

Apartment Design Guide

An assessment against the requirements of the Apartment Design Guide is provided below:

Provisions	Comment	Compliance
3A Site analysis		
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	A satisfactory site analysis plan has been submitted in support of this application.	Yes
3B Orientation		
3B-1. Building types and layouts respond to the streetscape and site while optimising solar access within the development.	The building layout and orientation maximise solar access within the development.	Yes
3B-2. Overshadowing of neighbouring properties is minimised during mid-winter.	Overshadowing is minimised.	Yes
3C Public domain interface		
3C-1 Transition between private and public domain is achieved without compromising safety and security	Transition between the public and private domain is achieved by the use of landscaping and fencing which separates the domains without compromising safety and security.	Yes
3C-2 Amenity of the public domain is retained and enhanced	The amenity of the public domain will be enhanced through new built form with a contemporary design and complimentary landscaping.	Yes
3D Communal and public open space		
3D-1. An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	The subject site has an area of 2,077.9m ² , requiring 519.5m ² of COS. 601.2m ² of COS will be provided.	Yes
1. Communal open space has a minimum area equal to 25% of the site.	Ground floor COS will achieve full solar access from 12pm onwards.	
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).	Roof level COS will achieve a minimum of 50% of direct sunlight for a minimum of 2 hours.	

3D-2. Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Communal open space is provided in both a common room and a communal outdoor area. The outdoor area will be complimented by landscaping.	Yes												
3D-3. Communal open space is designed to maximise safety.	Communal open space will incorporate lighting and landscape screening which will maximise safety.	Yes												
3D-4. Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	Public open space is not provided.	N/A												
3E Deep soil zones														
Site Area >1500m ² Min. Dimensions 6m Deep soil zone (% of site area) - 7%	The overall site area is 2,077.9m ² and deep soil area proposed is 365.6m ² which equates to 17.5% of the site being deep soil. Deep soil proposed with minimum dimensions of 6m is 195m ² which equates to 9% of the site area.	Yes												
3F Visual privacy														
Requirement: <table border="1"> <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>	Building Height	Habitable Rooms and Balconies	Non-Habitable Rooms	Up to 12m (4 Storeys)	6m	3m	Up to 25m (5-8 Storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	Rear and side boundary - Ground and Level 1 6m proposed, 12m achievable when adjoining sites are developed. Rear and side boundary - Level 2 and 3 6m proposed, 12m achievable when adjoining sites are developed. Rear and side boundary - Level 4 to level 8 9m where windows provided, 4.5m where windows not provided. Rear and side boundary - Level 9	Yes
Building Height	Habitable Rooms and Balconies	Non-Habitable Rooms												
Up to 12m (4 Storeys)	6m	3m												
Up to 25m (5-8 Storeys)	9m	4.5m												
Over 25m (9+ storeys)	12m	6m												

	12m where windows provided, 6m where windows not provided.	
3G Pedestrian access and entries		
3G-1. Building entries and pedestrian access connects to and addresses the public domain.	The entries to the building connect directly to the footpaths along Norfolk and Carlisle Streets.	Yes
3G-2. Access, entries and pathways are accessible and easy to identify.	Access pathways and entries are easily identified from Norfolk and Carlisle Streets.	Yes
3H Vehicle access		
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Vehicle and pedestrian entries are separate and will minimise conflicts between vehicles and pedestrians.	Yes
3J Bicycle and car parking		
3J-1. Minimum car parking requirement for residents and visitors to comply with Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant Council, whichever is less.	Car parking is being provided in accordance with the requirements of the Housing SEPP. Calculations have been provided in Attachment 1.	Yes
3J-2. Parking and facilities are provided for other modes of transport	Car and bicycle parking is provided. The Campbelltown DCP requires 1 bicycle space per 5 dwellings. 15 bicycle spaces to be provided as part of the development, the proposal incorporates 40 bicycle spaces.	Yes
3J-3. Car park design and access is safe and secure.	Access to the car park will be via a security roller door.	Yes
3J-4. Visual and environmental impacts of underground car parking are minimised	The basement is well designed and does not protrude 1m above ground level.	Yes
3J-5. Visual and environmental impacts of on-grade car parking are minimised.	There is no at-grade car parking proposed.	N/A
3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised.	As above.	N/A
4A Solar and daylight access		
4A-1 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight	57 of the 73 apartments achieve a minimum of 2 hours solar access. This equals 78% of apartments	Yes

between 9 am and 3 pm at mid-winter.	achieving the minimum requirement.	
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	All apartments will receive some direct sunlight.	
4A-2 Daylight access is maximised where sunlight is limited.	Daylight is maximised by appropriate window sizes and not using high level windows.	Yes
4A-3 Design incorporates shading and glare control, particularly for warmer months.	Sun shading devices are proposed.	Yes
4B Natural ventilation		
4B-1 All habitable rooms are naturally ventilated to create healthy indoor living environments.	All habitable rooms are naturally ventilated.	Yes
4B-2 The layout and design of single aspect apartments maximises natural ventilation.	Single aspect apartments have been limited in number and limited apartment depths are provided to achieve natural ventilation.	Yes
4B-3 The number of apartments with natural cross ventilation is maximised 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. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	55 of the 73 apartments are cross ventilated. 75% of apartments being naturally cross ventilated is achieved. Not applicable.	Yes
4C Ceiling heights		
4C-1 Ceiling height achieves sufficient natural ventilation and daylight access. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	All units propose 2.8m ceiling heights.	Yes

Minimum ceiling height for apartment and mixed use buildings Habitable 2.7m Rooms Non-Habitable 2.4m		
4D Apartment size and layout		
4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity 1. Apartments are required to have the following minimum internal areas: Studio 35m² 1 bedroom 50m² 2 bedroom 70m² 3 bedroom 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each. 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.	Point 1 – Complies Ground Floor Unit 1 – 2 bedroom, 2 bathroom. 75m² required, 78m² provided. Unit 2 – 2 bedroom, 2 bathroom. 75m² required, 78m² provided. Unit 3 – 2 bedroom, 2 bathroom. 75m² required, 78m² provided. Unit 4 – 2 bedroom, 2 bathroom. 75m² required, 84m² provided. Level 1 Unit 1 – 2 bedroom, 2 bathroom. 75m² required, 83m² provided. Unit 2 – 2 bedroom, 2 bathroom. 75m² required, 79m² provided. Unit 3 – 1 bedroom, 1 bathroom. 50m² required, 53m² provided. Unit 4 – 2 bedroom, 2 bathroom. 75m² required, 78m² provided. Unit 5 – 2 bedroom, 2 bathroom. 75m² required, 78m² provided. Unit 6 – 2 bedroom, 2 bathroom. 75m² required, 78m² provided.	Yes

	Unit 7 - 3 bedroom, 2 bathroom. 95m² required, 95m² provided. Levels 2-8 Unit 1 - 2 bedroom, 2 bathroom. 75m² required, 83m² provided. Unit 2 - 2 bedroom, 2 bathroom. 75m² required, 79m² provided. Unit 3 - 1 bedroom, 1 bathroom. 50m² required, 53m² provided. Unit 4 - 2 bedroom, 2 bathroom. 75m² required, 78m² provided. Unit 5 - 2 bedroom, 2 bathroom. 75m² required, 83m² provided. Unit 6 - 2 bedroom, 2 bathroom. 75m² required, 75m² provided. Unit 7 - 3 bedroom, 2 bathroom. 95m² required, 95m² provided. Unit 8 - 2 bedroom, 2 bathroom. 75m² required, 80m² provided. Level 9 Unit 1 - 2 bedroom, 2 bathroom. 75m² required, 83m² provided. Unit 2 - 2 bedroom, 2 bathroom. 75m² required, 79m² provided. Unit 3 - 1 bedroom, 1 bathroom. 50m² required, 53m² provided.	
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	Unit 4 - 2 bedroom, 2 bathroom. 75m² required, 78m² provided. Unit 5 - 2 bedroom, 2 bathroom. 75m² required, 78m² provided. Unit 6 - 2 bedroom, 2 bathroom. 75m² required, 75m² provided. Point 2 Each habitable room provides an external window with a window greater than 10% of the floor area.	
4D-2 Environmental performance of the apartment is maximised. 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Based on ceiling heights of 2.8m, habitable room depths are required to be limited to 7m. 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Ground Floor Unit 1 (Type A) Master bedroom: 4.11m Bedroom 2: 3m Living/dining/kitchen: 7.8m Unit 2 (Type D) Master bedroom: 3.98m Bedroom 2: 3.02m Living/dining/kitchen: 7.9m Unit 3 (Type E) Master bedroom: 3.346m Bedroom 2: 3m Living/dining/kitchen: 6.88m Unit 4 (Type H) Master bedroom: 3.5m Bedroom: 3m Living/dining/kitchen: 7.8m Level 1 Unit 1 (Type A) Master bedroom: 4.11m Bedroom 2: 3m	Yes

	Living/dining/kitchen: 7.8m Unit 2 (Type B) Master bedroom: 3m Bedroom 2: 3m Living/dining/kitchen: 6.64m Unit 3 (Type C) Bedroom: 4m Living/dining/kitchen: 5.84m Unit 4 (Type D) Master bedroom: 3.98m Bedroom 2: 3.02m Living/dining/kitchen: 7.9m Unit 5 (Type D) Master bedroom: 3.98m Bedroom 2: 3.02m Living/dining/kitchen: 7.9m Unit 6 (Type E) Master bedroom: 3.346m Bedroom 2: 3m Living/dining/kitchen: 6.88m Unit 7 (Type F) Master Bedroom: 3.5m Bedroom 2: 3m Bedroom 3: 3m Living/dining/kitchen: 7.8m Levels 2 - 8 Unit 1 (Type A) Master bedroom: 4.11m Bedroom 2: 3m Living/dining/kitchen: 7.8m Unit 2 (Type B) Master bedroom: 3m Bedroom 2: 3m Living/dining/kitchen: 6.64m	
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	Unit 3 (Type C) Bedroom: 4m Living/dining/kitchen: 5.84m Unit 4 (Type D) Master bedroom: 3.98m Bedroom 2: 3.02m Living/dining/kitchen: 7.9m Unit 5 (Type D) Master bedroom: 3.98m Bedroom 2: 3.02m Living/dining/kitchen: 7.9m Unit 6 (Type E) Master bedroom: 3.346m Bedroom 2: 3m Living/dining/kitchen: 6.88m Unit 7 (Type F) Master Bedroom: 3.5m Bedroom 2: 3m Bedroom 3: 3m Living/dining/kitchen: 7.8m Unit 8 (Type G) Master bedroom: 4.165m Bedroom 2: 3.565m Living/dining/kitchen: 6.88m Level 9 Unit 1 (Type A) Master bedroom: 4.11m Bedroom 2: 3m Living/dining/kitchen: 7.8m Unit 2 (Type B) Master bedroom: 3m Bedroom 2: 3m Living/dining/kitchen: 6.64m Unit 3 (Type C)	
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	Bedroom: 4m Living/dining/kitchen: 5.84m Unit 4 (Type D) Master bedroom: 3.98m Bedroom 2: 3.02m Living/dining/kitchen: 7.9m Unit 5 (Type D) Master bedroom: 3.98m Bedroom 2: 3.02m Living/dining/kitchen: 7.9m Unit 6 (Type E) Master bedroom: 3.346m Bedroom 2: 3m Living/dining/kitchen: 6.88m	
4D-3 1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 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 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Ground Floor Unit 1 (Type A) – 2 bedroom Master bedroom: 12.33m², 4.11m x 3m Bedroom 2: 9m², 3m x 3m Living room: 4m Unit 2 (Type D) – 2 bedroom Master bedroom: 10.88m², 3.2m x 3.4m width Bedroom 2: 9m², 3m x 3m Living room: 4.15m width Unit 3 (Type E) – 2 bedroom Master bedroom: 10.6m², 3.175m x 3.346m width Bedroom 2: 9m², 3m x 3m Living room: 5m width Unit 4 (Type H) – 2 bedroom Master bedroom: 11.9m², 3.4m x 3.5m Bedroom: 9m², 3m x 3m width Living room: 7m width Level 1 Unit 1 (Type A) – 2 bedroom	Yes

	Master bedroom: 12.33m², 4.11m x 3m Bedroom 2: 9m², 3m x 3m Living room: 4m Unit 2 (Type B) – 2 bedroom Master bedroom: 10.8m², minimum dimensions of 3m x 3m Bedroom 2: 9m², 3m x 3m Living room: 6.175m Unit 3 (Type C) – 1 bedroom Bedroom: 12m², 3m x 4m Living room: 3.68m Unit 4 (Type D) – 2 bedroom Master bedroom: 10.88m², 3.2m x 3.4m width Bedroom 2: 9m², 3m x 3m Living room: 4.15m width Unit 5 (Type D) – 2 bedroom Master bedroom: 10.88m², 3.2m x 3.4m width Bedroom 2: 9m², 3m x 3m Living room: 4.15m width Unit 6 (Type E) – 2 bedroom Master bedroom: 10.6m², 3.175m x 3.346m width Bedroom 2: 9m², 3m x 3m Living room: 5m width Unit 7 (Type F) – 3 bedroom Master Bedroom: 11.9m², 3.4m x 3.5m Bedroom 2: 9m², 3m x 3m Bedroom 3: 9m², 3m x 3m Living room: 6.8m Levels 2 - 8 Unit 1 (Type A) – 2 bedroom Master bedroom: 12.33m², 4.11m x 3m Bedroom 2: 9m², 3m x 3m Living room: 4m Unit 2 (Type B) – 2 bedroom	
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	Master bedroom: 10.8m², minimum dimensions of 3m x 3m Bedroom 2: 9m², 3m x 3m Living room: 6.175m Unit 3 (Type C) – 1 bedroom Bedroom: 12m², 3m x 4m Living room: 3.68m Unit 4 (Type D) – 2 bedroom Master bedroom: 10.88m², 3.2m x 3.4m width Bedroom 2: 9m², 3m x 3m Living room: 4.15m width Unit 5 (Type D) – 2 bedroom Master bedroom: 10.88m², 3.2m x 3.4m width Bedroom 2: 9m², 3m x 3m Living room: 4.15m width Unit 6 (Type E) – 2 bedroom Master bedroom: 10.6m², 3.175m x 3.346m width Bedroom 2: 9m², 3m x 3m Living room: 5m width Unit 7 (Type F) – 3 bedroom Master Bedroom: 11.9m², 3.4m x 3.5m Bedroom 2: 9m², 3m x 3m Bedroom 3: 9m², 3m x 3m Living room: 6.8m Unit 8 (Type G) – 2 bedroom Master bedroom: 14m², 4.165m x 3m Bedroom 2: 11.3m², 3.18m x 3.565m Living room: 4.8m Level 9 Unit 1 (Type A) – 2 bedroom Master bedroom: 12.33m², 4.11m x 3m Bedroom 2: 9m², 3m x 3m Living room: 4m Unit 2 (Type B) – 2 bedroom	
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	Master bedroom: 10.8m², minimum dimensions of 3m x 3m Bedroom 2: 9m², 3m x 3m Living room: 6.175m Unit 3 (Type C) – 1 bedroom Bedroom: 12m², 3m x 4m Living room: 3.68m Unit 4 (Type D) – 2 bedroom Master bedroom: 10.88m², 3.2m x 3.4m width Bedroom 2: 9m², 3m x 3m Living room: 4.15m width Unit 5 (Type D) – 2 bedroom Master bedroom: 10.88m², 3.2m x 3.4m width Bedroom 2: 9m², 3m x 3m Living room: 4.15m width Unit 6 (Type E) – 2 bedroom Master bedroom: 10.6m², 3.175m x 3.346m width Bedroom 2: 9m², 3m x 3m Living room: 5m width	
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4E Private open space and balconies

4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity

1. All apartments are required to have primary balconies as follows:

Dwelling type	Minimum Area	Minimum Depth
1 bedroom	8m ²	2m
2 bedroom	10m ²	2m
3+ bedroom	12m ²	2.4m

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.

Point 1 – Complies

Level 1

Unit 1 – 2 bedroom. 10m² required, 10m² provided.
>2m depth provided.

Unit 2 – 2 bedroom. 10m² required, 10m² provided.
>2m depth provided.

Unit 3 – 1 bedroom. 8m² required, 9m² provided.
>2m depth provided.

Unit 4 – 2 bedroom. 10m² required, 10m² provided.
>2m depth provided.

Unit 5 – 2 bedroom. 10m² required, 10m² provided.
>2m depth provided.

	RFI Unit 6 – 3 bedroom. 12m² required, 13m² provided. >2.4m depth provided. Level 2 – 8 Unit 1 – 2 bedroom. 10m² required, 10m² provided. >2m depth provided. Unit 2 – 2 bedroom. 10m² required, 10m² provided. >2m depth provided. Unit 3 – 1 bedroom. 8m² required, 9m² provided. >2m depth provided. Unit 4 – 2 bedroom. 10m² required, 10m² provided. >2m depth provided. Unit 5 – 2 bedroom. 10m² required, 10m² provided. >2m depth provided. Unit 6 – 2 bedroom. 10m² required, 10m² provided. >2m depth provided. Unit 7 – 3 bedroom. 12m² required, 13m² provided. >2.4m depth provided. Unit 8 – 2 bedroom. 10m² required, 11m² provided. >2m depth provided. Level 9 Unit 1 – 2 bedroom. 10m² required, 10m² provided. >2m depth provided. Unit 2 – 2 bedroom. 10m² required, 10m² provided. >2m depth provided.	
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	Unit 3 – 1 bedroom. 8m² required, 9m² provided. >2m depth provided. Unit 4 – 2 bedroom. 10m² required, 10m² provided. >2m depth provided. Unit 5 – 2 bedroom. 10m² required, 10m² provided. >2m depth provided. Unit 6 – 2 bedroom. 10m² required, 11m² provided. >2m depth provided. RFI Point 2 – Complies Ground Floor Unit 1 – 2 bedroom. 15m² required, 44m² provided. Depth greater than 3m provided. Unit 2 – 2 bedroom. 15m² required, 44m² provided. Depth greater than 3m. Unit 3 – 2 bedroom. 15m² required, 65m² provided. Depth greater than 3m. Unit 2 – 2 bedroom. 15m² required, 45m² provided. Depth greater than 3m.	
4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Balconies are located off living areas and south facing balconies have been minimised.	Yes
4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	A variety of balustrades for balconies are integrated into the building and the use of different materials contributes to the overall architectural form.	Yes
4E-4 Private open space and balcony design maximises safety	Balconies are provided with satisfactory balustrades.	Yes
4F Common circulation and spaces		

4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments. 1. The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of apartments off a single circulation core is eight.	Yes										
4F-2 Common circulation spaces promote safety and provide for social interaction between residents. Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	Common circulation spaces avoid tight corners and spaces, and ventilation will be achieved.	Yes										
4G Storage												
4G-1 Adequate, well designed storage is provided in each apartment. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><td>Dwelling Type</td><td>Storage volume</td></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedroom</td><td>10m³</td></tr></table> At least 50% of the required storage is to be located within the apartment	Dwelling Type	Storage volume	Studio	4m ³	1 bedroom	6m ³	2 bedroom	8m ³	3+ bedroom	10m ³	Ground Floor Unit 1(Type A) – 2 bedroom Minimum 8.7m ² provided. 50% is within the apartment. Unit 2 (Type D) – 2 bedroom Minimum 9.7m ² provided. 50% is within the apartment. Unit 3 (Type E) – 2 bedroom Minimum 8.7m ² provided. 50% is within the apartment. Unit 4 (Type H) – 2 bedroom Minimum 12.7m ² provided. 50% is within the apartment. Level 1 Unit 1(Type A) – 2 bedroom Minimum 8.7m ² provided. 50% is within the apartment. Unit 2 (Type B) – 2 bedroom Minimum 8.7m ² provided. 50% is within the apartment. Unit 3 (Type C) – 1 bedroom	Yes
Dwelling Type	Storage volume											
Studio	4m ³											
1 bedroom	6m ³											
2 bedroom	8m ³											
3+ bedroom	10m ³											

	Minimum 8.7m² provided. 50% is within the apartment. Unit 4 (Type D) – 2 bedroom Minimum 9.7m² provided. 50% is within the apartment. Unit 5 (Type D) – 2 bedroom Minimum 9.7m² provided. 50% is within the apartment. Unit 6 (Type E) 2 bedroom Minimum 8.7m² provided. 50% is within the apartment. Unit 7 (Type F) – 3 bedroom Minimum 12.7m² provided. 50% is within the apartment. Levels 2 - 8 Unit 1 (Type A) – 2 bedroom Minimum 8.7m² provided. 50% is within the apartment. Unit 2 (Type B) – 2 bedroom Minimum 8.7m² provided. 50% is within the apartment. Unit 3 (Type C) – 1 bedroom Minimum 8.7m² provided. 50% is within the apartment. Unit 4 (Type D) – 2 bedroom Minimum 9.7m² provided. 50% is within the apartment. Unit 5 (Type D) – 2 bedroom Minimum 9.7m² provided. 50% is within the apartment. Unit 6 (Type E) – 2 bedroom	
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	Minimum 8.7m² provided. 50% is within the apartment. Unit 7 (Type F) – 3 bedroom Minimum 12.7m² provided. 50% is within the apartment. Unit 8 (Type G) – 2 bedroom Minimum 8.7m² provided. 50% is within the apartment. Level 9 Unit 1 (Type A) – 2 bedroom Minimum 8.7m² provided. 50% is within the apartment. Unit 2 (Type B) – 2 bedroom Minimum 8.7m² provided. 50% is within the apartment. Unit 3 (Type C) – 1 bedroom Minimum 8.7m² provided. 50% is within the apartment. Unit 4 (Type D) – 2 bedroom Minimum 9.7m² provided. 50% is within the apartment. Unit 5 (Type D) – 2 bedroom Minimum 9.7m² provided. 50% is within the apartment. Unit 6 (Type E) – 2 bedroom Minimum 8.7m² provided. 50% is within the apartment.	
4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.	Additional storage where provided is conveniently located within storage cages that are allocated to each apartment.	Yes
4H Acoustic privacy		

4H-1 Noise transfer is minimised through the siting of buildings and building layout.	The design of the building has maximised like uses sharing common walls i.e bedroom against bedroom, where possible.	Yes
4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.	The design of the building has maximised like uses sharing common walls i.e bedroom against bedroom, where possible. Additionally, an acoustic report has been submitted in support of this application and deems that noise levels will be within the acceptable range, subject to acoustic mitigation measures.	Yes
4H Noise pollution		
4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	Norfolk Street is not considered a noisy or hostile environment.	Yes
4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Conditions are recommended regarding noise during construction.	Complies by condition
4K Apartment mix		
4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.	The proposed development includes a mix of 1, 2 and 3 bedroom apartments.	Yes
4K-2 The apartment mix is distributed to suitable locations within the building.	Apartment mix is suitably distributed.	Yes
4L Ground floor apartments		
4L-1 Street frontage activity is maximised where ground floor apartments are located.	Ground floor apartments are provided with direct access from Norfolk and Carlisle Street.	Yes
4L-2 Design of ground floor apartments delivers amenity and safety for residents.	Good amenity and safety are provided with private courtyards, fencing and landscape screening.	Yes
4M Facades		
4M-1 Building facades provide visual interest along the street while respecting the character of the local area.	The proposed development includes varied building elements, a defined base, middle and	Yes

	top, and changes in texture, material, detail and colour.	
4M-2 Building functions are expressed by the façade.	Building entries are clearly defined and corners are given visual prominence.	Yes
4N Roof design		
4N-1 Roof treatments are integrated into the building design and positively respond to the street.	The proposed building incorporates a modern flat roof design which is consistent with other flat buildings in Campbelltown.	Yes
4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	The top level of the building provides open space.	Yes
4N-3 Roof design incorporates sustainability features	Solar panels are proposed on the roof.	Yes
4O Landscape design		
4O-1 Landscape design is viable and sustainable.	Satisfactory landscaping is proposed. Natives form part of the proposed landscaping.	Yes
4O-2 Landscape design contributes to the streetscape and amenity	Proposed landscaping is an improvement on the existing.	Yes
4P Planting on structures		
4P-1 Appropriate soil profiles are provided	A landscape plan has been submitted in support of this application and has been prepared by a qualified landscape architect. Details of soil profiles are provided.	Yes
4P-2 Plant growth is optimised with appropriate selection and maintenance	Appropriate plant selection is proposed.	Yes
4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Planter boxes have been proposed in communal open space areas.	Yes
4Q Universal design		
4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members.	Universal design features have been incorporated into apartments.	Yes
4Q-2 A variety of apartments with adaptable designs are provided.	Adaptable apartments are proposed for 1, 2, and 3 bedroom apartments.	Yes
4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Apartment layouts will accommodate for various lifestyle needs.	Yes

4U Energy efficiency		
4U-1 Development incorporates passive environmental design	Passive environmental design has been incorporated.	Yes
4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	The proposed development incorporates passive solar design.	Yes
4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Natural cross ventilation is achieved to 75% of the apartments within the building.	Yes
4V Water management		
4V-1 Potable water use is minimised	The proposed development will provide water efficient fittings and drought tolerant plant species.	Yes
4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Satisfactory stormwater management is proposed.	Yes
4V-3 Flood management systems are integrated into site design	Flood management systems have been integrated into the design.	Yes
4W Waste management		
4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	The waste storage facility is not visible from the street.	Yes
4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	The waste storage room provides for both recycling and general waste bins.	Yes
4X Building maintenance		
4X-1 Building design detail provides protection from weathering	Roof overhangs will provide protection from weathering.	Yes
4X-2 Systems and access enable ease of maintenance	The development will provide manually operated systems such as sunshades, blinds, and curtains rather than mechanical systems. A centralised maintenance store is provided on ground floor.	Yes
4X-3 Material selection reduces ongoing maintenance costs	Satisfactory materials are proposed.	Yes