

SEPP 65 Apartment Design Guide																	
No.	Required / Permitted		Comment	Comply													
Part 3 - Siting the Development																	
3A	Site Analysis																
3A-1	<i>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</i>			Yes													
3B	Orientation																
3B-1	<i>Building types and layouts respond to the streetscape and site while optimising solar access within the development.</i>			N/A													
3B-2	<i>Overshadowing of neighbouring properties is minimised during mid-winter.</i>			N/A													
3C	Public Domain Interface																
3C-1	<i>Transition between private and public domain is achieved without compromising safety and security.</i>			N/A													
3C-2	<i>Amenity of the public domain is retained and enhanced.</i>			N/A													
3D	Communal and Public Open Space																
3D-1	<i>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</i>			Yes													
	Design Criteria	Communal open space has a minimum area equal to 25% of the site. Required: 0.25% x 6,769.4m ² (net site area) = 1,692.35m ²	1,853.4m ² of communal open space is provided, equivalent to 27.3%	Yes													
		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).	The communal open space area continues to achieve 2 hours solar access to 50% of the required communal open space area.	Yes													
3D-2	<i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</i>			Yes													
3D-3	<i>Communal open space is designed to maximise safety.</i>			Yes													
3D-4	<i>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</i>			N/A													
3E	Deep Soil Zones																
3E-1	<i>Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</i>			N/A													
	Design Criteria	Deep soil zones are to meet the following minimum requirements: <table border="1" data-bbox="367 1411 805 1657"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>less than 650m²</td> <td>-</td> <td rowspan="3">7%</td> </tr> <tr> <td>650m² - 1,500m²</td> <td>3m</td> </tr> <tr> <td>greater than 1,500m²</td> <td>6m</td> </tr> <tr> <td>greater than 1,500m² with significant existing tree cover</td> <td>6m</td> <td></td> </tr> </tbody> </table> Design guidance On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: <ul style="list-style-type: none"> • 10% of the site as deep soil on sites with an area of 650m² - 1,500m² • 15% of the site as deep soil on sites greater than 1,500m² 	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m		The extent of deep soil zone in accordance with the Design Criteria is not proposed to change.	N/A
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	<p>Design guidance</p> <p>Achieving the design criteria may not be possible on some sites including where:</p> <ul style="list-style-type: none"> the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres). there is 100% site coverage or non-residential uses at ground floor level. <p>Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.</p>	Not Applicable.	N/A												
3F	Visual Privacy														
3F-1	<i>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</i>		Yes												
	<p>Design Criteria</p> <p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <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> <tr> <td>over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</p>	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	Building separation is not proposed to change.	N/A
Building height	Habitable rooms and balconies	Non-habitable rooms													
up to 12m (4 storeys)	6m	3m													
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over 25m (9+ storeys)	12m	6m													
	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.	Not Applicable.	N/A												
3F-2	<i>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.</i>		Yes												

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3G	Pedestrian Access and Entries																							
3G-1	<i>Building entries and pedestrian access connects to and addresses the public domain.</i>			Yes																				
3G-2	<i>Access, entries and pathways are accessible and easy to identify.</i>			Yes																				
3G-3	<i>Large sites provide pedestrian links for access to streets and connection to destinations.</i>			Yes																				
3H	Vehicle Access																							
3H-1	<i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</i>			N/A																				
3J	Bicycle and Car Parking																							
3J-1	<i>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</i>			Yes																				
	Design Criteria	<p>For development in the following locations:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <table border="1"> <thead> <tr> <th colspan="2">Control</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>0.6 spaces</td> </tr> <tr> <td>2 bedroom</td> <td>0.9 space</td> </tr> <tr> <td>3 bedroom</td> <td>1.4 spaces</td> </tr> <tr> <td>4+ bedroom</td> <td>1.4 spaces</td> </tr> <tr> <td>Visitor / dwelling</td> <td>0.2 spaces</td> </tr> </tbody> </table>	Control		1 bedroom	0.6 spaces	2 bedroom	0.9 space	3 bedroom	1.4 spaces	4+ bedroom	1.4 spaces	Visitor / dwelling	0.2 spaces	<p>The subject site is within 800 metres of Merrylands Station.</p> <table border="1"> <thead> <tr> <th>Required</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td>0.6 x 116 = 69.6</td> <td rowspan="5">444 spaces provided.</td> </tr> <tr> <td>0.9 x 170 = 153</td> </tr> <tr> <td>1.4 x 25 = 35</td> </tr> <tr> <td>0.2 x 311 = 62.2</td> </tr> <tr> <td>Total 319.8 sp</td> </tr> </tbody> </table>	Required	Provided	0.6 x 116 = 69.6	444 spaces provided.	0.9 x 170 = 153	1.4 x 25 = 35	0.2 x 311 = 62.2	Total 319.8 sp	Yes
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3J-2	<i>Parking and facilities are provided for other modes of transport.</i>			Yes																				
3J-3	<i>Car park design and access is safe and secure</i>			Yes																				
3J-4	<i>Visual and environmental impacts of underground car parking are minimised.</i>			Yes																				
3J-5	<i>Visual and environmental impacts of on-grade car parking are minimised.</i>			N/A																				
3J-6	<i>Visual and environmental impacts of above ground enclosed car parking are minimised.</i>			N/A																				
Part 4 - Designing the Building																								
4A	Solar and Daylight Access																							
	<i>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</i>			N/A																				
	Design Criteria	<p>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.</p>	Solar access to living rooms and private open space areas within the development are not proposed to change.	N/A																				
		<p>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.</p>	Solar access to living rooms and private open space areas within the development are not proposed to change.	N/A																				
4A-2	<i>Daylight access is maximised where sunlight is limited.</i>			N/A																				

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4A-3	<i>Design incorporates shading and glare control, particularly for warmer months.</i>			N/A												
4B	Natural Ventilation															
4B-1	<i>All habitable rooms are naturally ventilated.</i>			N/A												
4B-2	<i>The layout and design of single aspect apartments maximises natural ventilation.</i>			N/A												
4B-3	<i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</i>			N/A												
	Design Criteria	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.	No changes are proposed to the number of units which achieve natural ventilation.	N/A												
		Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	No changes are proposed to the depth of cross-over and cross-through units.	N/A												
4C	Ceiling Heights															
4C-1	<i>Ceiling height achieves sufficient natural ventilation and daylight access.</i>			N/A												
	Design Criteria	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table border="1" data-bbox="351 1008 805 1355"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <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> </tbody> </table> These minimums do not preclude higher ceilings if desired.	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	The ceiling heights are not proposed to change.	N/A
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4C-2	<i>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</i>			N/A												
4C-3	<i>Ceiling heights contribute to the flexibility of building use over the life of the building.</i>			N/A												
4D	Apartment Size and Layout															
4D-1	<i>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</i>			Yes												

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	Design Criteria	<p>Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> <p>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.</p>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	<p>All modified units comply with the minimum unit sizes under the ADG.</p> <p>Various unit sizes are proposed to be increased with the reduction to the size of their balconies with some units proposed to contain an additional bathroom. Despite the changes, all units will remain compliant with the ADG minimum internal area requirements as detailed in the following table:</p>		Yes																																														
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<p>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.</p>		<p>No changes are proposed which limits the extent of daylight and natural ventilation to the proposed development.</p>		N/A																																																									
4D-2	<i>Environmental performance of the apartment is maximised.</i>			Yes																																																									
	<p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</p>	<p>The proposed development complies with this requirement.</p>		Yes																																																									
	<p>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</p>	<p>The proposed development complies with this requirement.</p>		Yes																																																									
4D-3	<i>Apartment layouts are designed to accommodate a variety of household activities and needs.</i>			Yes																																																									
	<p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).</p>	<p>The proposed development complies with this requirement.</p>		Yes																																																									
	<p>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</p>	<p>The proposed development complies with this requirement.</p>		Yes																																																									
	<p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments. 	<p>The proposed development complies with this requirement.</p>		Yes																																																									

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	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.		The proposed development complies with this requirement.	Yes															
4E	Private Open Space and Balconies																		
4E-1	<i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</i>			Yes															
	Design Criteria	<p>All apartments are required to have primary balconies as follows:</p> <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> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p> <p>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.</p>	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	<p>All modified units will have a primary balcony complying with the minimum POS sizes under the ADG. The proposal in some instances alters the size of secondary balconies to maximise the internal space.</p>	Yes
Dwelling type	Minimum area	Minimum depth																	
Studio apartments	4m ²	-																	
1 bedroom apartments	8m ²	2m																	
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3+ bedroom apartments	12m ²	2.4m																	
			No changes are proposed the ground floor private open space areas.	N/A															
4E-2	<i>Primary private open space and balconies are appropriately located to enhance liveability for residents.</i>			Yes															
4E-3	<i>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</i>			Yes															
4E-4	<i>Private open space and balcony design maximises safety.</i>			Yes															
4F	Common Circulation and Spaces																		
4F-1	<i>Common circulation spaces achieve good amenity and properly service the number of apartments.</i>			N/A															
	Design Criteria	The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of units per core is not proposed to change.	N/A															
		For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	The number of apartments serviced by the lift cores are not proposed to change.	N/A															
4F-2	<i>Common circulation spaces promote safety and provide for social interaction between residents.</i>			N/A															
4G	Storage																		
4G-1	<i>Adequate, well designed storage is provided in each apartment.</i>			Yes															
	Design Criteria	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	A condition was imposed on the original consent requiring all units to comply with the internal storage requirements of the ADG, and that condition will remain on any modified consent granted.	Yes					
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Studio apartments	4m ³																		
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4G-2	<i>Additional storage is conveniently located, accessible and nominated for individual apartments.</i>			N/A															
4H	Acoustic Privacy																		

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4H-1	<i>Noise transfer is minimised through the siting of buildings and building layout.</i>		Yes
4H-2	<i>Noise impacts are mitigated within apartments through layout and acoustic treatments.</i>		Yes
4J	Noise and Pollution		
4J-1	<i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</i>		N/A
4J-2	<i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>		N/A
4K	Apartment Mix		
4K-1	<i>A range of apartment types and sizes is provided to cater for different household types now and into the future.</i>		Yes
4K-2	<i>The apartment mix is distributed to suitable locations within the building.</i>		Yes
4L	Ground Floor Apartments		
4L-1	<i>Street frontage activity is maximised where ground floor apartments are located.</i>		N/A
4L-2	<i>Design of ground floor apartments delivers amenity and safety for residents.</i>		N/A
4M	Façades		
4M-1	<i>Building facades provide visual interest along the street while respecting the character of the local area.</i>		Yes
4M-2	<i>Building functions are expressed by the façade.</i>		Yes
4N	Roof Design		
4N-1	<i>Roof treatments are integrated into the building design and positively respond to the street.</i>		Yes
4N-2	<i>Opportunities to use roof space for residential accommodation and open space are maximised.</i>		Yes
4N-3	<i>Roof design incorporates sustainability features.</i>		Yes
4O	Landscape Design		
4O-1	<i>Landscape design is viable and sustainable.</i>		N/A
4O-2	<i>Landscape design contributes to the streetscape and amenity.</i>		N/A
4P	Planting on Structures		
4P-1	<i>Appropriate soil profiles are provided.</i>		N/A
4P-2	<i>Plant growth is optimised with appropriate selection and maintenance.</i>		N/A
4P-3	<i>Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>		N/A
4Q	Universal Design		
4Q-1	<i>Universal design features are included in apartment design to promote flexible housing for all community members.</i>		Yes
4Q-2	<i>A variety of apartments with adaptable designs are provided.</i>		Yes
4Q-3	<i>Apartment layouts are flexible and accommodate a range of lifestyle needs.</i>		Yes
4R	Adaptive Reuse		
4R-1	<i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.</i>		N/A
4R-2	<i>Adapted buildings provide residential amenity while not precluding future adaptive reuse.</i>		N/A
4S	Mixed Use		
4S-1	<i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.</i>		N/A
4S-2	<i>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.</i>		N/A
4T	Awnings and Signage		
4T-1	<i>Awnings are well located and complement and integrate with the building design.</i>		N/A
4T-2	<i>Signage responds to the context and desired streetscape character.</i>		N/A
4U	Energy Efficiency		
4U-1	<i>Development incorporates passive environmental design.</i>		Yes
4U-2	<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.</i>		N/A
4U-3	<i>Adequate natural ventilation minimises the need for mechanical ventilation.</i>		N/A
4V	Water Management and Conservation		
4V-1	<i>Potable water use is minimised.</i>		N/A
4V-2	<i>Urban stormwater is treated on site before being discharged to receiving waters.</i>		N/A
4V-3	<i>Flood management systems are integrated into site design.</i>		N/A
4W	Waste Management		

SEPP 65 Apartment Design Guide			
No.	Required / Permitted	Comment	Comply
4W-1	<i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</i>		Yes
4W-2	<i>Domestic waste is minimised by providing safe and convenient source separation and recycling.</i>		Yes
4X	Building Maintenance		
4X-1	<i>Building design detail provides protection from weathering.</i>		N/A
4X-2	<i>Systems and access enable ease of maintenance.</i>		N/A
4X-3	<i>Material selection reduces ongoing maintenance costs.</i>		N/A