Attachment 2 - Apartment Design Guide Assessment – Key Standards

Clause 30(2)(c) of SEPP 65 states that in determining a development application for consent to carry out a residential flat development, a consent authority is to take into consideration the Apartment Design Guide. As assessment of the key design criteria is provided in the below table:

Development Controls		
Site Analysis ***Objective 3A-1:*** Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		
Design Guidance:	**Proposed**	**Compliance**
Each element in the Site Analysis Checklist should be addressed (see Appendix 1)	Site analysis provided with development application documentation.	Satisfactory
Orientation ***Objective 3B-1:*** Building types and layouts respond to the streetscape and site while optimising solar access within the development		
Design Guidance	**Proposed**	**Compliance**
Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	Buildings along Road No. 2 provide a suitable frontage. The pedestrian entrances are clear and the building design is suitably articulated to provide a visual interesting and functional design.	Satisfactory
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid-winter		
Design Guidance	**Proposed**	**Compliance**
Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	See Section 3D and 4A for compliance.	See Section 3D and 4A for compliance.
Solar access to living rooms, balconies and private open spaces of neighbours should be considered	Solar access to the adjoining future development site to the south has been considered and satisfies the requirements of Council's SCDCP 2015.	Satisfactory
Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	N/A	N/A
If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	N/A	N/A
Overshadowing should be minimised to the south or down hill by increased upper level setbacks	Upper levels are setback further from the southern property boundary in order for compliant solar access to be achieved to the future town house development.	Satisfactory

Public Domain Interface ***Objective 3C-1:*** Transition between private and public domain is achieved without compromising safety and security		
Design Guidance	**Proposed**	**Compliance**
Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	Terraces on the ground floor facing Road No. 4 have direct access to the street via a pedestrian path.	Satisfactory
Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	Changes in levels are proposed between Road No. 2 pedestrian entrances and ground floor terrace levels.	Satisfactory
Upper level balconies and windows should overlook the public domain	Upper level balconies provide surveillance to both Copperfield Drive and Road No. 2.	Satisfactory
Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	Pedestrian entry feature and small brick walls considered to suitably distinguish public/private domain.	Satisfactory
Length of solid walls should be limited along street frontages	Length of solid wall is not a significant feature.	Satisfactory
Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	Seating near pedestrian entries and mailbox locations is provided.	Satisfactory
In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • architectural detailing • changes in materials • plant species • colours	Separate, identifiable entrances are proposed. Signage does not form part of this development proposal. Recommended condition of consent to provide a way-finding map.	Satisfactory
Opportunities for people to be concealed should be minimised	Site lines are provided throughout the site.	Satisfactory
Objective 3C-2: Amenity of the public domain is retained and enhanced		
Design Guidance	**Proposed**	**Compliance**
Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	Plantings are provided between the terraces on the ground floor and Copperfield Drive and Road No. 2.	Satisfactory
Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Mailboxes are located at the pedestrian entrance along Road No. 2.	Satisfactory
The visual prominence of underground car park vents should be minimised and located at a low level where possible	Vents not visible from the public domain.	N/A
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	Services screened/located in basement where possible. Waste area within front setback area considered to satisfactorily integrate with the overall building design.	Satisfactory

Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	Ramping is provided within the centre of the development and is not visible from the public domain.	Satisfactory
Durable, graffiti resistant and easily cleanable materials should be used	Details not provided with the development application.	Satisfactory. Recommended condition of development consent for the owner to be responsible for the removal of graffiti.
Communal and Public Open Space ***Objective 3D-1:*** An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		
Design Criteria	**Proposed:**	**Compliance**
1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) ***Definition:*** *outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only, or to the public.*	Total site area = 5105.4sqm 1,276.35sqm required (25% of the site area) 17.8% (912sqm) provided. Non-compliance discussed in section 7.10 of the report.	Non-compliance
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).	50% is achieved.	Satisfactory
Design Guidance	**Proposed**	**Compliance**
Communal open space should be consolidated into a well-designed, easily identified and usable area	Proposed communal open space area is centrally located in a consolidated area which is easily identifiable.	Satisfactory
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	Minimum 3 m is achieved for the sqm included in the communal open space area calculations.	Satisfactory
Communal open space should be co-located with deep soil areas	Deep soil zones are included in the open space area.	Satisfactory
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Direct access provided.	Satisfactory
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	Communal open space is provided at ground level.	Satisfactory
Where developments are unable to achieve the design criteria, such as on small lots,	Design criteria is not met. Communal area considered well designed and	N/A

sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	promotes areas for resident interaction.	
Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		
Design Guidance	**Proposed**	**Compliance**
Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms	A central communal open space area is proposed which including various seating areas and a communal outdoor kitchen area. The proposed amenities are considered to be attractive and inviting and to allow for a range of activities.	Satisfactory
The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	Access to both sun in winter and shade in summer is achieved for the communal open space area.	Satisfactory
Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Services suitably located not to visually impede amenity established by the communal open space area.	Satisfactory
Objective 3D-3: Communal open space is designed to maximise safety		
Design Guidance	**Proposed**	**Compliance**
Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies	Communal open space is proposed on the ground floor and is visible from several habitable rooms and private open space areas.	Satisfactory
Communal open space should be well lit	Details not provided with the application.	Recommended condition of consent.
Where communal open space/facilities are provided for children and young people they are safe and contained	Facilities are specifically not proposed for children which is considered acceptable for a seniors living development.	N/A
Objective 3D-4: Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		
Design Guidance	**Proposed**	**Compliance**
The public open space should be well connected with public streets along at least one edge	Public open space does not form part of the proposed development.	N/A

<table>
<tr><td>Definition: public land for the purpose of open space and vested in or under the control of a public authority</td><td></td><td></td></tr>
<tr><td colspan="3">Deep Soil Zones

Objective 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</td></tr>
<tr><td>Design Criteria</td><td>Proposed</td><td>Compliance</td></tr>
<tr><td>1. Deep soil zones are to meet the following minimum requirements:

<table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>Less than 650sqm</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650-1,500sqm</td><td>3m</td></tr><tr><td>Greater than 1,500sqm</td><td>6m</td></tr><tr><td>Greater than 1,500sqm with significant existing tree cover</td><td>6m</td></tr></table></td><td>27.34% achieved (1,396 sqm) – as detailed on the landscape plan sheet 4 of 4</td><td>Satisfactory</td></tr>
<tr><td>Design Guidance</td><td>Proposed</td><td>Compliance</td></tr>
<tr><td>On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:
• 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2
• 15% of the site as deep soil on sites greater than 1,500m2</td><td>27.34% achieved.</td><td>Satisfactory</td></tr>
<tr><td>Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:
• basement and sub basement car park design that is consolidated beneath building footprints
• use of increased front and side setbacks
• adequate clearance around trees to ensure long term health
• co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil</td><td>Significant trees not present on the site – all vegetation removed as part of Part 5 Activity Determination.</td><td>Satisfactory</td></tr>
<tr><td colspan="3">Visual Privacy
Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</td></tr>
<tr><td>Design Criteria</td><td>Proposed</td><td>Compliance</td></tr>
<tr><td>1. Separation between windows and</td><td>The development is a maximum of 3</td><td>Satisfactory</td></tr>
</table>

<table>
<tr>
<td>balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

<table>
<tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr>
<tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr>
<tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr>
<tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr>
</table>

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</td>
<td>storeys.

For the third storey element, a minimum setback of 9.340m (Building A) from the proposed town house allotments to the south.

The building separation requirements are not appropriate for the ground and first floor portion of the development along the northern property boundary.</td>
<td></td>
</tr>
<tr><th>Design Guidance</th><th>Proposed</th><th>Compliance</th></tr>
<tr><td>Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance.</td><td>The proposed building does not create a ziggurat appearance.</td><td>Satisfactory</td></tr>
<tr><td>For residential buildings next to commercial buildings, separation distances should be measured as follows:
• for retail, office spaces and commercial balconies use the habitable room distances
• for service and plant areas use the non-habitable room distances</td><td>N/A</td><td>N/A</td></tr>
<tr><td>New development should be located and oriented to minimise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:
• site layout and building orientation to minimize privacy impacts (see also section 3B Orientation)
• on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)</td><td>Visual privacy is provided though building design, separation distances between habitable rooms, played windows and balcony screening.</td><td>Satisfactory</td></tr>
<tr><td>Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)</td><td>N/A – site adjoins R2 Low Density Residential Zone.</td><td>N/A</td></tr>
<tr><td>Direct lines of sight should be avoided for windows and balconies across corners
No separation is required between blank walls</td><td>Direct lines of site are avoided. Sufficient separation is provided between the two longitudinal buildings.</td><td>Satisfactory</td></tr>
</table>

Objective 3F-2: Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		
Design guidance	**Proposed**	**Compliance**
Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: • setbacks • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	The proposed development incorporates sufficient privacy measures.	Satisfactory
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	Separation is provided and considered satisfactory.	Satisfactory
Balconies and private terraces should be located in front of living rooms to increase internal privacy	Primary balconies and terrace areas are accessed directly from living areas.	Satisfactory
Windows should be offset from the windows of adjacent buildings	Sufficient building separation is provided to reduce privacy impacts between the proposed building and the adjoining mixed use development.	Satisfactory
Recessed balconies and/or vertical fins should be used between adjacent balconies	Vertical fins are appropriately integrated into the overall building design, particularly on the eastern elevation of the development facing Copperfield Drive.	Satisfactory
Pedestrian Access and Entries ***Objective 3G-1:*** Building entries and pedestrian access connects to and addresses the public domain		
Design Guidance	**Proposed**	**Compliance**
Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	Four pedestrian entries are proposed which suitably activates the frontage of the development.	Satisfactory
Entry locations relate to the street and	Entry locations relate to the street.	Satisfactory

subdivision pattern and the existing pedestrian network		
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	Communal areas are clearly distinguishable.	Satisfactory
Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	Street frontage is not limited.	N/A
Objective 3G-2: Access, entries and pathways are accessible and easy to identify		
Design Guidance	**Proposed**	**Compliance**
Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	The proposed building access is considered satisfactory and is clearly visible from the public domain. From the communal areas, it is clear that the pedestrian paths lead to the various building entries.	Satisfactory
The design of ground floors and underground car parks minimise level changes along pathways and entries	Level changes are proposed within the communal open space area which creates areas of seating adjoining landscaped gardens and an outdoor communal kitchen area.	Satisfactory
Steps and ramps should be integrated into the overall building and landscape design	The proposed steps and ramps within the communal open space area are considered to integrate into the overall building design.	Satisfactory
For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	Condition to provide way-finding maps.	N/A
For large developments electronic access and audio/video intercom should be provided to manage access	Could be provided.	Satisfactory
Objective 3G-3: Large sites provide pedestrian links for access to streets and connection to destinations		
Design Guidance	**Proposed**	**Compliance**
Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	The proposed site provides a pedestrian connection via a pedestrian bridge to the east of the site to readily access Copperfield Drive and the associated bus stops/Rosemeadow Market Place.	Satisfactory
Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	Pedestrian links are considered satisfactory and are suitably overlooked by dwellings from balcony/terraces areas.	Satisfactory.
Vehicle Access ***Objective 3H-1:*** Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		
Design Guidance	**Proposed**	**Compliance**
Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to	Car parking is provided in the basement which is considered a suitable design solution for this site. A garage door is provided at the	Satisfactory.

minimise visibility from the street • security doors or gates at entries that minimise voids in the facade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	entrance to the basement which assist in reducing the appearance of a void.	
Car park entries should be located behind the building line	The car park entry is suitably integrated into the building design.	Satisfactory
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	Car park entry is considered satisfactory.	Satisfactory
Car park entry and access should be located on secondary streets or lanes where available	Secondary street or laneway is not available for this site. Access from Road No. 2 is considered appropriate in this instance.	Satisfactory
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	Vehicle standing areas are not proposed.	N/A
Access point locations should avoid headlight glare to habitable rooms Adequate separation distances should be provided between vehicle entries and street intersections	Headlight glare minimised via location of driveway and retaining walls.	Satisfactory
The width and number of vehicle access points should be limited to the minimum	The development proposes one vehicle access point for residents.	Satisfactory
Visual impact of long driveways should be minimised through changing alignments and screen planting	Long driveways do not form part of the proposal.	N/A
The need for large vehicles to enter or turn around within the site should be avoided	Service vehicle ingress/egress is not required – servicing vehicles are to collect waste etc. from Road No. 2.	Satisfactory
Garbage collection, loading and servicing areas are screened	Garbage collection it to be from the street.	N/A
Clear sight lines should be provided at pedestrian and vehicle crossings	Site lines considered satisfactory**.**	Satisfactory
Traffic calming devices such as changes in paving material or textures should be used where appropriate	Traffic calming devices do not form part of the proposal.	N/A
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials • level changes • the use of landscaping for separation	Pedestrian and vehicle access is separated.	Satisfactory
Bicycle and Car Parking ***Objective 3J-1:*** Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		
Design Criteria:	**Proposed**	**Compliance:**
1. For development in the following locations:	The site is not within 800mm from a railway station or light rail stop or	N/A

• on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	within 400m of land zoned B3 or B4. Car parking rates have been calculated in accordance with SEPP Seniors.	
Design Guidance:	**Proposed:**	**Compliance:**
Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	A car share scheme does not operate locally in the Campbelltown LGA.	N/A
Where less car parking is provided in a development, council should not provide on street resident parking permits	Car parking permits are not proposed to be provided.	Satisfactory
Objective 3J-2: Parking and facilities are provided for other modes of transport		
Design Guidance:	**Proposed:**	**Compliance:**
Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	Motorcycle parking or scooter parking is not provided – not required as part of SCDCP.	N/A
Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	Bicycle parking is not proposed. Not specified in SCDCP for seniors housing development.	Satisfactory
Conveniently located charging stations are provided for electric vehicles, where desirable	Charging stations are not proposed.	N/A
Objective 3J-3: Car park design and access is safe and secure		
Design Guidance:	**Proposed:**	**Compliance:**
Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	Access to services is considered satisfactory.	Satisfactory
Direct, clearly visible and well lit access should be provided into common circulation areas	Details not provided with the development application documentation.	Can comply. Recommended condition of consent.
A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	The proposed development incorporates a clearly defined entrance areas from Wickfield Circuit.	Satisfactory
For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	Proposed car park is not considered large.	N/A

Objective 3J-4: Visual and environmental impacts of underground car parking are minimised		
Design Guidance:		
Excavation should be minimised through efficient car park layouts and ramp design	The proposed level of excavation is required to achieve the required car parking.	Satisfactory
Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	The proposed car parking layout is considered satisfactory, subject to recommended conditions.	Satisfactory
Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	The proposed car park does not exceed 1m above ground level.	Satisfactory
Natural ventilation should be provided to basement and sub-basement car parking areas	Details not provided with the development application.	Recommended condition of development consent for ventilation to be provided in accordance with the BCA.
Objective 3J-5: Visual and environmental impacts of on-grade car parking are minimised		
Design Guidance:	**Proposed:**	**Compliance:**
On-grade car parking should be avoided	All parking is proposed underground.	N/A
Objective 3J-6: Visual and environmental impacts of above ground enclosed car parking are minimised		
Design Guidance	**Proposed:**	**Compliance:**
Exposed parking should not be located along primary street frontages	All parking is proposed underground.	N/A
Solar and Daylight Access ***Objective 4A-1:*** To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space		
Design Criteria:	**Proposed:**	**Compliance:**
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Solar access diagrams (drawing A-8200 and A-8201) demonstrate compliance. 36 (80%) dwellings receive a minimum of 2 hours direct sunlight to both living rooms and balcony/terrace areas.	Satisfactory
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at	N/A. The site is located within the Sydney Metropolitan Area.	N/A

mid winter		
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	All dwellings receive at least 1 hour of sunlight between 9am and 3pm mid-winter.	Satisfactory
Natural Ventilation ***Objective 4B-1:*** All habitable rooms are naturally ventilated		
Design Guidance:	**Proposed:**	**Compliance:**
The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	A high proportion of dwellings are designed to be cross ventilated.	Satisfactory
Depths of habitable rooms support natural ventilation	Habitable room depths support natural ventilation.	Satisfactory
The area of unobstructed window openings should be equal to at least 5% of the floor area served	Provided.	Satisfactory
Light wells are not the primary air source for habitable rooms	Light wells are not the primary air source for habitable rooms. Cross ventilation is the primary air source.	N/A
Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	Natural ventilation is considered sufficient.	Satisfactory
Objective 4B-3: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents		
Design Criteria:	**Proposed:**	**Compliance:**
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Cross ventilation diagrams were provided with the development application demonstrating that 43 (96%) of apartments are naturally cross ventilated.	Satisfactory
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Widths are less than 18m.	Satisfactory
Design Guidance:	**Proposed:**	**Compliance:**
The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	The proposed development includes dual aspect apartments and corner apartments. The apartment depth is considered satisfactory.	Satisfactory
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	Apartment layout is considered to promote cross ventilation.	Satisfactory

<table>
<tr><td>Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow</td><td>Natural ventilation is considered satisfactory.</td><td>Satisfactory</td></tr>
<tr><td colspan="3">Ceiling Heights
Objective 4C-1: Ceiling height achieves sufficient natural ventilation and daylight access</td></tr>
<tr><td>Design Criteria:</td><td>Proposed:</td><td>Compliance:</td></tr>
<tr><td>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

<table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30m degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>
These minimums do not preclude higher ceilings if desired</td><td>Habitable rooms are 2.7m in height.</td><td>Satisfactory</td></tr>
<tr><td colspan="3">Objective 4D-1: The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</td></tr>
<tr><td>Design Criteria:</td><td>Proposed:</td><td>Compliance:</td></tr>
<tr><td>1. Apartments are required to have the following minimum internal areas:

<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35sqm</td></tr><tr><td>1 bedroom</td><td>50sqm</td></tr><tr><td>2 bedroom</td><td>70sqm</td></tr><tr><td>3 bedroom</td><td>90sqm</td></tr></table>
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.</td><td>All two bedroom dwellings are proposed. All dwellings include one bathroom. All dwelling have a minimum area of 70sqm.</td><td>Satisfactory</td></tr>
<tr><td>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</td><td>All proposed habitable rooms include an external window.</td><td>Satisfactory</td></tr>
</table>

Design Guidance:	**Proposed:**	**Compliance:**
Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	All kitchens are L shaped wall kitchens and are integrated into an open place living and dining area.	Satisfactory
A window should be visible from any point in a habitable room	A window is visible from every point of every habitable room.	Satisfactory
Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits	N/A – minimum room dimensions are met.	N/A
Objective 4D-2: Environmental performance of the apartment is maximised		
Design Criteria:	**Proposed:**	**Compliance:**
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Open plan layout = maximum habitable depth is 8m.	Satisfactory
Design Guidance:	**Proposed:**	**Compliance:**
Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	Ceiling height is 2.7m for habitable rooms.	Satisfactory
All living areas and bedrooms should be located on the external face of the building	Living areas and bedrooms are located on the external face of the building.	Satisfactory
Where possible: • bathrooms and laundries should have an external openable window • main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	The location and laundries and bathrooms are considered satisfactory.	Satisfactory
Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities and needs		
Design Criteria:	**Proposed:**	**Compliance:**
1. Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	All proposed master bedrooms are a minimum of 10sqm and other bedrooms are a minimum of 9sqm (excluding wardrobe space).	Satisfactory
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All proposed bedrooms have a minimum dimension of 3m (excluding wardrobes).	Satisfactory
3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	All combined living/dining areas have a minimum width of 4m.	Satisfactory
4. The width of cross-over or cross-through apartments are at least 4m internally to	Apartment width is considered satisfactory.	Satisfactory

<table>
<tr><td>avoid deep narrow apartment layouts</td><td>Deep narrow apartments are not proposed.</td><td></td></tr>
<tr><td>Design Guidance:</td><td>Proposed:</td><td>Compliance:</td></tr>
<tr><td>Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas</td><td>Satisfactory separation is provided.</td><td>Satisfactory</td></tr>
<tr><td>All bedrooms allow a minimum length of 1.5m for robes</td><td>Minimum length of main robe in each apartment is a minimum of 1.5m.</td><td>Satisfactory</td></tr>
<tr><td>The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high</td><td>Provided for main bedrooms.</td><td>Satisfactory</td></tr>
<tr><td>Apartment layouts allow flexibility over time, design solutions may include:
dimensions that facilitate a variety of furniture arrangements and removal
spaces for a range of activities and privacy levels between different spaces within the apartment
dual master apartments
dual key apartments
room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1))
efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms</td><td>Apartment layouts are considered to allow for satisfactory flexibility.</td><td>Satisfactory</td></tr>
<tr><td colspan="3">Private Open Space and Balconies
Objective 4E-1: Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td></tr>
<tr><td>Design Criteria:</td><td>Proposed:</td><td>Compliance:</td></tr>
<tr><td>1. All apartments are required to have primary balconies as follows:

<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4sqm</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8sqm</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10sqm</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12sqm</td><td>2.4m</td></tr></table>
The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>Only 2 bedroom dwellings are proposed.

Minimum balcony areas are shown on the plans, but the areas shown also include areas that are less than 2m in depth.

Numerous non-compliances proposed in relation to width and area for the primary balconies.</td><td>Non-compliance. See section 7.7 of the Planning Report for discussion.</td></tr>
<tr><td>2. 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 15m2 and a minimum depth of 3m</td><td>Numerous non compliances proposed in relation to width non-compliances.</td><td>Non-compliance. See section 7.7 of the Planning Report for discussion.</td></tr>
</table>

Design Guidance:	**Proposed:**	**Compliance:**
Increased communal open space should be provided where the number or size of balconies are reduced	Significant communal open spaces provided, included areas to sit and rest and a communal kitchen area.	Satisfactory
Storage areas on balconies is additional to the minimum balcony size	Storage is not proposed on the balcony area.	Satisfactory
Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above • close proximity to road, rail or other noise sources • exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	N/A	N/A
Objective 4E-2: Primary private open space and balconies are appropriately located to enhance liveability for residents		
Design Guidance:	**Proposed:**	**Compliance:**
Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	Balconies are accessible from main living areas for each proposed dwelling.	Satisfactory
Private open spaces and balconies predominantly face north, east or west	Private open space and balconies face north, east and west.	Satisfactory
Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	Longer side faces outwards.	Satisfactory
Objective 4E-3: Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		
Design Guidance:	**Proposed:**	**Compliance:**
Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	Partially solid balustrades to facilitate views and passive surveillance yet to maintain privacy.	Satisfactory
Full width full height glass balustrades alone are generally not desirable	N/A	N/A
Projecting balconies should be integrated into the building design and the design of soffits considered	Balcony design is considered suitable in the overall design of the development.	Satisfactory
Operable screens, shutters, hoods and pergolas are used to control sunlight and	N/A	N/A

<table>
<tr><td>wind</td><td></td><td></td></tr>
<tr><td>Balustrades are set back from the building or balcony edge where overlooking or safety is an issue</td><td>Balcony design is considered suitable in the overall design of the development.</td><td>Satisfactory</td></tr>
<tr><td>Downpipes and balcony drainage are integrated with the overall facade and building design</td><td>Location of downpipes to be integrated with the overall façade and building design.</td><td>Satisfactory</td></tr>
<tr><td>Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design</td><td>Air conditioning units not proposed however it is generally the case that future air conditioning units can be provided on the secondary balcony which is screened from public view.</td><td>N/A</td></tr>
<tr><td>Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design</td><td>Clothes drying areas are proposed on the balconies, located behind screens.</td><td>Satisfactory</td></tr>
<tr><td colspan="3">Objective 4E-4: Private open space and balcony design maximises safety</td></tr>
<tr><td>Design Guidance:</td><td>Proposed:</td><td>Compliance:</td></tr>
<tr><td>Changes in ground levels or landscaping are minimised</td><td>Changes in ground levels are proposed, however create opportunities for different spaces for residents to interact i.e. a number of seating areas adjoining landscaped areas.</td><td>Satisfactory</td></tr>
<tr><td>Design and detailing of balconies avoids opportunities for climbing and falls</td><td>The proposed design of the balconies is not considered to increase opportunities for climbing.</td><td>Satisfactory</td></tr>
<tr><td colspan="3">Objective 4F-1: Common circulation spaces achieve good amenity and properly service the number of apartments</td></tr>
<tr><td>Design Criteria:</td><td>Proposed:</td><td>Compliance:</td></tr>
<tr><td>1. The maximum number of apartments off a circulation core on a single level is eight</td><td>Maximum 4 units accessed from a circulation core.</td><td>Satisfactory</td></tr>
<tr><td colspan="3">Storage
Objective 4G-1: Adequate, well designed storage is provided in each apartment</td></tr>
<tr><td>Design Criteria:</td><td>Proposed:</td><td>Compliance:</td></tr>
<tr><td>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

<table><tr><th>Dwelling Type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4sqm</td></tr><tr><td>1 bedroom apartments</td><td>6sqm</td></tr><tr><td>2 bedroom apartments</td><td>8sqm</td></tr><tr><td>3+ bedroom apartments</td><td>10sqm</td></tr></table>
At least 50% of the required storage is to be located within the apartment</td><td>The ADG assessment provided by MAKO Architecture states that storage is adjacent to the kitchen and is accessible from the living area and supplemented by individual storage areas in the basement.

The required sqm of storage is not adequately detailed on the plans. Condition of development consent for storage to be detailed prior to the issue of any construction certificate.</td><td>Satisfied via a recommended condition of development consent.</td></tr>
<tr><td>Design Guidance:</td><td>Proposed:</td><td>Compliance:</td></tr>
</table>

Storage is accessible from either circulation or living areas	Condition of consent for 50% of required total storage to be accessible from within the dwelling.	Satisfactory.
Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street	Storage is not provided on the balconies.	N/A
Left over space such as under stairs is used for storage	N/A	N/A
Objective 4G-2: Additional storage is conveniently located, accessible and nominated for individual apartments		
Design Guidance:	**Proposed:**	**Compliance:**
Storage not located in apartments is secure and clearly allocated to specific apartments	Recommended condition of consent for basement storage to be clearly allocated to a specific dwelling and to be lockable.	Satisfactory
Storage is provided for larger and less frequently accessed items	Basement storage could be used for larger and less frequently accessed items.	Satisfactory
Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	Storage is located at the rear or side of the parking space.	Satisfactory
If communal storage rooms are provided they should be accessible from common circulation areas of the building	Communal storage area not proposed.	N/A
Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	Additional storage is located in the basement.	Satisfactory
Objective 4H-1: Noise transfer is minimised through the siting of buildings and building layout		
Design Guidance:	**Proposed:**	**Compliance:**
Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy)	Adequate building separation provided.	Satisfactory
Window and door openings are generally orientated away from noise sources	Noise report provided. Conditions of consent recommended for construction to comply with relevant noise criteria.	Satisfactory
Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas	Noisy areas (i.e. lifts and corridors) are located above one another.	Satisfactory
The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	Party walls are limited.	Satisfactory
Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	Noise sources are appropriately located to minimise noise conflict.	Satisfactory
Objective 4H-2: Noise impacts are mitigated within apartments through layout and acoustic treatments		
Design Guidance:	**Proposed:**	**Compliance:**

Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers	The apartments layouts appropriate group together quiet spaces.	Satisfactory
Noise and Pollution ***Objective 4J-1:*** In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		
Design Guidance:	**Proposed:**	**Compliance:**
To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry	A DA Acoustic Assessment Report, prepared by Acoustic Logic, dated 26/04/2021, was provided with the development application which assessed potential noise impacts associated with the proposed development. Conditions are recommended to require construction in accordance with the acoustic report recommendations.	Satisfied via recommended condition of development consent.
Apartment Mix ***Objective 4K-1:*** A range of apartment types and sizes is provided to cater for different household types now and into the future		
Design Guidance:	**Proposed:**	**Compliance:**
A variety of apartment types is provided.	Only two bedroom dwellings are provided which is in response to the desired portfolio of the NSW Land and Housing Corporation.	Satisfactory
Objective 4K-2: The apartment mix is distributed to suitable locations within the building		
Design Guidance:	**Proposed:**	**Compliance:**

Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3)	Façade composition is considered satisfactory.	Satisfactory
Ground Floor Apartments ***Objective 4L-1:*** Street frontage activity is maximised where ground floor apartments are located		
Design Guidance:	**Proposed:**	**Compliance:**
Direct street access should be provided to ground floor apartments	Direct street access for the ground floor dwellings facing Road No. 2 are provided with direct access from the street.	Satisfactory.
Objective 4L-2: Design of ground floor apartments delivers amenity and safety for residents		
Design Guidance:	**Proposed:**	**Compliance:**
Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design	Ground floor terraces are elevated and include fencing for security purposes.	Satisfactory
Facades ***Objective 4M-1:*** Building facades provide visual interest along the street while respecting the character of the local area		
Design Guidance:	**Proposed:**	**Compliance:**
Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements	The building facade is considered to be satisfactory.	Satisfactory
Building services should be integrated within the overall facade	Building services are integrated into the building design and are not considered obtrusive or not in keeping with the design of the building.	Satisfactory
Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior	The building façade is architecturally designed and is considered appropriate.	Satisfactory

blank walls • grouping of floors or elements such as balconies and windows on taller buildings		
Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	No adjacent buildings.	N/A
Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	Shadows are created throughout the day to the façade of the building.	Satisfactory
Objective 4M-2: Building functions are expressed by the facade		
Design Guidance:	**Proposed:**	**Compliance:**
Building entries should be clearly defined	Entries are clearly identifiable – accessed along pedestrian paths.	Satisfactory
Roof Design ***Objective 4N-1:*** Roof treatments are integrated into the building design and positively respond to the street		
Design Guidance:	**Proposed:**	**Compliance:**
Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent buildings	Roof treatments are considered to be integrated with the overall building design.	Satisfactory
Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the overall building size, scale and form • roof materials compliment the building • service elements are integrated	Roof treatments are considered to be integrated with the overall building design.	Satisfactory
Objective 4N-3: Roof design incorporates sustainability features		
Design Guidance:	**Proposed:**	**Compliance:**
Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun	Projections and overhangs increase shade during summer. Suitable solar access is provided to the apartments during winter in accordance with the AGD requirements.	Satisfactory
Skylights and ventilation systems should be integrated into the roof design	Windows proposed on the roof which is considered to be suitable integrated with the overall design.	Satisfactory
Landscape Design ***Objective 4O-1:*** Landscape design is viable and sustainable		

Design Guidance:	**Proposed:**	**Compliance:**
Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls	Diverse and appropriate planting proposed.	Satisfactory
Ongoing maintenance plans should be prepared.	Maintenance plan not provided with the application. Recommended condition for a maintenance plan to be provided prior to the issue of a construction certificate.	Satisfactory
Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	Selection is deemed to consider size of proposed species.	N/A
Objective 4O-2: Landscape design contributes to the streetscape and amenity		
Design Guidance:	**Proposed:**	**Compliance:**
Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops	Existing site does not contain any vegetation.	N/A
Significant landscape features should be protected by: • tree protection zones (see figure 40.5) • appropriate signage and fencing during construction	Vegetation approved to be removed as part of Part 5 Activity Determination.	N/A
Plants selected should be endemic to the region and reflect the local ecology	Recommended condition of consent for a landscape management plan to be provided prior to the issue of a construction certificate.	Satisfactory
Planting on Structures ***Objective 4P-1:*** Appropriate soil profiles are provided		
Design Guidance:	**Proposed:**	**Compliance:**
Structures are reinforced for additional saturated soil weight	Details not provided with the development application. Recommended condition of consent for the applicant to provide a landscape management plan which includes information relating to the soil composition and weight to be provided prior to the issue of a construction certificate	Can comply. Recommended condition of consent.
Soil volume is appropriate for plant growth, considerations include:	Details not provided with the development application.	Can comply. Recommended

• modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage	Recommended condition of consent for information to be provided within the landscape maintenance plan prior to the issue of a construction certificate.	condition of consent.
Minimum soil standards for plant sizes should be provided in accordance with Table 5.	Details not provided with the development application. Recommended condition of consent for information to be provided within the landscape maintenance plan prior to the issue of a construction certificate.	Can comply. Recommended condition of consent.
Objective 4P-2: Plant growth is optimised with appropriate selection and maintenance		
Design Guidance:	**Proposed:**	**Compliance:**
Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity	Details not provided/demonstrated with the development application. Recommended condition of consent for the applicant to provide a landscape management plan.	Can comply. Recommended condition of consent.
A landscape maintenance plan is prepared	Details not provided with the development application. Recommended condition of consent for a landscape maintenance plan to be prepared.	Can comply. Recommended condition of consent.
Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used	Recommended condition of consent for information to be provided within the landscape maintenance plan.	Can comply. Recommended condition of consent.
Objective 4P-3: Planting on structures contributes to the quality and amenity of communal and public open spaces		
Design Guidance:	**Proposed:**	**Compliance:**
Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes	Communal open space area is constructed over the basement level. Suitable plantings are proposed. Greenwalls, green roofs and plantar boxes are not proposed.	Satisfactory
Universal Design ***Objective 4Q-1:*** Universal design features are included in apartment design to promote flexible housing for all community members		
Design Guidance:	**Proposed:**	**Compliance:**
Developments achieve a benchmark of 20% of the total apartments incorporating the	Access Report, prepared by Vista Access Architects, has been	Satisfactory

Livable Housing Guideline's silver level universal design features	submitted with the application demonstrating compliance with Schedule 3 of SEPP Seniors.	
Objective 4Q-2: A variety of apartments with adaptable designs are provided		
Design Guidance:	**Proposed:**	**Compliance:**
Adaptable housing should be provided in accordance with the relevant council policy	Access Report, prepared by Vista Access Architects, has been submitted with the application demonstrating compliance with Schedule 3 of SEPP Seniors. The application details that 40 dwellings will be accessible dwellings.	Satisfactory
Objective 4Q-3: Apartment layouts are flexible and accommodate a range of lifestyle needs		
Design Guidance:	**Proposed:**	**Compliance:**
Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions • dual master bedroom apartments with separate bathrooms • larger apartments with various living space options • open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	Suitable apartment layouts are typical for a self-contained seniors development.	Satisfactory
Awnings and Signage ***Objective 4T-1:*** Awnings are well located and complement and integrate with the building design		
Design Guidance:	**Proposed:**	**Compliance:**
Awnings should be located along streets with high pedestrian activity and active frontages	Awnings not proposed along the street frontage.	N/A
Objective 4T-2: Signage responds to the context and desired streetscape character		
Design Guidance:	**Proposed:**	**Compliance:**
Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	Signage is not shown on the architectural plans.	N/A
Legible and discrete way finding should be provided for larger developments	Signage is not proposed.	N/A
Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	Signage is not proposed.	N/A
Energy and Efficiency ***Objective 4U-1:*** Development incorporates passive environmental design		
Design Guidance:	**Proposed:**	**Compliance:**
Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	Adequate natural light is provided to habitable rooms.	Satisfactory

Well located, screened outdoor areas should be provided for clothes drying	Appropriate screening proposed to the clothes drying areas.	Satisfactory
Waste Management ***Objective 4W-1:*** Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		
Design Guidance:	**Proposed:**	**Compliance:**
Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	Sufficient storage areas are allocated for waste storage.	Satisfactory
Waste and recycling storage areas should be well ventilated	Recommended condition of consent for waste areas to be connected to a hose cock for washing/cleaning of the waste storage bins and waste area. The waste area is not fully enclosed and is therefore naturally ventilated.	Satisfactory
Circulation design allows bins to be easily manoeuvred between storage and collection points	Appointed caretaker to move bins from the waste storage/holding area to the kerb for collection on collection day.	Satisfactory
Temporary storage should be provided for large bulk items such as mattresses	A temporary bulky waste storage area is proposed on the basement level. The appointed caretaker would move the waste from this area to the kerbside when a bulky good collection is organised.	Satisfactory
A waste management plan should be prepared	A Waste Management Plan (WMP) was provided with the development application.	Satisfactory
Objective 4W-2: Domestic waste is minimised by providing safe and convenient source separation and recycling		
Design Guidance:	**Proposed:**	**Compliance:**
All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling	All dwelling are capable of storing domestic waste temporarily.	Satisfactory
Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	External waste storage areas are within an acceptable walking distance from the dwellings.	Satisfactory
For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	N/A	N/A
Alternative waste disposal methods such as composting should be provided	Not provided.	Satisfactory
Building Maintenance ***Objective 4X-1:*** Building design detail provides protection from weathering		
Design Guidance:	**Proposed:**	**Compliance:**
A number of the following design solutions are used: • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces	Windows are protected by hoods and opening are protected by doors.	Satisfactory

• methods to eliminate or reduce planter box leaching		