

**State Environmental Planning Policy (Housing) 2021 and Apartment Design Guideline
Assessment Table**

State Environmental Planning Policy (Housing) 2021 – Chapter 4 Design of Residential Apartment Development		
Section	Assessment	Compliance
145 Referral to design review panel for development applications <i>Before determining the development application, the consent authority must refer the application to the design review panel for the local government area in which the development will be carried out for advice on the quality of the design of the development. This section does not apply if—</i> <i>(a) a design review panel has not been constituted for the local government area in which the development will be carried out.</i>	As per the definition under Schedule 10 of this Policy, Council has not been constituted a design review panel. As a result, this section does not apply.	Not applicable.
147 Determination of development applications and modification applications for residential apartment development <i>(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—</i> <i>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</i> <i>(b) the Apartment Design Guide,</i> <i>(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.</i>	A detailed assessment against the design principles has been made and is contained in the main body of the assessment report. An assessment against the ADG is provided as a separate attachment to this table.	See the below assessment.
148 Non-discretionary development standards for residential apartment development—the Act, s 4.15		

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<i>The following are non-discretionary development standards—</i> <i>(a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,</i> <i>(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,</i> <i>(c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.</i>	As noted above, an assessment against the ADG is provided as a separate attachment to the DA.	See the below assessment.
149 Apartment Design Guide prevails over development control plans <i>A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters has no effect if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter—</i> <i>(a) visual privacy,</i> <i>(b) solar and daylight access,</i> <i>(c) common circulation and spaces,</i> <i>(d) apartment size and layout,</i> <i>(e) ceiling heights,</i> <i>(f) private open space and balconies,</i> <i>(g) natural ventilation,</i> <i>(h) storage.</i>	The matter is noted. Refer to the assessment against the ADG below and the Camden DCP (see the separate attachment).	Yes – refer to the assessments provided with this DA.

Apartment Design Guidelines				
Section			Assessment	Compliance
Part 3	Siting	the		
development				
3A	Site	analysis	The DA was accompanied with a site	Yes
Each element in the Site			analysis plan, which provides all relevant	

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Analysis Checklist should be addressed.	details, as specified in the relevant checklist.	
3B Orientation		
<i>Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.</i>	Separate pedestrian access points are proposed on the eastern, southern and western elevations. It is noted that access via the northern is limited due to the extensive level differences (from west to east), requiring the need for retaining walls. To maximise passive surveillance and activation along the Dairy Street frontage, the ground floor communal open space area will provide opportunities to directly overlook both street frontages.	Yes
<i>Where the street frontage is to the east or west, rear buildings should be orientated to the north.</i>	The development has an active street frontage on all elevations (except for the south, where the development will connect to the adjoining commercial building).	Not applicable.
<i>Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.</i>	As noted in the above comment, this matter is not applicable.	Not applicable.
<i>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.</i>	A detailed assessment is provided in the table below.	See the below assessment.
<i>Solar access to living rooms, balconies and private open spaces of neighbours should be considered.</i>	The building footprint is best orientated to maximise solar amenity, whilst still ensuring all street frontages / public spaces are sufficient addressed. Overall, the proposed development will have minimal adverse impacts on surrounding approved (and proposed developments) with regards to solar amenity.	Yes
<i>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%.</i>	The solar diagrams indicate that the adjoining properties to the southwest and south will receive the minimum required sunlight requirements at the winter solstice. Further, the impacts to the east are minimal as solar amenity will still be achieved in the morning. As a result, the adverse impacts on surrounding properties and street networks are considered appropriate.	Yes
<i>If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy.</i>	As noted above, the proposed siting and scale of the building has sufficiently considered the adverse impacts on existing, approved and surrounding land uses. An assessment against Section 3F is provided in the table below.	Yes
<i>Overshadowing should be minimised to the south or</i>	An extensive setback to the commercial building (proposed to the south) is sought	Yes

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down hill by increased upper-level setbacks.	through the proposed communal landscaped courtyard with the intent of minimising the extent of overshadowing. Extending the upper floor setbacks is unlikely to have any greater benefits to the commercial building to the south, with regards to solar amenity.	
<i>It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development.</i>	The proposed L-shape of the building is sought to maximise solar amenity to apartments located at the northern end of the site. This is required due to the extent of overshadowing created from the approved residential flat building to the north (opposite Dairy Street). Proposed separation distances are sufficient in that the siting of the building is unlikely to cause significant privacy impacts on future residents within the development and/or within the approved development to the north.	Yes
<i>A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings.</i>	Solar diagrams indicate surrounding developments (approved and proposed) will meet the minimum solar access requirements at the winter solstice.	Yes
3C Public Domain Interface		
<i>Terraces, balconies and courtyard apartments should have direct street entry, where appropriate.</i>	Where appropriate, ground floor courtyards will have direct access via the street.	Yes
<i>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.</i>	Level differences will be established to clearly distinguish public and private spaces. In addition, retaining walls, fencing and landscaping is utilised to distinguish these areas.	Yes
<i>Upper-level balconies and windows should overlook the public domain.</i>	All upper-level balconies will directly overlook the public domain and communal open space areas (where appropriate).	Yes
<i>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.</i>	The architectural plans indicate that a metal balustrade will be used around the perimeter of the site. The total height will be 1m from the proposed ground floor level.	Yes
<i>Length of solid walls should be limited along street frontages.</i>	No solid walls are proposed.	Not proposed.
<i>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.</i>	As noted above, ground floor terraces are proposed where appropriate to provide opportunities for interaction with the public domain. Two communal open space areas are proposed (one on the ground level and roof level) which is embellished with key features including seating, shaded areas and BBQ areas. Further, a shared landscape courtyard is proposed on the southern elevation, which is embellished with seating and landscaping. These	Yes

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	areas will provide greater opportunities for casual surveillance and interaction with residents and users of the adjoining commercial building.	
<i>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:</i>	Only one building is proposed however, a shared landscaped courtyard is proposed, which will connect to the adjoining commercial building to the south. In addition, pedestrian entrances (via the public domain) are sought on the eastern and western elevation. Key design features for the entrances are proposed to maximise legibility. These features include:	Yes
- architectural detailing - changes in materials - plant species - colours	- Varying colours and finishes. - Use of soft landscaping to distinguish the entrances.	
<i>Opportunities for people to be concealed should be minimised</i>	As noted above, the development has an active frontage on all sides. The use of upper floor balconies and communal open space (on the ground floor) will prevent opportunities for concealment on all elevations.	Yes
<i>Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking.</i>	Sufficient landscaping in addition to street trees is sought along the perimeter of the proposed development, to minimise the extent of hard surfaces visible via the public domain.	Yes
<i>Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.</i>	Letterboxes are proposed at the pedestrian entrance on the eastern elevation.	Yes
<i>The visual prominence of underground car park vents should be minimised and located at a low level where possible.</i>	Landscaping is sought around the perimeter of the site to minimise the adverse amenity impacts on the wider streetscape.	Yes
<i>Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.</i>	The following amenities are sought within the development site: - Substation: proposed to be located on the northeastern elevation, surrounded by dense landscaping. - Waste Rooms: Proposed within Basement Level 1 and therefore not visible via the street. - Pump and storage rooms: all storage areas (and associated spaces) are located within the basement levels.	Yes
<i>Durable, graffiti resistant and easily cleanable materials should be used.</i>	This can be assured via a condition of consent.	Yes
<i>Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number</i>	Upper floor balconies are proposed outside units that are orientated towards the communal area on the ground floor to maximise passive surveillance. This will prevent blank walls and therefore,	Yes

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of the following design solutions: - street access, pedestrian paths and building entries which are clearly defined - paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space - minimal use of blank walls, fences and ground level parking.	opportunities for concealment into the communal open space area.	
3D Communal and public open space <i>Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)</i>	The development proposes 571.02m² of communal open space on ground floor, and 160m² on the upper floor. This equates to approximately 30.53% of the total floor area.	Yes
<i>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).</i>	The upper floor communal open space will receive maximum solar amenity at the winter solstice. The shadow diagrams will receive a minimum of two (2) hours of solar amenity to 50% of the communal ground floor area between 12pm and 2pm.	Yes
<i>Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions.</i>	The above calculation for both communal open space areas only considered areas that exceeded 3m in width. As a result, the development is compliant.	Yes
<i>Communal open space should be co-located with deep soil areas.</i>	Sufficient deep soil landscaping is proposed on the ground floor, within both outdoor communal areas.	Yes
<i>Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies.</i>	Ground floor: Directly accessible from the street via basement level 1 and the lifts which connects to the ground floor lobby. Upper floor: via the lift on Level 6.	Yes
<i>Where communal open space cannot be provided at ground level, it should be provided on a podium or roof.</i>	Ground floor communal open space provided however, to meet the minimum requirements in terms of total size, communal open is also proposed on the upper level.	Yes
<i>Facilities are provided within communal open spaces and common spaces for a range of age groups</i>	Communal open space areas will be embellished with seating, sheltered areas (including large canopy coverage), BBQ areas and large expansions of soft landscaping to encourage a range of outdoor activities.	Yes
<i>The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and</i>	Proposed location of facilities within communal areas will ensure there is maximum solar amenity to all embellished areas, whilst still considering shaded opportunities.	Yes

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<i>shelter from strong winds and down drafts.</i>											
<i>Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks.</i>	An electrical substation is sought on the Dairy Street frontage. Whilst the substation will be visible via the street, the perimeter will be bounded with landscaping.	Yes									
<i>Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy.</i>	In response to the orientation of the site, proposed communal areas will be directly visible via habitable rooms and/or upper floor balconies. To maximise privacy metal screens are sought (where appropriate) to prevent opportunities for direct overlooking into private areas.	Yes									
<i>Communal open space should be well lit.</i>	On the ground floor, the communal areas will be well via street lighting along Dairy Street and South Circuit. In addition, a detailed lighting plan is recommended prior to the issue of a construction certificate and can therefore be assured via a condition of consent.	Yes									
<i>Where communal open space/facilities are provided for children and young people they are safe and contained.</i>	The boundaries of the communal areas will be screened with fencing to a height of 1.1m and/or landscaping to ensure young people are safe and contained from adjoining local road networks.	Yes									
<i>The public open space should be well connected with public streets along at least one edge.</i>	Dairy Street and South Circuit bound the communal open space area on the ground floor.	Yes									
<i>Boundaries should be clearly defined between public open space and private areas</i>	Boundaries are clearly defined with landscaping, fencing and retaining walls.	Yes									
3E Deep Soil Zones											
<i>Deep soil zones are to meet the following minimum requirements: 6m and 7% of the total area.</i>	Site Area: 2,395m ² (167.65m ² requirement). Ground Floor: 183.40m ² (with a minimum dimension of 6m). Coverage: 7.66%	Yes									
<i>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.</i>	The site does not contain any significant trees.	Not applicable.									
3F Visual Privacy											
<i>Separation between windows and balconies is provided to ensure visual privacy is achieved.</i>	The design of the building will achieve a sufficient separation distance from other internal units and surrounding land uses, to maximise the visual privacy. Where a suitable separation distance could not be provided, privacy screens have been imposed. The overall design is sufficient with regards to visual privacy.	Yes									
<table border="1"> <thead> <tr> <th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr> </thead> <tbody> <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> </tbody> </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
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<i>For residential buildings next to commercial buildings, separation distances should be measured as follows:</i> <i>- for retail, office spaces and commercial balconies use the habitable room distances</i> <i>- for service and plant areas use the non-habitable room distances</i>	A landscape courtyard is proposed on the southern elevation, separating the proposed residential building from the adjoining commercial building. The proposed adjoining commercial building is setback approximately 10.6m from the indicative boundary line and therefore, all units will achieve the minimum setback requirements as specified in the above design recommendation.	Yes
<i>New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings.</i>	As detailed above, the adverse privacy impacts on future residents and surrounding land uses is expected to be minimal. As a result, the proposed orientation is considered appropriate.	Yes
<i>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.</i>	As noted above, sufficient setbacks have been established with all adjoining land uses.	Yes
<i>Direct lines of sight should be avoided for windows and balconies across corners.</i>	The residential flat building approved to the north of Dairy Street is sufficiently setback to ensure there are no direct lines of sight. Additional privacy measures are therefore not required.	Yes
<i>No separation is required between blank walls.</i>	Not applicable.	Not applicable.
<i>Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows.</i>	Windows and upper floor balconies that directly overlook communal open space on the ground floor are sufficient setback to maximise privacy of future residents. Additional privacy measures are therefore not required.	Yes
<i>Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas.</i>	No habitable spaces are proposed to back onto circulation spaces and/or hallways.	Yes
<i>Balconies and private terraces should be located in front of living rooms to increase internal privacy.</i>	Balconies are proposed off bedrooms and living spaces only.	Yes
<i>Windows should be offset from the windows of adjacent buildings.</i>	The approved residential development to the north is separated by Dairy Street, which creates separation from the most sensitive receivers (within the subject development). The southern elevation is	Yes

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	separated with a landscaped courtyard which also establishes a significant setback from nearest residential receivers. Additional privacy measures to windows and/or balconies are therefore not required.	
<i>Recessed balconies and/or vertical fins should be used between adjacent balconies.</i>	Sufficient privacy measures have been implemented into the design of the development.	Yes
3G Pedestrian access and entries		
<i>Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge.</i>	The development will provide pedestrian access on the south, east and western ends of the site, activating the South Circuit and Holstein Street frontages.	Yes
<i>Entry locations relate to the street and subdivision pattern and the existing pedestrian network.</i>	Proposed entry locations are appropriate.	Yes
<i>Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries.</i>	Proposed entrances are clearly identifiable through chosen colours and finishes, and the use of soft landscaping on either side and boundary fencing.	Yes
<i>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.</i>	Not applicable as the site is bounded by multiple street frontages.	NA
<i>Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces.</i>	The design and layout of the building ensures that communal areas are clearly identifiable via the street.	Yes
<i>Steps and ramps should be integrated into the overall building and landscape design.</i>	Proposed steps and ramps are integrated into the proposed development and therefore do not dominate the building frontage.	Yes
<i>For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3).</i>	Way finding maps are not required for a development of this scale.	Not Applicable.
<i>For large developments electronic access and audio/video intercom should be provided to manage access.</i>	The development proposes onsite security passes for resident usage only.	Yes
<i>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.</i>	External pedestrian links on the ground level are clearly visible via private open space areas and windows outside habitable rooms. A lighting plan will be required at CC stage and will be assured via a condition of consent.	Yes

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3H Vehicle access		
<i>Car park access should be integrated with the building's overall facade.</i>	The basement level and proposed access point is well integrated into the eastern façade of the proposed building.	Yes
<i>Car park entries should be located behind the building line.</i>	The basement entrance is situated behind the building line.	Yes
<i>Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout.</i>	Vehicular access is proposed via south Circuit, which is the lowest point of the site.	Yes
<i>Car park entry and access should be located on secondary streets or lanes where available.</i>	Due to the topography of the site, vehicular access is proposed at the lowest point of the site being South Circuit.	Yes
<i>Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided.</i>	No vehicular standing areas are proposed.	Not applicable.
<i>Access point locations should avoid headlight glare to habitable rooms.</i>	Proposed vehicular entrance is unlikely to directly result in headlight glare into Unit G.03 due the location of windows and balcony, which is located nearest to the basement entrance.	Yes
<i>Adequate separation distances should be provided between vehicle entries and street intersections.</i>	A sufficient distance has been established between the vehicular entrance point and the nearest street intersection.	Yes
<i>The width and number of vehicle access points should be limited to the minimum.</i>	One vehicular entrance point is proposed. The width of the vehicle crossover is 5.6m which is compliant with the minimum requirements in the Australian Standards.	Yes
<i>Visual impact of long driveways should be minimised through changing alignments and screen planting.</i>	The proposed length of the driveway is considered appropriate and does not require varying alignments or screen planting.	Yes
<i>The need for large vehicles to enter or turn around within the site should be avoided.</i>	Waste vehicles are not required to enter the basement or turn around within the site.	Not applicable.
<i>Garbage collection, loading and servicing areas are screened.</i>	Garbage rooms are located within the basement level and therefore are not visible via the street.	Yes
<i>Clear sight lines should be provided at pedestrian and vehicle crossings.</i>	Clear sightlines will be achieved.	Yes
<i>Traffic calming devices such as changes in paving material or textures should be used where appropriate.</i>	Changes in surface materials is proposed for the driveway. No additional measures are required.	Yes
<i>Pedestrian and vehicle access should be separated and distinguishable.</i>	Pedestrian and vehicular access are proposed in separate locations.	Yes
3J Bicycle and Car Parking		
	Not applicable.	

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For development in the following locations:		Not applicable.
- 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		
Where less car parking is provided in a development, council should not provide on street resident parking permits.	Not proposed.	Not applicable.
Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters.	Bicycle and motorcycle spaces are proposed within the basement level.	Yes
Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas.	Bicycle storage is proposed on Basement Level 1 that is directly accessible via the lifts and/or the vehicular driveway.	Yes
Conveniently located charging stations are provided for electric vehicles, where desirable.	Proposed location of charging stations are considered appropriate.	Yes
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.	Supporting facilities include a car wash bay, garbage rooms, plant rooms and the like are proposed within the basement levels.	Yes
Direct, clearly visible and well lit access should be provided into common circulation areas.	Appropriate security lighting will be installed within all common areas including the basement level.	Yes
A clearly defined and visible lobby or waiting area should be provided to lifts and stairs.	Proposed waiting areas on all levels are clearly visible and will be well lit.	Yes
For larger car parks, safe pedestrian access should be	Additional pedestrian measures are not considered necessary in this instance.	Yes

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clearly defined and circulation areas have good lighting, colour, line marking and/or bollards.		
Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles.	Proposed car parking configuration is considered the most appropriate and efficient for the site.	Yes
Natural ventilation should be provided to basement and sub-basement car parking areas.	Ventilation exhaust systems are proposed within the basement levels to achieve maximum ventilation. Natural ventilation will be achieved through higher floor to ceiling levels (3m) and the proposed vehicular driveway that will remain open at all times.	Yes
Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design.	All ancillary features are integrated into the building façade.	Yes
Exposed parking should not be located along primary street frontages.	Not proposed.	Not applicable.
Part 4 Designing the building		
4A Solar and daylight access		
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.	Of the units proposed, 44 units meet the minimum solar amenity requirements, which equates to 68.75 (69)% of the total number of apartments.	No – Refer to the main assessment report.
The design maximises north aspect and the number of single aspect south facing apartments is minimised.	The proposed L shape of the building is sought to maximise solar amenity at the winter solstice.	Yes
Living areas are best located to the north and service areas to the south and west of apartments.	Where appropriate, living areas face north.	Yes
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: - dual aspect apartments - bay windows	The orientation of the building allows for maximum solar amenity into units. Where possible, dual aspect apartments (on the north) are proposed to maximise solar amenity into the units.	Yes
4A Solar and daylight access		
Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary	Raised sill heights of windows are not proposed, nor required.	Yes

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<i>light source in habitable rooms.</i> <i>A number of the following design features are used:</i> - balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas - shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting - horizontal shading to north facing windows - vertical shading to east and particularly west facing windows - operable shading to allow adjustment and choice - high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided).	The development incorporates the following features: - The depth of balconies will allow maximum solar amenity, whilst still providing shade in the summer sun. - Extended eaves to provide opportunity for shade to private open space areas. - Shade structures are also proposed in common external areas to encourage usage during the summer sun and/or heavy rain.	Yes
4B Natural Ventilation <i>The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms.</i>	As noted above, the L-Shape the building and raised ceiling heights (3.25m) will allow for maximum ventilation into the units.	Yes
<i>Depths of habitable rooms support natural ventilation.</i> <i>Light wells are not the primary air source for habitable rooms.</i>	Proposed depth of habitable rooms will allow for maximum natural ventilation. Not proposed.	Yes Not applicable.
<i>Doors and openable windows maximise natural ventilation opportunities by using the following design solutions:</i> - 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	With a floor to ceiling height of 3.25m, proposed windows primarily run from floor to ceiling to maximise ventilation. All windows range in size and configuration to maximise solar amenity at the winter solstice to all units, particularly those that are north facing.	Yes

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apartment such as vertical louvres, casement windows and externally opening doors.														
Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3).	The proposed depths of units are considered most appropriate for the subject site.	Yes												
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	Of the units proposed, 64% (or 41/64 units) will be naturally cross ventilated.	Yes												
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	None proposed.	Not applicable.												
The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths.	The development largely proposes dual aspect apartments and corner apartments with some single aspect apartments.	Yes (where appropriate).												
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow.	The number of doors, corners and rooms is sufficient for the proposed development.	Yes												
Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow.	As noted above, the design of the development will maximise cross ventilation and airflow.	Yes												
4C Ceiling Heights														
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	A minimum floor to ceiling height of 3.25m is proposed.	Yes												
<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 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>			Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use
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If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use													
These minimums do not preclude higher ceilings if desired														
Ceiling height can accommodate use of ceiling fans for cooling and heat distribution.	The proposed ceiling height will allow for ceiling fans.	Yes												
Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1).	The proposed ceiling height exceeds beyond the minimum requirement.	Yes												
4D Apartment size and layout														
	The internal area of the units all exceed the minimum requirements as shown in	Yes												

State Environmental Planning Policy (Housing) 2021 and Apartment Design Guideline Assessment Table

Apartments are required to have the following minimum internal areas.		the table. In summary, the following internal floor areas are proposed: 1 bedroom: 61.7m ² -70.9m ² . 2 Bedroom: 83.6m ² -112m ² . 3 Bedroom: 119.2m ² -145.5m ² .
Apartment type	Minimum internal area	
Studio	35m ²	
1 bedroom	50m ²	
2 bedroom	70m ²	
3 bedroom	90m ²	
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each		
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.	All habitable rooms have a window in an external wall of a suitable size.	Yes
Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).	The development is compliant.	Yes
A window should be visible from any point in a habitable room.	The development is compliant.	Yes
Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	The development does not propose habitable rooms that extend beyond 8.13m in depth.	Yes
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	The development is compliant.	Yes
All living areas and bedrooms should be located on the external face of the building.	The development is compliant.	Yes
Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	The development is compliant with this control.	Yes
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	The development is compliant with this control.	Yes
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.	Whilst all units are generally compliant, there are some that do not meet the minimum requirement for the entire length of the living space due to the curved walls and the overall design of the building. A detailed assessment is provided within the body of the assessment report.	No – Refer to the main assessment report.
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	None are proposed.	Yes
Access to bedrooms, bathrooms and laundries is separated from living areas	All units are compliant with this control.	Yes

**State Environmental Planning Policy (Housing) 2021 and Apartment Design Guideline
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<i>minimising direct openings between living and service areas.</i>																	
<i>All bedrooms allow a minimum length of 1.5m for robes.</i>	Where compliance has not been achieved, more than one robe is proposed, achieving a combined length greater than the minimum requirement (i.e Unit 3.08 proposes two units with a minimum length of 1.2m each). For this reason, it is considered that all units are compliant with the minimum requirements.	Yes															
<i>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.</i>	The development is compliant with this control.	Yes															
<i>Apartment layouts allow flexibility over time.</i>	All units generally propose open plans and larger bedrooms (beyond the minimum requirements), which allows for a variety of furniture arrangements.	Yes															
4E Private open space and balconies																	
<i>All apartments are required to have primary balconies. The minimum balcony depth to be counted as contributing to the balcony area is 1m.</i>	All balconies are compliant with the minimum requirements.	Yes															
<table border="1"> <thead> <tr> <th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr> </thead> <tbody> <tr> <td>Studio apartments</td><td>4m²</td><td>-</td></tr> <tr> <td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr> <tr> <td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr> <tr> <td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr> </tbody> </table>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m		
Dwelling type	Minimum area	Minimum depth															
Studio apartments	4m ²	-															
1 bedroom apartments	8m ²	2m															
2 bedroom apartments	10m ²	2m															
3+ bedroom apartments	12m ²	2.4m															
<i>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.</i>	All ground floor units with a courtyard are compliant with this control.	Yes															
<i>Increased communal open space should be provided where the number or size of balconies are reduced.</i>	Although compliance with the minimum private open space areas has been achieved, communal open space on the ground and top floor is proposed, allowing for a range of activities to be carried out by residents.	Yes															
<i>Storage areas on balconies is additional to the minimum balcony size.</i>	No storage areas on balconies are proposed.	Yes															
<i>Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space.</i>	All private open space areas / balconies are located directly opposite living rooms and bedrooms.	Yes															
<i>Private open spaces and balconies predominantly face north, east or west.</i>	South facing units are minimised, thus minimising the location of southern facing private open space areas and balconies.	Yes															

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<i>Solid, partially solid or transparent fences and balustrades are selected to respond to the location.</i>	Proposed fencing will consist of vertical bar and aluminium frame glazed balustrades. Proposed finishes are generally consistent with other developments approved and constructed within the immediate vicinity.	Yes
<i>Full width full height glass balustrades alone are generally not desirable.</i>	Not proposed.	Not applicable.
<i>Projecting balconies should be integrated into the building design and the design of soffits considered.</i>	All balconies are integrated into the design of the built form.	Yes
<i>Downpipes and balcony drainage are integrated with the overall facade and building design.</i>	Ancillary structures are well integrated into the design of the building.	Yes
<i>Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design.</i>	All structures are integrated into the building or located within ancillary storage rooms and therefore not greatly visible via the public domain.	Yes
<i>Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design.</i>	As noted above, these features are not proposed.	Yes
<i>Changes in ground levels or landscaping are minimised.</i>	The extent of level changes are appropriate in this instance.	Yes
<i>Design and detailing of balconies avoids opportunities for climbing and falls.</i>	The proposed design and layout of balconies is considered appropriate in this instance.	Yes
4F Common circulation and spaces		
<i>The maximum number of apartments off a circulation core on a single level is eight.</i>	A maximum of seven (7) units are proposed off one circulation core.	Yes
<i>Daylight and natural ventilation should be provided to all common circulation spaces that are above ground.</i>	Large windows are proposed within the common areas (outside the lifts) to maximise solar exposure / amenity.	Yes
<i>Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors.</i>	Windows are proposed within the lobby areas on all levels.	Yes
<i>Longer corridors greater than 12m in length from the lift core should be articulated.</i>	Corridors are articulated where applicable.	Yes
<i>Achieving the design criteria for the number of apartments off a circulation core may not be possible.</i>	Compliance has been achieved.	Yes

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Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines. Tight corners and spaces are avoided. Legible signage should be provided for apartment numbers, common areas and general wayfinding. Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided. In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space. Where external galleries are provided, they are more open than closed above the balustrade along their length.	Direct access is provided where appropriate.	Yes										
	Proposed dimensions of the corridors is considered appropriate in this instance.	Yes										
	A condition is included in the consent to ensure ongoing compliance.	Yes										
	The design of the development will allow for seating in corridors (near windows and voids) to be provided.	Yes										
	A community room is proposed on the ground floor.	Yes										
	Not applicable.	Not applicable.										
4G Storage In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table> At least 50% of the required storage is to be located within the apartment.	Dwelling type	Storage size volume	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³	Sufficient storage spaces are shown in the plans, demonstrating that the development is capable of achieving the minimum storage requirements set out in this control. It is however noted that each storage cage has not been allocated to a specific unit. For this reason, a non-standard condition is recommended in the consent, requiring the following amendments to the architectural plans: - Each storage cage within the proposed basement levels must be allocated to an individual unit. This must be clearly denoted on the plans. - Evidence that each unit achieves the minimum storage requirements set out in this planning control. The storage cage must be accessible at all times and where applicable, directly adjoin the allocated parking space to that specific unit.	Yes – Subject to a non-standard condition of consent.
Dwelling type	Storage size volume											
Studio apartments	4m³											
1 bedroom apartments	6m³											
2 bedroom apartments	8m³											
3+ bedroom apartments	10m³											
Storage is accessible from either circulation or living areas. Storage provided on balconies (in addition to the minimum balcony size) is	All storage spaces are directly accessible via circulation and/or living areas. Not proposed.	Yes Not applicable.										

**State Environmental Planning Policy (Housing) 2021 and Apartment Design Guideline
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<i>integrated into the balcony design, weather proof and screened from view from the street.</i>		
<i>Left over space such as under stairs is used for storage.</i>	Storage has been provided where possible.	Yes
<i>Storage not located in apartments is secure and clearly allocated to specific apartments.</i>	Storage cages within the basement level are able to be locked.	Yes
<i>Storage is provided for larger and less frequently accessed items.</i>	Storage spaces that range in size and configuration are proposed.	Yes
<i>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.</i>	Storage cages are located at the rear of car parking spaces and/or areas that are clear of any structures including door ways. This will maximise accessibility at all times.	Yes
<i>If communal storage rooms are provided, they should be accessible from common circulation areas of the building.</i>	Not proposed.	Not applicable.
<i>Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain.</i>	Not applicable (as noted in the details provided above).	Yes
4H Acoustic Privacy		
<i>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).</i>	As noted in Section 2F and 3F above, the development provides sufficient building separation to maximise acoustic privacy. No additional measures are required to minimise the extent of adverse acoustic impacts.	Yes
<i>Window and door openings are generally orientated away from noise sources.</i>	Where applicable, window and door openings are orientated away from noise sources.	Yes
<i>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.</i>	Lobby areas are located directly on top of each other (on each level) to minimise the extent of acoustic impacts on future resident/s. The proposed location is considered most appropriate.	
<i>Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources.</i>	Where possible, bathrooms and storage spaces are proposed along external walls that back onto circulation areas (i.e corridors, kitchen storage / benches, robes and lobby areas) to minimise the extent of noise impacts.	Yes
<i>Noise sources such as garage doors, driveways, service areas, plant rooms, building services,</i>	All ancillary structures and services to the development are predominately located in the basement level/s, away from habitable	Yes

**State Environmental Planning Policy (Housing) 2021 and Apartment Design Guideline
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<i>mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms.</i> <i>Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions:</i> - <i>Rooms with similar noise requirements are grouped together.</i> - <i>Doors separate different use zones.</i> - <i>Wardrobes in bedrooms are co-located to act as sound buffers.</i>	spaces including bedrooms and living rooms. Generally, the layout of each floor is consistent with the adjoining levels. As a result, rooms with similar noise requirements are grouped together, minimising the extent of noise impacts.	Yes
4k Apartment Mix <i>A variety of apartment types is provided.</i>	A range of one, two and three bedroom apartments are proposed. Specifically, the development proposes 11 one-bedroom apartments, 38 two-bedroom apartments and 15 three-bedroom apartments.	Yes
<i>Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households.</i>	Proposed apartment configurations are proposed to support a diverse range of family compositions.	Yes
<i>Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3).</i>	The development is compliant with this control as each level does not directly replicate the adjoining levels.	Yes
<i>Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available.</i>	Larger apartments are proposed on the ground and upper floors to maximise external areas that adjoin to the development.	Yes
4L Ground Floor Apartments <i>Direct street access should be provided to ground floor apartments.</i>	Where possible, direct street access is proposed.	Yes
<i>Activity is achieved through front gardens, terraces and the facade of the building.</i>	Front gardens are proposed for ground level units, located on the western elevation. Further, activity is proposed on the southern and eastern elevations through the proposed communal open space areas to maximise passive surveillance.	Yes

**State Environmental Planning Policy (Housing) 2021 and Apartment Design Guideline
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<i>Retail or home office spaces should be located along street frontages.</i>	Whilst study rooms are not proposed, bedrooms are sought that directly front the street, which can easily be converted into home office spaces.	Yes
<i>Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas.</i>	Compliance with this matter can be achieved through the proposed location of bedrooms.	Yes
<i>Privacy and safety should be provided without obstructing casual surveillance.</i>	The development achieves this by: - landscaping and private courtyards that are screened with fencing to clearly distinguish private and public spaces. - With proposed landscaping and raised balcony levels, there are minimal opportunities for direct view lines into private open space.	Yes
<i>Solar access should be maximised through:</i> - <i>high ceilings and tall windows.</i> - <i>trees and shrubs that allow solar access in winter and shade in summer.</i>	Solar amenity will be maximised with the high ceilings and tall windows proposed on all levels. Further, sufficient landscaping is proposed across the site.	Yes
4M Facades <i>Design solutions for front building facades may include:</i> - <i>A composition of varied building elements.</i> - <i>A defined base, middle and top of buildings.</i> - <i>Revealing and concealing certain elements.</i> - <i>Changes in texture, material, detail and colour to modify the prominence of elements.</i>	The facades of the building include the following: - A range of colours and materials including render, face brick, glass balustrade, aluminium framed glazing and metal balustrade. - Various building elements including recessed architectural features. - Curved walls and balconies. - Use of vertical bar and aluminium frame glazed balustrades for balconies and the upper floor communal open space area.	Yes
<i>Building services should be integrated within the overall façade.</i>	All services are integrated into the façade of the building and therefore do not dominate the street frontage.	Yes
<i>Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale.</i>	The proposed scale is slightly less than the approved residential flat building to the north and surrounding envisioned developments to the south and west of the site. With the extent of articulation proposed on the building façade, the proposed scale of the building is considered most appropriate.	Yes
<i>Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height.</i>	The use of curved walls is proposed to give visual prominence on all corners around the building.	Yes

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<i>The apartment layout should be expressed externally through facade features such as party walls and floor slabs.</i>	Party walls are proposed to detail the apartment layout externally.	Yes
4N Roof Design		
<i>Roof design relates to the street.</i>	The proposed roof design reflects the proposed and future desired character of the area.	Yes
<i>Roof treatments should be integrated with the building design.</i>	Proposed roof form has been integrated into the overall design of the building.	Yes
<i>Habitable roof space should be provided with good levels of amenity.</i>	Not proposed.	Yes
<i>Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations.</i>	An upper floor communal open space area is proposed. The area will accommodate a range of activities, without compromising the amenity of residents residing within the building and within the adjoining properties.	Yes
<i>Roof design maximises solar access to apartments during winter and provides shade during summer.</i>	The development meets this requirement by proposing eaves that overhang the building, providing shade to walls and windows from the summer sun.	Yes
<i>Skylights and ventilation systems should be integrated into the roof design.</i>	No skylights are proposed. Further, all ancillary structures are integrated into the building and therefore not visible via the public street.	Yes
4O Landscape design		
<i>Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating:</i>	The development is compliant with this control by:	Yes
<i>- diverse and appropriate planting</i>	- proposing a large extent of landscaped area on the ground and upper floor.	
<i>- bio-filtration gardens</i>	- Implementing a range of landscaping species that contributes to the overall amenity of the area.	
<i>- appropriately planted shading trees</i>	- Providing a range of facilities and structures that will allow residents to undertake a range of activities from the outdoors.	
<i>- areas for residents to plant vegetables and herbs</i>		
<i>- composting</i>		
<i>- green roofs or walls</i>		
<i>Ongoing maintenance plans should be prepared.</i>	Ongoing maintenance of landscaping will be assured via a recommended condition of consent.	Yes
<i>Microclimate is enhanced.</i>	The development is compliant with this control by:	Yes
	- Providing a range of shade structures within communal external areas.	
	- Ensuring all external balconies are covered to minimise the extent of sunlight exposure, particularly during the summer sun.	
	- Proposing a range of deciduous trees within external communal areas to provide shade during summer and sunlight access during winter.	

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<i>Tree and shrub selection considers size at maturity and the potential for roots to compete.</i>	Proposed tree and shrub selection has been reviewed by Council's Tree and Landscaping Officer, who raises no concerns, subject to the imposition of recommended conditions of consent.	Yes
<i>Landscape design responds to the existing site conditions.</i>	Proposed landscaping features is considered most appropriate for the site as: - Significant views will still be maintained. - Proposed tree species will maximise the overall amenity of the area for residents, encouraging regular usage of external areas at all times of the year. - Proposed location of landscaping is reflective of the site conditions, particularly relating to the level differences across the site.	Yes
<i>Significant landscape features should be protected.</i>	The site is clear.	Not applicable.
4P Planting on structures <i>Building design incorporates opportunities for planting on structures.</i>	Planter boxes are proposed on the ground and upper floor external areas.	Yes
<i>Plants are suited to site conditions</i>	The DA was reviewed by Council's Tree and Landscape Officer, where no concerns were raised on proposed tree species, subject to the imposition of conditions of consent.	Yes
4Q Universal design <i>Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features.</i>	Of the units proposed, 13 have been designed to incorporate the liveable housing guidelines silver level universal design features (3 x three bedrooms, 6 x two bedrooms and 4 x one bedroom). This equates to 20.31% of the units proposed.	Yes
<i>Adaptable housing should be provided in accordance with the relevant council policy.</i>	The development proposes seven (7) adaptable units (1 x one bedroom and 6 x two bedroom).	Yes
<i>Design solutions for adaptable apartments include:</i> - convenient access to communal and public areas. - high level of solar access. - minimal structural change and residential amenity loss when adapted. - larger car parking spaces for accessibility. - parking titled separately from apartments or	The proposed adaptable units incorporate the following: - high level of solar amenity by providing larger (than the minimum required) balcony areas, where there is direct access via the living rooms and bedroom/s. - adaptable car parking space (subject to the imposition of non-standard conditions of consent). - Open living, allowing for spaces to be occupied for a range of uses.	Yes

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<i>shared car parking arrangements.</i>		
4R Adaptive reuse		
<i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.</i>	Not applicable as no additions are sought.	Not applicable.
4S Mixed use		
<i>Mixed use development should be concentrated around public transport and centres.</i>	Not applicable as only residential units are proposed.	Not applicable.
4T and signage		
<i>Awnings should be located along streets with high pedestrian activity and active frontages.</i>	Awnings are proposed on all frontages, that provide coverage for residents, walking around the perimeter of the building and at the lobby entrances.	Yes
<i>Awnings should be located over building entries for building address and public domain amenity.</i>	Compliance has been achieved.	Yes
<i>Gutters and down pipes should be integrated and concealed.</i>	Ancillary structures are integrated and concealed from public areas.	Yes
<i>Lighting under awnings should be provided for pedestrian safety.</i>	A lighting plan will be required at CC stage. This will be assured via a condition of consent.	Yes
<i>Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development.</i>	Not proposed.	Not applicable.
4U Energy efficiency		
<i>Adequate natural light is provided to habitable rooms.</i>	69% of units proposed meet the minimum required solar amenity requirements which is achieved through natural light. The orientation of the building will ensure most units will achieve natural light to habitable rooms in the morning at the winter solstice.	Yes
<i>Well located, screened outdoor areas should be provided for clothes drying.</i>	Proposed balconies are large enough to accommodate clothes lines and other associated structures to accommodate drying clothes. As noted above, sufficient natural light will be achieved in the morning for most units.	Yes
<i>Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement).</i>	Ancillary structures are located within the basement level.	Yes
4V Water management and conservation		
<i>Apartments should be individually metered.</i>	The development has been designed, where compliance with this control can be achieved.	Yes
	The site has been designed, where stormwater from the site will be treated	Yes

**State Environmental Planning Policy (Housing) 2021 and Apartment Design Guideline
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<i>Rainwater should be collected, stored and reused on site.</i>	with a combination of rainwater tanks, Psorb stormwater cartridges and ocean guard pit baskets. The proposed stormwater design is in accordance with Council's Engineering Specifications. Council's Engineers have reviewed the DA and raise no concerns, subject to the imposition of conditions of consent.	
	Low maintenance plants are proposed.	Yes
<i>Drought tolerant, low water use plants should be used within landscaped.</i>	As noted above, the proposed stormwater design is compliant with Council's Engineering Specifications. Standard conditions will apply to ensure ongoing compliance.	Yes
<i>Water sensitive urban design systems are designed by a suitably qualified professional.</i>		
<i>Detention tanks should be located under paved areas, driveways or in basement car parks.</i>	Proposed within the basement level.	Yes
<i>On large sites parks or open spaces are designed to provide temporary on-site detention basins.</i>	Not applicable. The proposed stormwater system is sufficient.	NA
4W Waste Management		
<i>Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park.</i>	The DA was reviewed by Council's Waste officer, where no concerns were raised, subject to the imposition of recommended conditions of consent.	Yes
<i>Waste and recycling storage areas should be well ventilated.</i>	Although waste rooms are located in the basement levels, they will be mechanically ventilated to minimise the adverse odour impacts.	Yes
<i>Circulation design allows bins to be easily manoeuvred between storage and collection points.</i>	Council's Waste Management Officer has raised no objection on the proposed waste rooms size and configuration.	Yes
<i>Temporary storage should be provided for large bulk items such as mattresses.</i>	A bulky waste storage room is proposed in Basement Level 1.	Yes
<i>A waste management plan should be prepared.</i>	The DA was accompanied with an operational waste management plan. The provided plan is consistent with Council's Waste Management Guidelines.	Yes
<i>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.</i>	Proposed kitchen layouts in all units will have capacity to provide two household bins.	Yes
<i>Communal waste and recycling rooms are in convenient and accessible</i>	All waste rooms are proposed within the basement levels, which are accessible to all and directly opposite to proposed lifts.	Yes

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<i>locations related to each vertical core.</i>		
4X Building maintenance		
<i>Building design detail provides protection from weathering.</i>	The development provides: - Roof overhangs that protects walls. - Appropriate materials and colours that are appropriate for the area.	Yes
<i>Systems and access enable ease of maintenance.</i>	The design of the building is complaint with this control by: - Enabling window cleaning from inside the building and/or via the balcony. - External maintenance is unlikely to require scaffolding due to the large balconies proposed. - Proposing manually operating systems including blinds and curtains.	Yes