

ATTACHMENT 2

State Environmental Planning Policy No. 65 –Design Quality of Residential Apartment Development

The relevant objectives and provisions of State Environmental Planning Policy No. 65 –Design Quality of Residential Apartment Development have been considered in the following assessment table:

No.	Clause	Comment	Yes	No	N/A
Part 3 – Sitting the Development					
3A Site Analysis					
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	A site analysis plan has been submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3B Orientation					
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.	The proposed building presentation to the street is not considered satisfactory. The massing of the building and additional height sought results in an unacceptable built form having regard to streetscape impacts as the reduced setbacks provide for a bulk and scale greater than that desired for the immediate area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter.	<p>It has not been demonstrated that the adjoining property to the south will retain adequate solar access having regard to the inadequate side setback and building separation provided. A minimum of 50% of the private open space areas of adjacent dwellings to have access to 3 hours of direct sunlight between 9.00am and 4.00pm at the winter solstice (22 June) (which is the requirement for residential flat buildings in control C8 of Part B clause 1.8 ‘Sunlight Access’ of HDCP 2013).</p> <p>The proposed building will stand an additional storey higher than the neighbouring residential flat building (RFB) at 62-66 Berwick St, and also proposes a roof top terrace; which will adversely impact solar access to north facing private open space and living areas of 6 out of 17 units, and portions of the ground floor communal open space of the adjoining RFB.</p> <p>The proposal has not provided a detailed assessment for overshadowing impact. No elevational shadow diagrams have been submitted to demonstrate that</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
		<p>the proposed building will not adversely overshadow the adjoining 3 storey residential flat building to the south at 62-66 Berwick St between 9am-3pm.</p> <p>Where a proposal significantly reduces the solar access of neighbours, building separation should be increased beyond minimums contained in Section 3F Visual Privacy. The proposal provides an inadequate building separation of 5.4m to the southern boundary and results in adverse overshadowing of the neighbouring property.</p> <p>In this regard, it is considered that the amenity of north-facing units at 62-66 Berwick St will be compromised, which is considered unacceptable. The above non-compliance is included as a reason for refusal in the draft of determination.</p>			
3C	Public Domain Interface				
3C-1	Transition between private and public domain is achieved without compromising safety and security.	Transition between the public and private domain is considered not satisfactory. The public domain along both street frontages comprise of groundcover and shrub planting forward of the outdoor play spaces of the childcare centre, enclosed by high acoustic fencing. The landscape treatment proposed to both street frontages does not promote an active street edge and conceals direct view of the building entrances.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3C-2	Amenity of the public domain is retained and enhanced.	The outdoor play space of the child care centre is proposed within the front setback area of both street frontages. Planting or other design measures are not in place to soften the visual impact of the acoustic fencing bounding the child care centre outdoor play spaces when viewed from the street.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3D	Communal and Public Open Space				
3D-1	Communal open space has a minimum area equal to 25% of the site.	<p>Required: 1,236.18m² x 25% = 309.045m².</p> <p>Proposed: Rooftop terrace COS = 323.2m² (26.14%)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for	At least 50% of the proposed COS on the rooftop terrace will receive at least 2 hours direct sunlight between 9am and 3pm, mid-winter.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A												
	a minimum of 2 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 and be attractive and inviting.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3D-3	Communal open space is designed to maximise safety.	Balustrading and planter boxes restrict access to the edge of the building for safety, noting that COS is provided on the rooftop.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>												
3E	Deep Soil Zones																
3E-1	Deep soil zones are to meet the following minimum requirements: Required: Min. 86.53m ² (7%)	Provided: 27.2m ² (2.22%) The proposal is made pursuant to SEPP ARH and requires min. 15% of deep soil area to be provided.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>												
3F	Visual Privacy																
3F-1	<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. 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	<p>Building is 4 storey in height, with roof top terrace.</p> <p>West: Berwick Street</p> <p>North: Beaufort Street</p> <p>East / Rear: <i>Ground Floor</i> – Child care centre <i>Levels 1-3:</i> Requires a min. 6m setback to boundary. Bedrooms and bathrooms setback 6m to boundary. Balconies setback 5.5m to boundary (measured from outer face of balcony). <i>5th storey</i> Requires a min. 9m setback to boundary. COS setback 6m to boundary (measured from outer face of planter boxes)</p> <p>South: <i>Ground Floor</i> – Child care centre <i>Levels 1-3:</i> Requires 6m setback. Bedrooms and bathrooms setback 5.4m to boundary. Balconies setback 4.8m to boundary (measured from outer face of balcony). <i>5th storey</i> Requires a min. 9m setback to boundary. COS setback 9.2m to boundary (measured from outer face of planter boxes)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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															

No.	Clause	Comment	Yes	No	N/A										
		Inadequate building separation is provided between habitable rooms and balconies of the subject proposal and adjoining RFB at 62-66 Berwick St.													
3G	Pedestrian Access and Entries														
3G-1	Building entries and pedestrian access connects to and addresses the public domain.	The building entry to apartments from Berwick St is not clearly defined or easily identifiable. The residential pedestrian access is narrow and hidden between two outdoor play spaces of the child care centre and as such can be easily mistaken as the entry for the child care centre.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
3G-2	Access, entries and pathways are accessible and easy to identify.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
3H	Vehicle Access														
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Vehicle entry is separate from pedestrian entry.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
3J	Bicycle and Car Parking														
	<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> <p>The car parking needs for a development must be provided off street.</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 bed</td> <td>0.9 spaces</td> </tr> <tr> <td>3 bed</td> <td>1.4 spaces</td> </tr> <tr> <td>4+ bed</td> <td>1.4 spaces</td> </tr> </tbody> </table>	Control		1 bedroom	0.6 spaces	2 bed	0.9 spaces	3 bed	1.4 spaces	4+ bed	1.4 spaces	Refer to ARH SEPP and DCP compliance table.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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1 bedroom	0.6 spaces														
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No.	Clause	Comment	Yes	No	N/A
	Visitor 0.2 spaces per dwelling				
3J-2	Parking and facilities are provided for other modes of transport.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-3	Car park design and access is safe and secure.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-4	Visual and environmental impacts of underground car parking are minimised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3J-5	Visual and environmental impacts of on-grade car parking are minimised.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Part 4 – Designing the Building					
4A	Solar and Daylight Access				
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design Criteria				
	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	Refer to ARH SEPP compliance table.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter.	No apartments receive nil sunlight.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4A-2	Daylight access is maximised where sunlight is limited.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4A-3	Design incorporates shading and glare control, particularly for warmer months.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4B	Natural Ventilation				
4B-1	All habitable rooms are naturally ventilated.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4B-2	The layout and design of single aspect apartments maximises natural ventilation.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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.	12 out of 18 units are cross ventilated (66%)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Single aspect units are less than 18m in depth.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4C	Ceiling Heights				
4C-1	Ceiling height achieves sufficient natural ventilation and daylight		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A												
	access.																
	Design Criteria																
	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1"> <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> <p>These minimums do not preclude higher ceilings if desired.</p>	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	<p>The proposed ceiling heights are as follows:</p> <ul style="list-style-type: none"> • Ground floor 2.7m • Level 1 2.7m • Level 2 2.7m • Level 3 2.7m 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum ceiling height for apartment and mixed use buildings																	
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If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use																
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
4D	Apartment Size and Layout																
4D-1	<p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</p> <p><u>Comment:</u> The central single facing east apartment ("Unit 01.06") is replicated on Levels 1-3 inclusive and proposes a snorkel bedroom (being the master bedroom). The snorkel bedroom is positioned in between the southern wall (2m depth) of the second bedroom and balcony of the adjoining apartment, and as such receives poor sunlight and ventilation.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>												
	Design Criteria																
	<p>Apartments are required to have the following minimum internal areas:</p> <p>Min. Internal Area</p> <ul style="list-style-type: none"> - Studio = 35m² - 1 b/r unit = 50m² - 2 b/r unit = 70m² - 3 b/r unit = 90m² <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p>	All units meet the minimum ADG sizes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												
	Every habitable room must have a window in an external wall with a total minimum glass	Every habitable room has a window in an external wall with minimum glass area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												

No.	Clause	Comment	Yes	No	N/A														
	area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.																		
4D-2	Environmental performance of the apartment is maximised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	Design Criteria																		
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	The proposed development complies with this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	The proposed development complies with this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	Satisfactory. All master bedrooms have minimum area of 10m ² . All secondary bedrooms have minimum area of 9m ² .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Satisfactory. All bedrooms have minimum dimension of 3m.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	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.	The proposed development complies with this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>														
	4E Private Open Space and Balconies																		
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>														
	Design Criteria																		
	All apartments are required to have primary balconies as follows: <table border="1" data-bbox="335 1624 710 1825"> <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> The minimum balcony depth to be counted as contributing to the balcony area is 1m.	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	Each unit is provided with the minimum POS areas and dimensions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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																	
For apartments at ground level or on a podium or similar structure, a private open space	No apartments proposed at ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>															

No.	Clause	Comment	Yes	No	N/A										
	is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4E-4	Private open space and balcony design maximises safety.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4F	Common Circulation and Spaces														
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	Design Criteria														
	The maximum number of apartments off a circulation core on a single level is eight.	One lift core serving 6 units on each floor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
	Daylight & natural ventilation to be provided to CCS above ground level. Windows should be at ends of corridors or next to core.	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>										
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4G	Storage														
4G-1	Adequate, well designed storage is provided in each apartment.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	Design Criteria														
	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Storage areas have been provided within the units with additional storage provided within the basement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
	<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				
Dwelling type	Storage size volume														
Studio apartments	4m ³														
1 bedroom apartments	6m ³														
2 bedroom apartments	8m ³														
3+ bedroom apartments	10m ³														
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4H	Acoustic Privacy														
4H-1	Noise transfer is minimised through the siting of buildings and building layout.	Internal transfer of noise is considered satisfactory. Subject to compliance with BCA requirements for noise transmission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
4J	Noise and Pollution														
4J-1	In noisy or hostile environments the impacts of external noise and		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										

No.	Clause	Comment	Yes	No	N/A
	pollution are minimised through the careful siting and layout of buildings. <u>Comment:</u> The noise impacts from the proposed 76 place child care centre located on the ground floor has not been considered within the design and siting of apartments. The submitted Acoustic Report provides no consideration for the use/impacts of noise from the child care facility.				
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4K	Apartment Mix				
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4K-2	The apartment mix is distributed to suitable locations within the building.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4L	Ground Floor Apartments				
4L-1	Street frontage activity is maximised where ground floor apartments are located.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4L-2	Design of ground floor apartments delivers amenity and safety for residents.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4M	Façades				
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	The building's presentation along both street frontages, at the street level is not considered acceptable as it comprises of the outdoor play spaces of the child care centre and does not address or is consistent with the existing streetscape and changing character of the local area. The building entries are also not clearly defined. The façade of the building above the ground level comprises of framed balconies and windows, a mix of materials and colours, modulation elements, and is considered satisfactory.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4M-2	Building functions are expressed by the façade.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4N	Roof Design				
4N-1	Roof treatments are integrated into the building design and positively respond to the street.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4N-3	Roof design incorporates sustainability features.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4O	Landscape Design				
4O-1	Landscape design is viable and sustainable.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4O-2	Landscape design contributes to the streetscape and amenity. <u>Comment:</u> Landscape design proposed at the ground level is minimal and limited to a width of 1m and 2m along Beaufort St and Berwick St respectively, forward of the child care centre's outdoor play space. In addition, the proposed landscape treatment of the front setback area has not been distributed within the front setback to provide adequate visual softening of the building.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4P	Planting on Structures				
4P-1	Appropriate soil profiles are provided.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No.	Clause	Comment	Yes	No	N/A
4P-2	Plant growth is optimised with appropriate selection and maintenance.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4Q	Universal Design				
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4Q-2	A variety of apartments with adaptable designs are provided.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4R	Adaptive Reuse				
4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4S	Mixed Use				
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4T	Awnings and Signage				
4T-1	Awnings are well located and complement and integrate with the building design.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4T-2	Signage responds to the context and desired streetscape character.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4U	Energy Efficiency				
4U-1	Development incorporates passive environmental design.	The development is considered unsatisfactory with regard to solar access.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4V	Water Management and Conservation				
4V-1	Potable water use is minimised.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4V-3	Flood management systems are integrated into site design.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4W	Waste Management				
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Separate bin rooms have not been provided for the child care or residential apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4X	Building Maintenance				
4X-1	Building design detail provides protection from weathering.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4X-2	Systems and access enable ease of maintenance.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4X-3	Material selection reduces ongoing maintenance costs.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>