## STATE ENVIRONMENTAL PLANNING POLICY NO. 65 DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

## **DEFINITIONS**

Residential flat building means a building that comprises or includes:

- (a) 3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and
- (b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops), but does not include a Class 1a building or a Class 1b building under the Building Code of Australia.

Comment: The proposal is classified as a residential flat building, and SEPP 65 applies.

REQUIREMENTS FROM REGULATIONS

Design
Verification
Statement

a) That he or she designed, or directed the design, of the residential flat development, and
b) That the design quality principles set out in Part 2 of SEPP 65 are achieved.
Qualified designer means a person registered as an architect in accordance with the Architects Act 2003.

Comment: A SEPP 65 Design Quality Principles Report has been submitted to support the most

		recently submitted plans. This has been		
	TMENT DESIG			
No.	Citim or the D	Control	Comments	Compliance
3A	- Siting the D Site Analysi			
3A-1		s illustrates that design decisions have been base	ad on apportunities and constraints	No
3A-1		inditions and their relationship to the surrounding o		INO
3B	Orientation	rialitions and their relationship to the surrounding	oonioxi.	
3B-1		es and layouts respond to the streetscape and	site while optimising solar access	No
	within the de		and almost approximating account account	
3B-2	Overshadow	ing of neighbouring properties is minimised during	g mid-winter.	Yes
3C		ain Interface		
3C-1	Transition be security.	etween private and public domain is achieved	without compromising safety and	No
3C-2	•	ne public domain is retained and enhanced.		Yes
3D		and Public Open Space		
3D-1		area of communal open space is provided to e	nhance residential amenity and to	Yes
		ortunities for landscaping.		
	Design	Communal open space has a minimum area	The proposal provides for the	Yes
	Criteria	equal to 25% of the site.	following communal open space	
		Descriped: 250/ v. 642.2m2 /minimum read	areas;	
		Required: 25% x 613.2m² (minimum road	Ground = 35.48m <sup>2</sup>	
		dedication) = 153.3m <sup>2</sup> .	Level 4 = 147m <sup>2</sup>	
			Total = 182.48m <sup>2</sup>	
		Developments achieve a minimum of 50%	The COS on level 4 will achieve	Yes
		direct sunlight to the principal usable part of	the required level of direct	
		the communal open space for a minimum of 2	sunlight.	
		hours between 9 am and 3 pm on 21 June		
		(mid-winter).		
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions			No
	and be attractive and inviting.			
	Comments The cub writted landerene and evaluations well plane are vide for both each evaluation for			
	<u>Comment</u> : The submitted landscape and architectural plans provide for barbecue areas for each rooftop communal open space and appropriate landscape features. Despite this the proposed			
	COS are considered exclusionary as it is envisaged that only the residents of each tower will			
	have access to their respective rooftop COS.			
3D-3	Communal open space is designed to maximise safety.			Yes
3D-4		iblic open space, where provided, is responsive to the existing pattern and uses of the		N/A
	neighbourho			
3F	Visual Privacy			
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to			No
	achieve reasonable levels of external and internal visual privacy.			
	Design	Separation between windows and balconies is	Tower Separation	
	Criteria	provided to ensure visual privacy is achieved.  Minimum required separation distances from	4 Storeys 5.1m Separation is provided	
		buildings to the side and rear boundaries are	between the kitchen windows of	
		as follows:	apartments 01.01, 02.01 and	No
			apartitionto o no i, ozio i una	. 10

	Habitable Non- Building height rooms and habitable	03.01 (3 units) and the southern	
	Building neight rooms and habitable balconies rooms	bedroom windows of apartment	
	up to 12m (4 storeys) 6m 3m	01.02, 02.02 and 03.02 (3 units) .	
	up to 25m (5-8 storeys) 9m 4.5m		
	over 25m (9+ storeys) 12m 6m	5th Storey	
		3.7m-5.1m Separation is	
	Note: Separation distances between	provided between the COS on	No
	buildings on the same site should	the rooftop's	
	combine required building separations	Mostorn Congretion	
	depending on the type of room.	Western Separation 4 Storeys	
		3m Separation is provided	
	Gallery access circulation should be	between the western wall's	Yes
	treated as habitable space when	including the open vertical louvre	100
	measuring privacy separation	construction staircase and the	
	distances between neighbouring	property boundary.	
	properties.	,	
		5th Storey	
		3m Separation is provided to the	
		COS on the rooftop	No
		N. II. G. III	
		Northern Separation	
		4 Storeys	
		7.21m Separation is provided	Voo
		between the north facing balconies of Tower 02 and the	Yes
		rear boundary.	
		real boundary.	
		5th Storey	
		7.8m – 9.1m Separation is	No
		provided to the COS on the	
		rooftop	
		Eastern Separation	
		4 Storeys	
		3m Separation is provided	No
		between the eastern wall's with	
		habitable room windows and the property boundary.	
		property boundary.	
		5th Storey	
		3m Separation is provided to the	No
		COS on the rooftop	
3F-2	Site and building design elements increase privacy without co		Yes
	and balance outlook and views from habitable rooms and priva	ate open space.	
3G	Pedestrian Access and Entries	4 12 1	N.1
3G-1 3G-2	Building entries and pedestrian access connects to and address Access, entries and pathways are accessible and easy to iden		No No
3G-2 3G-3	Large sites provide pedestrian links for access to streets and c		No Yes
3H	Vehicle Access	อาเกออนอก เอ นองแกนนอกง.	163
3H-1	Vehicle access points are designed and located to achieve	safety, minimise conflicts between	Yes
	pedestrians and vehicles and create high quality streetscapes.		
3J	Bicycle and Car Parking	<u>'</u>	
3J-2	Parking and facilities are provided for other modes of transport	f	Yes
3J-3	Car park design and access is safe and secure.		Yes
3J-4	Visual and environmental impacts of underground car parking		N/A
3J-5	Visual and environmental impacts of on-grade car parking are		No N/A
3J-6	Visual and environmental impacts of above ground enclosed c  - Designing the Building	ai parking are minimised.	N/A
4A-2	Daylight access is maximised where sunlight is limited.		No
TA-2	<b>Comment:</b> The position and orientation of the blocks are c	onsidered to allow for acceptable	INO
	daylight access.	c	
4A-3	Design incorporates shading and glare control, particularly for	warmer months.	N/A
4B	Natural Ventilation	-	-
4B-1	All habitable rooms are naturally ventilated.		Yes
4B-2	The layout and design of single aspect apartments maximises		N/A
4B-3	The number of apartments with natural cross ventilation is n	naximised to create a comfortable	Yes

	∣ indoor enviro	nment for residents	S.		
	Design Criteria	At least 60% of a ventilated in the building. Apartme are deemed to be enclosure of the allows adequate to be fully enclosed.	partments are naturally cross e first nine storeys of the ents at ten storeys or greater e cross ventilated only if any e balconies at these levels natural ventilation and cannot	cross ventilated care of dual aspect.	Yes
		Required. 60% x	o urins = 5.0 urins		
			a cross-over or cross-through not exceed 18m, measured line.		Yes
4C	Ceiling Heig	hts			
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.DesignMeasured from finished floor level to finished ceiling level, minimum ceiling heights are:The proposed ceiling heights are as follows:				Yes
		Minimum ceiling for apartment and	height mixed use buildings	Ground floor 2.5m  First floor 2.7m	Yes
		Habitable rooms	2.7m	<ul><li>First floor 2.7m</li><li>Second floor 2.7m</li></ul>	163
		Non-habitable For 2 storey apartments	2.4m 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the	Third floor 2.7m	
		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		
		These minimum ceilings if desired	s do not preclude higher		
4C-2		nt increases the se	ense of space in apartments	and provides for well-proportioned	Yes
4C-3	rooms. Ceiling heigh	ts contribute to the	flexibility of building use over	the life of the building.	Yes
4D 4D-1		Size and Layout	a apartment is functional w	ell organised and provides a high	Yes
40-1	standard of a	menity. Apartments are re	equired to have the following		Yes
	Criteria	Apartment type Studio			
		1 bedroom	50m <sup>2</sup>		
		2 bedroom	70m²		
		3 bedroom	90m²		
			'		
		bathroom. Addition	ernal areas include only one onal bathrooms increase the area by 5m <sup>2</sup> each.		
		bathroom. Addition minimum internal Every habitable ran external wall area of not less the room. Dayl borrowed from other contractions.	onal bathrooms increase the area by 5m <sup>2</sup> each.  oom must have a window in with a total minimum glass han 10% of the floor area of ight and air may not be ner rooms.	Compliant	Yes
4D-2		bathroom. Addition minimum internal Every habitable ran external wall area of not less the room. Dayl borrowed from other performance of the minimum and pe	onal bathrooms increase the area by 5m <sup>2</sup> each.  oom must have a window in with a total minimum glass han 10% of the floor area of ight and air may not be ner rooms.  the apartment is maximised.	Compliant	Yes
4D-2	Environmento Design Criteria	bathroom. Addition minimum internal Every habitable ran external wall area of not less the room. Dayl borrowed from other performance of the Habitable room.	onal bathrooms increase the area by 5m <sup>2</sup> each.  oom must have a window in with a total minimum glass han 10% of the floor area of ght and air may not be ner rooms.  he apartment is maximised.  depths are limited to a	Compliant	
4D-2	Design	bathroom. Addition minimum internal Every habitable ran external wall area of not less the room. Dayl borrowed from other performance of the maximum of 2.5 x In open plan layout and kitchen are	onal bathrooms increase the area by 5m² each.  oom must have a window in with a total minimum glass han 10% of the floor area of ight and air may not be ner rooms.  the apartment is maximised.  depths are limited to a the ceiling height.  outs (where the living, dining a combined) the maximum	Compliant  Satisfactory.  Complies	Yes
4D-2	Design Criteria Apartment la	bathroom. Addition minimum internal Every habitable ran external wall area of not less the room. Dayl borrowed from other performance of the maximum of 2.5 x In open plan layouts are designed.	onal bathrooms increase the area by 5m² each.  oom must have a window in with a total minimum glass han 10% of the floor area of ight and air may not be ner rooms.  the apartment is maximised.  depths are limited to a the ceiling height.  outs (where the living, dining e combined) the maximum epth is 8m from a window.	Compliant  Satisfactory.  Complies  household activities and needs.	Yes Yes Yes
	Design Criteria	bathroom. Addition minimum internal Every habitable ran external wall area of not less the room. Dayl borrowed from other performance of the Habitable room maximum of 2.5 x In open plan layouts are designed Master bedrooms	onal bathrooms increase the area by 5m² each.  oom must have a window in with a total minimum glass han 10% of the floor area of ight and air may not be ner rooms.  The apartment is maximised.  depths are limited to a the ceiling height.  Souts (where the living, dining expenses the maximum epth is 8m from a window.  It to accommodate a variety of shave a minimum area of bedrooms 9m² (excluding)	Compliant  Satisfactory.  Complies  household activities and needs.  Satisfactory.	Yes Yes

Excitation witch of the second partners   Satisfactory.   Yes				
have a minimum width of:  - 3. Min or studio and 1 bedroom apartments - 4. Min for 2 and 3 bedroom apartments - 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.  4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity.  Dosign Criteria  All apartments are required to have primary apartments balconies as follows:  Dosign Criteria  All apartments are required to have primary apartments 01.02, 02.02 and 03.02 are calculated as having a non-compliant area of 35 sgm for a two bedroom apartment.  Powering Management 10-70 2m 31 bedroom apartments are required to have primary apartments of 10-70 2m 31 bedroom apartments and 10-70 2m 31 bedroom apartments are required to have primary for a two bedroom apartment.  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 15m and a minimum depth 15m.  Frieste open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.  Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.  Private open space and balcony design maximises safely.  The maximum number of apartments off a Compliance achieved region apartments.  For buildings of 10 storeys and over, the Compliance achieved region of 10 storeys and over, the Compliance achieved region apartments and bedrooms, the following storage is to be casted within the apartment.  For buildings of 10 storeys and over, the Compliance achieved residents.  For buildings of 10 storeys and over, the Compliance achieved residents.  For buildings of 10 storeys and over, the Compliance achieved residents.  For building apartments and power is the provided in ach apartment.  Aleast 5			(excluding wardrobe space).	Voc
- 3.6m for studio and 1 bedroom apartments     - 4 in for 2 and 3 bedroom apartments.     The width of cross-over or cross-through apartments are at least 4 minternally to avoid deep narrow apartment layouts.  4E     - 4E-1  4E-1     - 4D				163
The width of cross-over or cross-through apartments are at least 4 mill interest and the partments are at least 4 mill interest and believe to each apartment by a partment layouts.				
### Accepted by the provided in the property service of the overall apartments are at least 4m internally to avoid deep narrow apartment layouts.  #### Private Open Space and Balconies ####################################				
Design   Private Open Space and Balconies   Apartments provide appropriately sized private open space and balconies to enhance residential amenity.   Design   Apartments provide appropriately sized private open space and balconies to enhance residential amenity.   Design   Apartments   Ap				Yes
### 4E-1 ### Apartments provide appropriately sized private open space and balconies to enhance residential amonity.  ### Design Criteria			· ·	
### Apartments provide appropriately sized private open space and balconies to enhance residential aments.   ### Design Criteria	1E	Private Oper		
Design   Criteria   All apartments are required to have primary   Design   Criteria   All apartments are required to have primary   Apartments 01.02, 02.02 and   03.02 are calculated as having a   03.02 are calculated as hav				Yes
Criteria   balconies as follows:   Oxoliva   Minamum   Minamum   Oxoliva			revide appropriately elect private open epace and salesmost to eliminos recidential	.00
Studio apartments   Ani <sup>2</sup>   2   1   Bedroom apartments   Ani <sup>2</sup>   2   2   2   1   Bedroom apartments   Ani <sup>2</sup>   2   2   2   2   3   Bedroom apartments   Ani <sup>2</sup>   2   2   2   3   Bedroom apartments   Ani <sup>2</sup>   2   2   3   3   3   3   3   3   3   3				No
Studio apartments   4m²   2m   2m   2 bedroom apartments   4m²   2m   2 bedroom apartments   10m²   2m   3 bedroom apartments   2m   2m   2m   2m   2m   2m   2m   2		Criteria	" ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	
Subolo apartments   4m²   2m   2 m   2 bedroom apartments   5m²   2m   2 tempor apartments   5m²   2m   2 tempor apartments   5m²   2m   2 tempor apartments   5m²   2 t				
The minimum balcony depth to be counted as contributing to the balcony 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.    4E-2			·	
The minimum balcony depth to be counted as contributing to the balcony 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.    4E-2			1 bedroom apartments 8m <sup>2</sup> 2m	
The minimum balcony depth to be counted as contributing to the balcony area is 1m.  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.  4E-2  Primary private open space and balconies are appropriately located to enhance liveability for residents.  Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.  4E-3  Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.  4E-4  Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.  4E-7  Private open space and balcony design maximises safety.  Common circulation and Spaces  Private open space and balcony design maximises safety.  Common circulation spaces achieve good amenity and properly service the number of apartments.  Design  Criteria  The maximum number of apartments off a circulation core on a single level is eight.  For buildings of 10 storeys and over, the maximum number of apartments sharing a circulation core on a single level is eight.  For buildings of 10 storeys and provide for social interaction between residents. Yes  Storage  4G-1  Adequate, well designed storage is provided in each apartment.  Design  Criteria  In addition to storage in kitchens, bathrooms insufficient and non-compliant storage provision within the proposal.  The per unit in ground level of 10.10.2 = 0.7 segm of 10.20.20.7 segm of 10.20.20.20.20.20.20.20.20.20.20.20.20.20				
The minimum balcony depth to be counted as contributing to the balcony area is 1m. 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.  4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.  4F-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.  4F-4 Private open space and balcony design maximises safety.  4F-1 Common Circulation and Spaces  Common Circulation and Spaces achieve good amenity and properly service the number of apartments.  Design Criteria  The maximum number of apartments off a circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.  4F-2 Common circulation spaces promote safety and provide for social interaction between residents.  4F-2 Storage  4F-3 Storage  4F-4 Private open space and balcony design maximises safety.  Yes  Criteria  The maximum number of apartments off a compliance achieved  Yes  Compliance achieved  Yes  Compliance achieved  Yes  Storage  4F-1 In addition to storage is provided in each apartment.  Pesign Criteria  In addition to storage is kitchens, bathrooms and bedrooms, the following storage is storage provision within the proposal.  The per unit in ground level of 1.01 = 0.7 sqm of 1.02 = 0.7 sqm of 1				
Contributing to the balcony area is 1m.   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.				
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.  4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.  4F-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.  4F-4 Private open space and balcony design maximises safety.  4F-1 Common circulation and Spaces  4F-1 Common circulation and Spaces achieve good amenity and properly service the number of apartments.  Design Criteria  For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.  4F-2 Common circulation spaces promote safety and provide for social interaction between residents. Yes  4F-3 Storage  4F-4 Common circulation spaces promote safety and provide for social interaction between residents. Yes  4F-2 Common circulation spaces promote safety and provide for social interaction between residents. Yes  4F-2 Common circulation spaces promote safety and provide for social interaction between residents. Yes  4F-2 Common circulation spaces promote safety and provide for social interaction between residents. Yes  4F-3 In addition to storage in kitchens, bathrooms and bedrooms, the following storage is storage provision within the proposal.  1 me per unit in ground level  1 1 bedroom apartments			·	
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.  4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.  4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. Private open space and balcony design maximises safety.  4E-4 Common Circulation and Spaces  4F-1 Common Circulation spaces achieve good amenity and properly service the number of apartments.  Design Criteria  The maximum number of apartments off a circulation core on a single level is eight.  For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.  4F-2 Common circulation spaces promote safety and provide for social interaction between residents.  Yes  4F-2 Common circulation spaces promote safety and provide for social interaction between residents.  Yes  4F-2 Common circulation spaces promote safety and provide for social interaction between residents.  Yes  4F-2 Common circulation spaces promote safety and provide for social interaction between residents.  Yes  4F-2 Common circulation spaces promote safety and provide for social interaction between residents.  Yes  4F-2 Common circulation spaces provided in each apartment.  Design Criteria  In addition to storage in kitchens, bathrooms Insufficient and non-compliant storage provision within the proposal.  Acquate, well designed storage is provided in each apartment.  Design Criteria  At least 50% of the required storage is to be located within the apartment storage provision within the proposal.  At least 50% of the required storage is to be located within the apartment storage provision within the proposal.  The per unit in ground level of 01.01 = 0.7sqm 03.01 = 1.3 sqm 03.02 = 0.7sqm 03.02 = 0.7				N/A
## Acoustic Privacy    Minimum area of 15m² and a minimum depth of 3m.			or similar structure, a private open space is apartments proposed.	
AE-2   Primary private open space and balconies are appropriately located to enhance liveability for residents.   Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.   Yes architectural form and detail of the building.   Yes architectural form and detail of the building.   Yes Private open space and balcony design maximises safety.   Yes   Private open space and balcony design maximises safety.   Yes   Private open space and balcony design maximises safety.   Yes   Private open space and balcony design maximises safety.   Yes   Private open space and balcony design maximises safety.   Yes   Private open space and balcony design maximises safety.   Yes   Private open space and balcony design maximises safety.   Yes   Private open space and balcony design maximises safety.   Yes   Private open space achieve good amenity and properly service the number of spartments of a circulation core on a single level is eight.   For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.   Compliance achieved   Yes   Private open spartment sharing a single lift is 40.   Compliance achieved   Yes   Private open dover, the maximum number of apartments.   Yes   Private open dover, the maximum number of apartments.   Yes   Private open dover, the maximum number of apartments.   Yes   Private open dover, the maximum number of apartments.   Yes   Private open spartments   P				
### Acoustic Primary private open space and balconies are appropriately located to enhance liveability for residents.  ### Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.  ### Private open space and balcony design maximises safety.  ### Common Circulation and Spaces  ### Common circulation spaces achieve good amenity and properly service the number of apartments.  ### Design			·	
### Acoustic Privace  ### Appropriate noise shielding or attenuation techniques for the building design, construction and construction and proves for the building design, construction and construction and privace for the building design, construction and construction an	4E-2	Primary priva		Yes
architectural form and detail of the building.  4E-4 Private open space and balcony design maximises safety.  4F-1 Common Circulation and Spaces  4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments.  Design Criteria  The maximum number of apartments off a circulation core on a single level is eight.  For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.  4F-2 Common circulation spaces promote safety and provide for social interaction between residents. Yes  4G-3 Storage  Adequate, well designed storage is provided in each apartment.  Design Criteria  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:  Debign Criteria  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:  Debign Criteria  At least 50% of the required storage is to be located within the apartment.  Debign Ocaling type Storage size volume  At least 50% of the required storage is to be located within the apartment.  Acoustic Privacy  Additional storage is conveniently located, accessible and nominated for individual apartments.  Acoustic Privacy  Alties are mitigated within apartments through layout and acoustic treatments.  Yes  Alties and Pollution  Yes  Noise and Pollution  Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.  AK Apartment Mix		residents.		
### AF-1 Private open space and balcony design maximises safety.  ### Common Circulation and Spaces  ### Common Circulation spaces achieve good amenity and properly service the number of apartments.  ### Design Criteria The maximum number of apartments off a circulation core on a single level is eight.  ### For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.  ### Common circulation spaces promote safety and provide for social interaction between residents. Yes  ### Adequate, well designed storage is provided in each apartment.  ### Adequate, well designed storage is provided in each apartment.  ### Design In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:  ### Develling type Storage size volume	4E-3			Yes
### Common Circulation and Spaces  #### Common Circulation spaces achieve good amenity and properly service the number of apartments.  #### Design Criteria    The maximum number of apartments off a circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.  ###################################	4E 4			Voo
AF-1 Common circulation spaces achieve good amenity and properly service the number of apartments.    Design Criteria   The maximum number of apartments off a circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.    AF-2   Common circulation spaces promote safety and provide for social interaction between residents. Yes storage   Adequate, well designed storage is provided in each apartment.   Yes   Adequate, well designed storage is provided in each apartment.   Yes   In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:     In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provision within the proposal.   Imper unit in ground level   01.01 = 0.7sqm   01.02 = 0.7sqm   01.02 = 0.7sqm   02.02 = 0.7sqm   03.01 = 1.3 sqm   03.02 = 0.7sqm   03.02 = 0.				res
Design Criteria				Yes
Criteria  Circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.  4F-2 Common circulation spaces promote safety and provide for social interaction between residents.  Yes  4G-1 Adequate, well designed storage is provided in each apartment.  Design Criteria  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provision within the proposal.  Develling type Storage size volume  Studio apartments  Develling type Storage size volume  Studio apartments  Develling type Storage size volume  Studio apartments  1 bedroom apartments  2 bedroom apartments  1 bedroom apartments  1 bedroom apartments  2 bedroom apartments  1 bedroom apartments  3 + bedroom apartments  1 bedroom apartments  1 bedroom apartments  2 bedroom apartments  3 + bedroom apartments  4 bedroom apartments  1 bedroom apartments  1 bedroom apartments  2 bedroom apartments  3 + bedroom apartments  4 bedroom apartments  1 bedroom apartments  2 bedroom apartments  1 bedroom apartments  2 bedroom apartments  1 bedroom apartments  1 bedroom apartments  2 bedroom apartments  1 bedroom apartments  2 bedroom apartments  1		apartments.		
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.  4F-2 Common circulation spaces promote safety and provide for social interaction between residents. Yes  4G Storage  4G-1 Adequate, well designed storage is provided in each apartment.  Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is storage provision within the proposal.  1 mer unit in ground level 01.01 = 0.7sqm 01.02 = 0.7sqm 02.01 = 1.3 sqm 02.02 = 0.7sqm 03.01 = 1.3 sqm 03.02 = 0.7sqm				Yes
### Acoustic Privacy  #### Acoustic Privacy  ##### Acoustic Privacy  ##### Acoustic Privacy  ###################################		Criteria		Voc
Single lift is 40.   Storage   Storage   Adequate, well designed storage is provided in each apartment.   Yes			·	163
AG-1 Adequate, well designed storage is provided in each apartment.  Design Criteria  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is storage provision within the proposal.  Design Criteria  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is storage provision within the proposal.  Design Criteria  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is storage provision within the proposal.  Im per unit in ground level 01.01 = 0.7sqm 02.01 = 1.3 sqm 02.02 = 0.7sqm 03.01 = 1.3 sqm 02.02 = 0.7sqm 03.01 = 1.3 sqm 03.02 = 0.7sqm 03.01 = 1.3 sqm 03.02 = 0.7sqm 03.02 = 0.7sqm  Additional storage is conveniently located, accessible and nominated for individual apartments.  Yes  4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.  Yes  4H-1 Noise transfer is minimised through the sitting of buildings and building layout.  Yes  4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.  Yes  4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.  Yes  AJ-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful sitting and layout of buildings.  AJ-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.  4K Apartment Mix			single lift is 40.	
Adequate, well designed storage is provided in each apartment.  Design Criteria  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:    Dwelling type			culation spaces promote safety and provide for social interaction between residents.	Yes
Design Criteria  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:  Dwelling type Storage size volume  Studio apartments 4m³  1 bedroom apartments 8m³  2 bedroom apartments 10m³  At least 50% of the required storage is to be located within the apartment.  Acoustic Privacy  4H-1 Noise transfer is minimised through the sitting of buildings and building layout.  4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful sitting and layout of buildings.  Apartment Mix  Insufficient and non-compliant storage provision within the proposal.  Im per unit in ground level 01.01 = 0.7sqm 01.02 = 0.7sqm 02.02 = 0.7sqm 02.02 = 0.7sqm 03.01 = 1.3 sqm 03.02 = 0.7sqm 03.02 = 0			all designed storage is provided in each anartment	Voc
Acoustic Privacy  H-1 Noise transfer is minimised through the sitting of buildings and building layout.  H-2 Noise and Pollution  4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful sitting and layout of buildings.  Apartment Mix  Am³  In per unit in ground level 01.01 = 0.7sqm 01.02 = 0.7sqm 02.01 = 1.3 sqm 02.02 = 0.7sqm 03.01 = 1.3 sqm 03.02 = 0.7sqm 03.02	40-1			
Dwelling type   Storage size volume   Studio apartments   4m³   1 bedroom apartments   6m³   2 bedroom apartments   8m³   3+ bedroom apartments   10m³   10m³   02.01 = 1.3 sqm   03.01 = 1.3 sqm   03.01 = 1.3 sqm   03.02 = 0.7				
Studio apartments    1 bedroom apartments   4m³     1 bedroom apartments   6m³     2 bedroom apartments   10m³     3 + bedroom apartments   10m³     At least 50% of the required storage is to be located within the apartment.     4G-2   Additional storage is conveniently located, accessible and nominated for individual apartments.     4H-1   Noise transfer is minimised through the sitting of buildings and building layout.   Yes     4H-2   Noise impacts are mitigated within apartments through layout and acoustic treatments.     4J-1   In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful sitting and layout of buildings.     4J-2   Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.     4K   Apartment Mix   Apartment Mix   Apartment minimised   Amartment minimised     1m per unit in ground level     01.01 = 0.7sqm     02.02 = 0.7sqm     03.02 = 0.7s			provided: proposal.	
1 bedroom apartments 2 bedroom apartments 3 + bedroom apartments 10m³  At least 50% of the required storage is to be located within the apartment.  4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.  4H Acoustic Privacy 4H-1 Noise transfer is minimised through the sitting of buildings and building layout. 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.  4J Noise and Pollution  4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful sitting and layout of buildings.  4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.				
1 bedroom apartments   6m³   01.02 = 0.7sqm   02.01 = 1.3 sqm   02.02 = 0.7sqm   03.01 = 1.3 sqm   03.02 = 0.7sqm   03.01 = 1.3 sqm   03.02 = 0.7sqm   03.01 = 1.3 sqm   03.02 = 0.7sqm   03.02				
2 bedroom apartments 8m³ 02.01 = 1.3 sqm 02.02 = 0.7sqm 03.01 = 1.3 sqm 03.02 = 0.7sqm 03.02 = 0				
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choice of materials are used to mitigate noise transmission.  4K Apartment Mix	412			Vec
4K Apartment Mix	4J-Z			
	1K			
	411			

	into the future.	
4K-2	The apartment mix is distributed to suitable locations within the building.	Yes
4L	Ground Floor Apartments	
4L-1	Street frontage activity is maximised where ground floor apartments are located.	N/A
4L-2	Design of ground floor apartments delivers amenity and safety for residents.	N/A
4M	Façades	
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	Yes
4M-2	Building functions are expressed by the façade.	Yes
4N	Roof Design	
4N-1	Roof treatments are integrated into the building design and positively respond to the street.	Yes
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	Yes
4N-3	Roof design incorporates sustainability features.	N/A
40	Landscape Design	V
40-1	Landscape design is viable and sustainable.	Yes
40-2	Landscape design contributes to the streetscape and amenity.	Yes
4P 4P-1	Planting on Structures Appropriate soil profiles are provided.	Voc
4P-1 4P-2	Plant growth is optimised with appropriate selection and maintenance.	Yes Yes
4P-2 4P-3	Planting on structures contributes to the quality and amenity of communal and public open	Yes
	spaces.	162
4Q 4Q-1	Universal Design	Vaa
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	Yes
4Q-2	A variety of apartments with adaptable designs are provided.	Yes
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.	Yes
4R	Adaptive Reuse	
4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A
4S	Mixed Use	
4S-1	Mixed use developments are provided in appropriate locations and provide active street	N/A
	frontages that encourage pedestrian movement.	
4S-2	Residential levels of the building are integrated within the development, and safety and amenity	N/A
	is maximised for residents.	
4T 4	Awnings and Signage	N1/A
4T-1	Awnings are well located and complement and integrate with the building design.	N/A
4T-2 4U	Signage responds to the context and desired streetscape character.  Energy Efficiency	N/A
4U-1	Development incorporates passive environmental design.	Yes
4U-2	Development incorporates passive environmental design.  Development incorporates passive solar design to optimise heat storage in winter and reduce	Yes
	heat transfer in summer.	
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	Yes
4V	Water Management and Conservation	\/
4V-1	Potable water use is minimised.	Yes
4V-2 4V-3	Urban stormwater is treated on site before being discharged to receiving waters.  Flood management systems are integrated into site design.	Council's Development Engineer has advised that the proposal is unsatisfactor y
4W	Waste Management	
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and	Council's
4144.0	amenity of residents.	Waste Officer
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.	has advised
		that the
437	Duit din a Maintanana	proposal is satisfactory
4X 4X-1	Building Maintenance  Puilding design detail provides protection from weathering	Vaa
4A-1	Building design detail provides protection from weathering.	Yes
4X-2	Systems and access enable ease of maintenance.	Yes