheslines provided, so min 5 star driers to be used – despite applicant stating frosted glazing being provided to screen clotheslines	Changes are required to improve the design and outcomes.
4U2	BASIX Compliant Heavy use of screens is considered a poor design outcome. Higher performing glazing etc needs to be used, or smart glass Acs located on 25% of apts, units are small and considered ok	No. applicant has failed to consider or propose high performing glazing or other alternatives to extensive screening across building facades

4U3	The biggest issue are the 25 apts that have private open space areas oriented towards the Hwy and how cross ventilation will be achieved during high noise periods at peak AM and PM periods. Reliance on the SilenceAir boxes – are a number need to ensure proper venturi effects work? Plans will need to show the Apts that will be reliant upon this tech	No
4V Water management and conservation		
4V1	BASIX compliant Conditions recommended for each apt to have separate metering A condition is recommended for collected rainwater to be used throughout all communal areas (communal open space, landscaping, etc)	Yes
4V2	Treatment is proposed, but no details of WSUD is provided.	No details of RWT being plumbed into sanitary facilities, watering, etc but could be conditioned
4V3	Tanks located within LSA areas between Bld A and B. This will impact the canopy tree proposed adj to western bdy. Details of swale design adj to large canopy trees adj to common bdy with 2-4 Strickland is needed – determine impacts on TPZ SRZ, etc	No
4W Waste management		
4W1	<p>There is no access to waste room in Building A to loading bay. It appears that waste vehicles will need to wait while all bins are moved through res pedestrian areas. Arch plans need to align with waste report. Swept paths must be provided. Waste vehicles entering the depths of the basement areas will create too much vehicular conflict. Head heights/vertical clearance is not considered acceptable as waste vehicle to collect bins. HRV to be used – max working height is 4.5m according to SSC waste spec – plans fail. HRV max height is 3.829m.</p>  <p>Overall Length 10.24m, Overall Width 2.5m, Turning Circle 18m, Travel Height 3.5m, Operational Height 4.5m, Operating Height 12m</p> <p>Bins seem to be stacked which is not supported Plans only shows 240L bins, stacked bin arrangement not supported.</p>	No
4W2	The application has been designed to comply. Composting by FOGO	Yes
4X Building maintenance		
4X1	External screens – need to ensure long term sustainability. Ensure appropriate materials used. Minimal overhangs proposed – could use hoods to help protect glazing	Could be conditioned
4X2	Appropriate building maintenance regime will be needed by strata to ensure required cleaning can be undertaken	Can be conditioned.
4X3	Lighting sensors to be used to activate lighting where needed – re CPTED reqts Lighting needed in the communal open space areas to ensure facial recognition – particularly from pedestrian access gates from public domain and through vegetated areas – refer to communal open space north of pub	Acceptable