SARM | Architects
Suite 4 | 7 Ridge Street | North Sydney 2060 | p +61 2 9922 2799 | f +61 2 9922 2755 | architects@sarm.com.au | www.sarm.com.au | ABN 26 000 663 623

291-293 Condamine Street Manly Vale NSW 2093

SEPP 65 Report

Section 4.55(1A) Modification Development Application

Application No. Mod2024/0237 - PAN-433071

V1 - Friday, 14 June 2024

In response to the Return of Application requesting a detailed SEPP 65 Apartment Design Guide Assessment Report that addresses the relevant provisions of SEPP 65, this report demonstrates no impact has been made by the modification development application.

As stated by the Statement of Environmental Effects Document prepared by The Planning Studio dated 3 May 2024 for the Section 4.55(1A) Modification Development Application for 291-293 Condamine Street Manly Vale, in summary, the modification seeks approval for the following changes:

- Provision of service cupboards and meters on each level.
- Re-configuration of ground floor retail tenancy layout and size.
- Minor re-configuration of storage areas, stairway and building entrance.
- Reduction of garage door width along the Western rear elevation off Somerville Place to 4.5m, as the site is unable to accommodate a 5m wide garage door in accordance with Condition 24 and 51 of DA2022/0682.
- Re-configuration of apartment layouts and sizes.
- Amend apartment 6, 7 and 9 balcony sizes.
- Provision of windows along the Southern side elevation.
- Balcony planters and balustrades amended in accordance with Condition 18 of DA2022/0682.
- The number of skylights reduced and relocated on the roof.
- The lobby clear storey window position changed on the roof.
- Proposed tree planting on Condamine Street included in accordance with Condition 24 of DA2022/0682.

The modifications do not impact the quality of the development and preserve the objectives outlined by the previously determined Development Application.

SARM | Architects
Suite 4 | 7 Ridge Street | North Sydney 2060 | p +61 2 9922 2799 | f +61 2 9922 2755 | architects@sarm.com.au | www.sarm.com.au | ABN 26 000 663 623

SEPP 65 Compliance Analysis

Following is an extract from the Compliance Analysis from the previous approved Development Application prepared by **rfa architects** demonstrating the compliance with the Apartment Design Guide recommendations and how the design objectives are achieved.

These design objectives have been unchanged by the Section 4.55(1A) Modification Development Application and have no impact on the quality of design.

2. SEPP 65 COMPLIANCE ANALYSIS

2.1 COMPLIANCE ANALYSIS

The following section outlines Apartment Design Guide recommendations, how each of the minimum standards of the Guide are applied to new shop-top housing apartments in the proposed development, and how each of the standards are achieved in relation to the design objectives of the Guide.

No.	SEPP 65 Apartment Design Guide	Relevant Control / Provided / Comments
PART 01 LOCAL CONTEXT		
1A	**Apartment building type**	
	Shop top apartments: Shop top apartments are mixed use residential buildings often located in established centres, along main streets or close to public transport hubs. They can be small infill or larger developments where the ground floor is occupied by retail or commercial uses. Shop top apartments typically range between two and six storeys and are best used when: - increased residential uses are desired in established retail and commercial areas - the context is a traditional main street - zero setbacks to side boundary walls are possible or desired - active frontages such as retail tenancies are desired at - street level - pedestrian activity on the street is desired - rear lane access is available.	The development conforms to this description of building type. The design addresses the concerns of active commercial frontage by providing a clear definition and continuous street wall edge with adjacent commercial uses on the ground floor level. The proposed development is a mixed use development consisting of a retail shop and residential units. The project is located in close proximity to the 'B-line' bus route.
1B	**Local character and context**	
	Urban neighbourhood: Often located within walking distance of centres. Considerations for residential apartment development in these settings include overshadowing, amenity and privacy impacts between existing and future buildings, open space patterns, existing vegetation, demand for new public domain elements, variety of lot sizes and shapes and changing streetscape and scale.	The location of the development conforms to this description of its setting. The proposed development is in keeping with the future context of Condamine St.
	Scale: Apartment development needs to consider a range of scales. The Wider scale includes the urban structure, landscape setting and broader land use patterns of the wider context. The Neighbourhood scale outlines the urban structure including streets and open spaces. The Street scale deals with the character of the street addressing its spatial enclosure by buildings or landscape elements. The Site scale involves detailed consideration of the development relative to neighbouring properties, buildings across the street and the public domain.	The proposed development is appropriate when considered against all of the range of scales. On the wider scale the proposal fits well in the context of its neighbourhood and commercial precinct. The proposed development will provide a positive addition to the streetscape and fit well with its neighbours and other future developments on the street, being of a similar size and scale. The retail/commercial tenancy is proposed for Condamine Street, which will create additional activity on the street and increase street surveillance during working hours. The retail/commercial

No.	SEPP 65 Apartment Design Guide	Relevant Control / Provided / Comments
		tenancy will be of similar scale to other retails shops along Condamine Street.
1C	**Precincts and individual sites**	
	Individual sites: The proposed development is an individual site and the considerations for precincts do not apply. Incremental change typically occurs lot by lot in established areas and can be constrained by existing development adjacent the site. Planning and design considerations include: Sites with multiple frontages can be more efficient for development yield than mid-block sites with a single frontage. The potential of the adjacent site is retained. Avoiding left over sites that are unable to realise their potential.	The proposed development is an individual site and will provide a single apartment building with greater amenity potential with regard to sunlight, views and ventilation. The proposed development provides on-site parking for occupants, with entry to the car parking areas via Summerville Place. This rear lane provides access to neighbouring multi storey residential units and individual dwelling houses. The development does not impact the adjacent allotments and retains the pedestrian laneway circulation to the south.
PART 02 DEVELOPING THE CONTROLS		
2A	**Primary Controls**	
	Primary development controls are the key planning tool used to manage the scale of development so that it relates to the context and desired future character of than area and manages impacts on surrounding development.	The primary development controls of the development are discussed in detailed below. Generally the proposed development is well suited to the location and provides a good design outcome.
2B	**Building Envelope**	
	Establishes the appropriate scale of the development including the allowable bulk, height and location of a development on a site.	Northern Beaches Warringah LEP 2011 and Northern Beaches Warringah DCP 2011 outlines the height and density controls that are appropriate for the local area and the subject site. The proposed development addresses these controls and proposes an appropriate building form for the subject site.
2C	**Building Height**	
	Where a floor space ratio (FSR) is defined, test height controls against it to ensure a good fit	The proposed development is slightly over the height as defined in the Warringah LEP, however is compatible in height and number of storeys with adjoining buildings
	Consider secondary height controls to transition built form.	The proposed development is slightly over the height as defined in the Warringah LEP, however is compatible in height and number of storeys with adjoining buildings. The proposed building height facilitates in the reduction of the apartment floor plate size to improve daylight and solar access into the apartments and minimises impact onto adjoining properties.
2D	**Floor space Ratio**	
	The GFA should fit comfortably within the building envelope that also needs to account for building elements and service areas that are not included in the GFA definition and to allow for building articulation.	There is no maximum FSR defined in the Warringah LEP.
2E	**Building Depth**	
	Use a range of appropriate maximum apartment depths of 12-18 metres.	Although the proposed development has a building depth of 33.5 meters, the proposed apartments are designed with significant articulation to satisfy the requirement to receive adequate daylight and optimise natural ventilation.

No.	SEPP 65 Apartment Design Guide	Relevant Control / Provided / Comments
		The proposed 33.5 metre building depth allows for greater articulation facade treatment to the shop-top housing component.
2F	**Building Separation**	
	Design and test building separation controls in plan and section. Minimum separation distances for buildings are: Up to 4 storeys approximately 6-12m Up to 8 storeys approximately 9-18m 9 storeys and above approximately 12-24m Demonstrate that daylight access, urban form and visual and acoustic privacy are satisfactorily achieved	Levels G-3 are separated 4.5m from the existing neighbouring building at 289 Condamine Street. Fire screens and privacy louvres are proposed to the southern façade to mitigate any adverse effects on neighbouring 289 Condamine Street. All levels are set back 1m from the rear lane at Summerville place. Full height shade screens and planters along this face soften the façade and provide adjacent sites with visual and acoustic privacy. From Condamine Street Level 1 is set-back 2m from the site boundary to the glazing line allowing for a private balcony to the residential units. Level 2 is set back 4m from the site boundary and level 3 is set back 8.095m. 78% of apartments comply with the daylight access requirements of the ADG; the urban form is similar to the adjacent sites along Condamine Street; and visual and acoustic privacy is achieved. The development has been designed so that main living areas generally face the front towards Condamine Street, or to the back of the site towards Somerville Place. This approach eliminates the main aspect directly facing buildings directly next door, and hence this approach significantly improves privacy and the perception of separation. Light into the main living spaces is maximized with this eastern and western frontage.
2G	**Street Setbacks**	
	Street setbacks should be consistent with existing setback patterns in the street or setbacks that achieve the desired future character of the area. In conjunction with height controls, consider secondary upper level setbacks to: - reinforce the desired scale of buildings at the street frontage; - minimise overshadowing of the street and other buildings.	The proposed retail component of the development fits into the proposed commercial character of Condamine Street, which is characterised by retail and apartment developments similar in size and scale along Condamine Street. These retail spaces align with the boundary and are characterized by expansive glazing and overhead awnings over Condamine's footpath. The proposed street setback for the shop-top housing entry component is setback from Condamine Street to allow improved amenities to the apartments and to facilitate definition to the shop-top housing component. The proposed development terraces back from Condamine Street, which is in keeping with Northern Beaches Warringah LEP 2011 and Northern Beaches Warringah DCP 2011.
2H	**Side and Rear Setbacks**	
	Setbacks vary according to the building's context and type. Consider zero side setbacks where the desired character is for a continuous street wall, such as in dense urban areas or main streets.	A 1m setback is mandated for future road widening along Somerville Place. The site is bound to the north with a party wall to an adjacent shop-top housing development. To the south an existing pedestrian laneway provides a buffer between this proposed development and the existing neighbour at 289 Condamine Street.

	SEPP 65 Apartment Design Guide		Relevant Control/Provided	Compliance
Part 3 - Siting 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.*		The Statement of Environmental Effects and the Site Analysis Plan provide a written and visual analysis of the development and synthesises the design parameters of context, streetscape and site.	✓
3B	**Orientation**			
3B-1	*Building types and layouts respond to the streetscape and site while optimising solar access within the development.*		The development achieves this objective within the constraints of the subject site. The proposed building setbacks provide good solar access internally within the subject site and provides enjoyment of district views to apartments at the higher level of the building.	✓
3B-2	*Overshadowing of neighbouring properties is minimised during mid-winter.*		Considering the zoning, and the size and bulk of the proposal, it does not create undue overshadowing on adjacent sites. The site to the south has a considerable amount of height to optimise solar access and also has solar access available from the east and west.	✓
3C	**Public Domain Interface**			
3C-1	*Transition between private and public domain is achieved without compromising safety and security.*		As the residential apartments are located above the commercial space there is no public domain interface issues to be addressed in a vertical sense. The pedestrian entrances on the ground floor and the vehicular entrances are kept separate and secure.	✓
3C-2	*Amenity of the public domain is retained and enhanced.*		As the residential apartments are located above the commercial space, there are minimal public domain interface issues to be addressed. All areas of the site have been strategically designed to maintain privacy where required.	✓
3D	**Communal and Public Open Space**			
3D-1	*An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.*		The proposed development is located in a bustling urban precinct that has historically undergone a transition to higher density for commercial/residential use. This site is one of the last locations to be developed along Condamine Street and is proposed in keeping with neighbouring developments. Due to the size of the site and dense urban area, it is proposed to generally provide larger private balconies than the minimum to provide open space for the inhabitants. These private terraces are proposed to be enhanced with landscape elements.	✓
	Design Criteria	Communal open space has a minimum area equal to 25% of the site.	The proposed development is bound by an adjacent party wall, a pedestrian lane and two roadways.	N/A
		Developments achieve a minimum of 50% direct sunlight to the principal		N/A

<table>
<tr><th></th><th colspan="2">SEPP 65 Apartment Design Guide</th><th>Relevant Control/Provided</th><th>Compliance</th></tr>
<tr><td></td><td></td><td>usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).</td><td></td><td></td></tr>
<tr><td>3D-2</td><td colspan="2">Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</td><td></td><td>N/A</td></tr>
<tr><td>3D-3</td><td colspan="2">Communal open space is designed to maximise safety.</td><td>An awning has been provided over the footpath along Condamine Street. It is proposed to be well lit for pedestrians and provide shelter from the elements.

A security door will be restricted to residents' access only. Surveillance cameras will also be utilised, and access will be also restricted to residents and guests only.</td><td>Infill urban housing</td></tr>
<tr><td>3D-4</td><td colspan="2">Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</td><td>Adjacent developments provide awnings for pedestrians along Condamine Street. The proposal allows for a continuation of this urban vernacular.</td><td>Infill urban housing</td></tr>
<tr><td>3E</td><td colspan="3">Deep Soil Zones</td><td></td></tr>
<tr><td>3E-1</td><td colspan="2">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.</td><td>The proposed development provides a deep soil zone located on the first floor level within the 1m rear setback of the site facing Somerville Place. Due to the location and building typology there are limitations to deep soil zones on this site.

Therefore, the proposal has been designed to manage stormwater runoff with an OSD tank. Refer to the civil engineering documentation.</td><td>✓</td></tr>
<tr><td></td><td>Design Criteria</td><td>Deep soil zones are to meet the following minimum requirements:

<table><tr><th>Site Area</th><th>Minimum Dimensions</th><th>Deep Soil Zone (% of site)</th></tr><tr><td><650m^2</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650 – 1500m2</td><td>3m</td></tr><tr><td>>1500m2</td><td>6m</td></tr><tr><td>>1500m2 with significant existing tree cover</td><td>6m</td></tr></table></td><td>The site area is 407.6m2. The proposed development provides 6.8m2 of deep soil zone facing Somerville Place. Due to the urban nature of the site stormwater runoff is captured in the form of an OSD tank.</td><td>✓</td></tr>
<tr><td>3F</td><td colspan="3">Visual Privacy</td><td></td></tr>
<tr><td>3F-1</td><td colspan="2">Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</td><td></td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td>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:</td><td>Complies

78% of apartments comply with the daylight access requirements of the ADG; the urban form is similar to the adjacent developments at along Condamine Street; and visual and acoustic privacy is achieved. The development has been designed so that main living areas generally face the front towards the street, or</td><td>✓</td></tr>
</table>

<table>
<tr><th></th><th>SEPP 65 Apartment Design Guide</th><th>Relevant Control/Provided</th><th>Compliance</th></tr>
<tr><td></td><td><table>
<tr><th>Building Height</th><th>Habitable rooms & balconies</th><th>Non-habitable rooms</th></tr>
<tr><td>< 12m (4 storeys)</td><td>6m</td><td>3m</td></tr>
<tr><td>12 < 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr>
<tr><td>>25m (9+ storeys)</td><td>12m</td><td>6m</td></tr>
</table>
Up to 4 storeys/12 metres:-
• 12m between habitable rooms /balconies;
• 9m between habitable rooms /balconies and non-habitable rooms; and
• 6m between non-habitable rooms.

5 to 8 storeys / up to 25 metres
• 18m between habitable rooms /balconies;
• 12m between habitable rooms /balconies and non-habitable rooms; and
• 9m between non-habitable rooms.

9 storeys and above / over 25 metres
• 24m between habitable rooms /balconies;
• 18m between habitable rooms /balconies and non-habitable rooms; and
• 12m between non-habitable rooms.</td><td>to the back of the site towards the rear lane. This approach eliminates the main aspect directly facing buildings directly next door and hence this approach significantly improves privacy and the perception of separation.</td><td></td></tr>
<tr><td>3F-2</td><td>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.</td><td>The building is designed to maximise the light and ventilation in each room within the context of the site.

Privacy is maintained to living areas by locating balconies in front of living rooms.</td><td>✓</td></tr>
<tr><td>3G</td><td colspan="2">Pedestrian Access and Entries</td><td></td></tr>
<tr><td>3G-1</td><td>Building entries and pedestrian access connects to and addresses the public domain.</td><td>The Condamine Street entry is large, easily identifiable and connects to the public domain.</td><td>✓</td></tr>
<tr><td>3G-2</td><td>Access, entries and pathways are accessible and easy to identify.</td><td>The Condamine Street entry is large, easily identifiable and setback from the footpath avoiding the need to stop on the street to open the door.</td><td>✓</td></tr>
<tr><td>3G-3</td><td>Large sites provide pedestrian links for access to streets and connection to destinations.</td><td>Not applicable.</td><td>N/A</td></tr>
<tr><td>3H</td><td colspan="2">Vehicle Access</td><td></td></tr>
<tr><td>3H-1</td><td>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</td><td>The driveway zone for the vehicle access is clearly defined and identifiable from Somerville Place. This is generally used as a</td><td>✓</td></tr>
</table>

	SEPP 65 Apartment Design Guide		Relevant Control/Provided	Compliance
			vehicular lane with access to adjacent site's garaging and car parking.	
3J	**Bicycle and Car Parking**			
3J-1	*Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.*			
	Design Criteria	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.	The parking entry point is located at the rear of the site and not accessible from Condamine Street. Public transport is readily accessible with a B line bus stop in close proximity. The site is situated on a slope that falls more than 5m from the Somerville Place down to Condamine Street. The site's footprint is 12.19m wide by 33.53m deep.	Infill urban housing
		The car parking needs for a development must be provided off street.	N/A	N/A
3J-2	*Parking and facilities are provided for other modes of transport.*		The development provides ample space bicycle storage.	✓
3J-3	*Car park design and access is safe and secure.*		All supporting facilities including lift lobby are located away from vehicular routes. Carparking complies with AS2890.1	✓
3J-4	*Visual and environmental impacts of underground car parking are minimised.*		The vehicular stackers maximises the efficiency of the available car parking space. Any visual impacts of the car park are minimised and limited to a garage door to the rear of the site.	✓
3J-5	*Visual and environmental impacts of on-grade car parking are minimised.*		Not applicable, as car parking is wholly within the building.	✓
3J-6	*Visual and environmental impacts of above ground enclosed car parking are minimised.*		Not applicable, as car parking is wholly within the building.	✓
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.*			✓
	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 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	The new apartments comply with 78% of these apartments receiving a min. of 2 hours of sunlight at mid-winter. This is evidenced on the solar diagrams	✓
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	In this proposal, 0 apartments out of a total of 9 do not receive direct sunlight.	✓
4A-2	*Daylight access is maximised where sunlight is limited.*		Every attempt has been made to meet the minimum requirements for sunlight and	✓

<table>
<tr><th></th><th colspan="2">SEPP 65 Apartment Design Guide</th><th>Relevant Control/Provided</th><th>Compliance</th></tr>
<tr><td></td><td colspan="2"></td><td>daylight penetration to each unit, in particular during the mid-winter period.</td><td></td></tr>
<tr><td>4A-3</td><td colspan="2">Design incorporates shading and glare control, particularly for warmer months.</td><td>The east and west facades include deep balcony overhangs providing shading to living room areas particularly in the summer months.</td><td>✓</td></tr>
<tr><td>4B</td><td colspan="3">Natural Ventilation</td><td></td></tr>
<tr><td>4B-1</td><td colspan="2">All habitable rooms are naturally ventilated.</td><td>Yes.</td><td>✓</td></tr>
<tr><td>4B-2</td><td colspan="2">The layout and design of single aspect apartments maximises natural ventilation.</td><td>Yes.</td><td>✓</td></tr>
<tr><td>4B-3</td><td colspan="3">The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</td><td>✓</td></tr>
<tr><td rowspan="2"></td><td>Design Criteria</td><td>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.</td><td>The proposed development complies with 66% of apartments to be naturally ventilation.</td><td>✓</td></tr>
<tr><td></td><td>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</td><td>The apartments are designed to satisfy the requirement to receive adequate daylight and ventilation and optimise natural ventilation.

Generally, the distance from glass line to glass line for most apartments in the development have a maximum of 13m overall depth.</td><td>✓</td></tr>
<tr><td>4C</td><td colspan="3">Ceiling Heights</td><td></td></tr>
<tr><td>4C-1</td><td colspan="3">Ceiling height achieves sufficient natural ventilation and daylight access.</td><td>✓</td></tr>
<tr><td></td><td>Design Criteria</td><td>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:
<table><tr><th colspan="2">Minimum Ceiling Height
For apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>2 storey apartments</td><td>2.7m for main living area floor
2.4m for second floor where it’s 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 min. ceiling slope.</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>These minimums do not preclude higher ceilings if desired.</td><td>All habitable rooms to apartments in the proposed development have ceiling heights of 2.7m.</td><td>✓</td></tr>
<tr><td>4C-2</td><td colspan="2">Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</td><td>yes</td><td>✓</td></tr>
<tr><td>4C-3</td><td colspan="2">Ceiling heights contribute to the flexibility of building use</td><td>Yes. Ceiling heights at lower levels are</td><td>✓</td></tr>
</table>

<table>
<tr><th></th><th colspan="2">SEPP 65 Apartment Design Guide</th><th>Relevant Control/Provided</th><th>Compliance</th></tr>
<tr><td></td><td colspan="2">over the life of the building.</td><td>increased.</td><td></td></tr>
<tr><td>4D</td><td colspan="2">Apartment Size and Layout</td><td></td><td></td></tr>
<tr><td rowspan="3">4D-1</td><td colspan="2">The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</td><td></td><td>✓</td></tr>
<tr><td>Design Criteria</td><td>Apartments are required to have the following minimum internal areas:

<table><tr><th>Dwelling type</th><th>Min. Internal Area</th></tr><tr><td>Studio</td><td>35m^2</td></tr><tr><td>1 bedroom apts</td><td>50m^2</td></tr><tr><td>2 bedroom apts</td><td>70m^2</td></tr><tr><td>3+ bedroom</td><td>90m^2</td></tr></table>
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each.
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.</td><td>The apartments are functionally designed to maximise amenities and all comply with the minimum internal areas.</td><td>✓</td></tr>
<tr><td></td><td>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.</td><td>Every habitable room contains a window with an area greater than 10% of the floor area of that room.</td><td>✓</td></tr>
<tr><td rowspan="3">4D-2</td><td colspan="2">Environmental performance of the apartment is maximised.</td><td></td><td></td></tr>
<tr><td rowspan="2">Design Criteria</td><td>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</td><td>The depths of all habitable rooms confirm with the maximum stated.</td><td>✓</td></tr>
<tr><td>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</td><td>All open plan layouts comply with depth.</td><td>✓</td></tr>
<tr><td rowspan="5">4D-3</td><td colspan="2">Apartment layouts are designed to accommodate a variety of household activities and needs.</td><td></td><td></td></tr>
<tr><td rowspan="4">Design Criteria</td><td>Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space).</td><td>All bedrooms and living/dining areas in the apartments are designed accordingly.</td><td>✓</td></tr>
<tr><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</td><td>All bedrooms in the proposed development have a minimum dimension greater than 3m.</td><td>✓</td></tr>
<tr><td>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.</td><td>All living rooms in the proposed development comply with the minimum width requirement.</td><td>✓</td></tr>
<tr><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</td><td>Not applicable</td><td>✓</td></tr>
</table>

<table>
<tr><th></th><th colspan="2">SEPP 65 Apartment Design Guide</th><th>Relevant Control/Provided</th><th>Compliance</th></tr>
<tr><td>4E</td><td colspan="2">Private Open Space and Balconies</td><td></td><td></td></tr>
<tr><td rowspan="3">4E-1</td><td colspan="2">Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</td><td></td><td>✓</td></tr>
<tr><td>Design Criteria</td><td>All apartments are required to have primary balconies as follows:

<table><tr><th>Dwelling type</th><th>Minimum Area</th><th>Minimum depth</th></tr><tr><td>Studio</td><td>4m^2</td><td>-</td></tr><tr><td>1 bedroom apts</td><td>8m^2</td><td>2m</td></tr><tr><td>2 bedroom apts</td><td>10m^2</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m^2</td><td>2.4m</td></tr></table>
The minimum balcony depth to be counted as contributing to the balcony area is 1m.</td><td>All apartments achieve minimum areas.</td><td>✓</td></tr>
<tr><td></td><td>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^2 and a minimum depth of 3m.</td><td>There are no ground level apartments.</td><td>✓</td></tr>
<tr><td>4E-2</td><td colspan="2">Primary private open space and balconies are appropriately located to enhance liveability for residents.</td><td>All balconies lead from habitable rooms and improve the amenity of each room and apartment.</td><td>✓</td></tr>
<tr><td>4E-3</td><td colspan="2">Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</td><td>The balconies located on the front façade facing Condamine Street have been integrated and are important architectural elements in the façade.</td><td>✓</td></tr>
<tr><td>4E-4</td><td colspan="2">Private open space and balcony design maximises safety.</td><td>All balconies meet BCA minimum requirements and have been designed to promote safety.</td><td>✓</td></tr>
<tr><td>4F</td><td colspan="2">Common Circulation and Spaces</td><td></td><td></td></tr>
<tr><td rowspan="3">4F-1</td><td colspan="2">Common circulation spaces achieve good amenity and properly service the number of apartments.</td><td></td><td></td></tr>
<tr><td>Design Criteria</td><td>The maximum number of apartments off a circulation core on a single level is eight.</td><td>Common circulation spaces are generous in design. The maximum number of apartments off a circulation core provided is four.</td><td>✓</td></tr>
<tr><td></td><td>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</td><td>N/A</td><td>N/A</td></tr>
<tr><td>4F-2</td><td colspan="2">Common circulation spaces promote safety and provide for social interaction between residents.</td><td>The entry and lift lobbies/foyers to the apartments are generously sized and well positioned to promote safety and interaction.</td><td>✓</td></tr>
<tr><td>4G</td><td colspan="2">Storage</td><td></td><td></td></tr>
<tr><td rowspan="2">4G-1</td><td colspan="2">Adequate, well designed storage is provided in each apartment.</td><td></td><td></td></tr>
<tr><td>Design Criteria</td><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</td><td>The proposed development provides the required storage area in a dedicated store area on the ground floor level. All apartments comply with the 50% minimum storage volumes.</td><td>✓</td></tr>
</table>

	SEPP 65 Apartment Design Guide	Relevant Control/Provided	Compliance
	<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m^3</td></tr><tr><td>1 bedroom apts</td><td>6m^3</td></tr><tr><td>2 bedroom apts</td><td>8m^3</td></tr><tr><td>3+ bedroom</td><td>10m^3</td></tr></table> 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.*	Storage is available in a dedicated store area on the ground floor level.	✓
4H	**Acoustic Privacy**		
4H-1	*Noise transfer is minimised through the siting of buildings and building layout.*	The new apartments share a minimum of party walls and are appropriately insulated.	✓
4H-2	*Noise impacts are mitigated within apartments through layout and acoustic treatments.*	The construction of the building is designed to minimise noise transmission between apartments.	✓
4J	**Noise and Pollution**		
4J-1	*In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.*	The locality is not regarded as noisy or hostile.	✓
4J-2	*Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.*	The apartments will be refitted with quality glazing frames reducing any road noise. Solid balustrades assist in creating a noise barrier from Condamine Street.	✓
4K	**Apartment Mix**		
4K-1	*A range of apartment types and sizes is provided to cater for different household types now and into the future.*	The development provides a mix of apartment types and sizes suited to the area.	✓
4K-2	*The apartment mix is distributed to suitable locations within the building.*	The apartment mix are generally well distributed to suitable locations within the building.	✓
4L	**Ground Floor Apartments**		
4L-1	*Street frontage activity is maximised where ground floor apartments are located.*	There are no ground level apartments as the development is in a commercial precinct.	N/A
4L-2	*Design of ground floor apartments delivers amenity and safety for residents.*	There are no ground level apartments as the development is in a commercial precinct.	N/A
4M	**Façades**		
4M-1	*Building facades provide visual interest along the street while respecting the character of the local area.*	291-293 Condamine Street is in a commercial precinct with a proposed mixed scale of retail and residential buildings. The development fits this building typology in scale and character. The façade of the new apartments are set back from the street frontage and has negligible impact on the streetscape. An awning has been proposed to align closely with adjacent developments. This supports the urban vernacular language along this metropolitan strip.	✓
4M-2	*Building functions are expressed by the façade.*	The Condamine Street façade is a composition of balconies and large areas of glazing set back from the street which is in keeping with the	✓

	SEPP 65 Apartment Design Guide	Relevant Control/Provided	Compliance
		building type. The pedestrian and vehicular entries at street level are clearly defined as is the entry into the retail tenancy.	
4N	**Roof Design**		
4N-1	*Roof treatments are integrated into the building design and positively respond to the street.*	The roof conforms to the general roof forms of future developments on Condamine Street. An awning over Condamine Street's pedestrian footpath is proposed to align closely with adjacent sites. This visually breaks up the scale of the building from the streetscape.	✓
4N-2	*Opportunities to use roof space for residential accommodation and open space are maximised.*	N/A	N/A
4N-3	*Roof design incorporates sustainability features.*	The roof/balconies form overhangs shading the upper units from the summer sun. Screens have been provided facing Somerville Lane to combat the summer evening sun.	✓
4O	**Landscape Design**		
4O-1	*Landscape design is viable and sustainable.*	N/A	N/A
40-2	*Landscape design contributes to the streetscape and amenity.*	N/A	N/A
4P	**Planting on Structures**		
4P-1	*Appropriate soil profiles are provided.*	N/A	N/A
4P-2	*Plant growth is optimised with appropriate selection and maintenance.*	Where planter boxes are provided, plants will be appropriately selected.	✓
4P-3	*Planting on structures contributes to the quality and amenity of communal and public open spaces.*	Areas are provided for planter boxes on the balconies to provide additional privacy for the occupants and create visual interest to the streetscape.	✓
4Q	**Universal Design**		
4Q-1	*Universal design features are included in apartment design to promote flexible housing for all community members.*	The lifts provide easy access to all new apartments.	✓
4Q-2	*A variety of apartments with adaptable designs are provided.*	Adaptable housing designs are incorporated into the proposed apartment design in accordance with relevant council policies.	✓
4Q-3	*Apartment layouts are flexible and accommodate a range of lifestyle needs.*	The apartments are of open plan design and allow for various uses and allocation of space.	✓
4R	**Adaptive Reuse**		
4R-1	*New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.*	Not Applicable, as this development is for a new building.	N/A
4R-2	*Adapted buildings provide residential amenity while not precluding future adaptive reuse.*	Not Applicable, as this development is for a new building.	N/A
4S	**Mixed Use**		
4S-1	*Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.*	The commercial/retail outlets at street level provide an active street frontage to the future Condamine Street commercial character.	✓
4S-2	*Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.*	The residential entry is separated from the commercial, entry and are directly accessible from the street. Concealed alcoves and	✓

	SEPP 65 Apartment Design Guide	Relevant Control/Provided	Compliance
		corners are minimised, and safety and amenity is maximised for residents.	
4T	**Awnings and Signage**		
4T-1	*Awnings are well located and complement and integrate with the building design.*	An awning is included in the design for the frontage on Condamine Street and is in keeping with the character of the streetscape.	✓
4T-2	*Signage responds to the context and desired streetscape character.*	Signage will be placed on the awnings. Any other signage will be subject to a DA approval.	✓
4U	**Energy Efficiency**		
4U-1	*Development incorporates passive environmental design.*	Providing adequate natural light has been considered in the design of each apartment.	✓
4U-2	*Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.*	Openings exposed to high levels of solar gain use overhangs and awnings to minimise the build-up of summer heat and maximise winter sun penetration. The building is well insulated and thermal mass of the building is exploited to reduce energy use.	✓
4U-3	*Adequate natural ventilation minimises the need for mechanical ventilation.*	Natural cross ventilation is optimised in each apartment and provided to all habitable rooms.	✓
4V	**Water Management and Conservation**		
4V-1	*Potable water use is minimised.*	Water efficient fittings and appliances are used throughout.	✓
4V-2	*Urban stormwater is treated on site before being discharged to receiving waters.*	Not applicable.	N/A
4V-3	*Flood management systems are integrated into site design.*	Not Applicable.	N/A
4W	**Waste Management**		
4W-1	*Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.*	A dedicated large waste store room is provided on the ground level for both the residential and retail tenancies. Refer waste report.	✓
4W-2	*Domestic waste is minimised by providing safe and convenient source separation and recycling.*	Bins for recycled waste are provided. Refer waste report.	✓
4X	**Building Maintenance**		
4X-1	*Building design detail provides protection from weathering.*	Appropriate design, detailing and materials are employed to protect the building from the elements.	✓
4X-2	*Systems and access enable ease of maintenance.*	The buildings height does not cause access problems for maintenance and all windows are accessible externally.	✓
4X-3	*Material selection reduces ongoing maintenance costs.*	Materials used in the development are selected for their durability and low maintenance.	✓

2.2 SEPP 65 DESIGN QUALITY PRINCIPLES

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

SARM | Architects
Suite 4 | 7 Ridge Street | North Sydney 2060 | p +61 2 9922 2799 | f +61 2 9922 2755 | architects@sarm.com.au | www.sarm.com.au | ABN 26 000 663 623

SEPP 65 Design Quality Principles

Following is comment on the Design Quality Principles previously outlined in the approved Development Application that demonstrates no impact on the design quality.

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Statement of compliance

The proposal has been designed to provide a quality residential development that responds to and utilises the advantages of its context within the Manly Vale area. The proposal responds to Principal 1 by providing:

- An appropriate 4 storey building with parking, of a similar height and scale as adjoining DA approved multi-residential apartment / retail buildings.
- Appropriate address to the more immediate context through the use of a well-designed and articulated building.
- Entry positions have been located in appropriate positions to create efficient pedestrian and vehicular access whilst retaining a strong residential address to Condamine Street and provides comfortable walking distances and access regimes.
- An awning has been provided over Condamine Road's footpath in keeping with the urban vernacular along this retail/residential strip.

There is no change to this design principle from the approved development application and consequently no impact resulting from the modification of the development application.

PRINCIPLE 2: BUILT FORM AND SCALE

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Statement of compliance

An appropriate bulk and scale of the development was established after an extensive urban design review. The proposal responds to Principal 2 as follows:

- The height and scale of the proposal provides an appropriate response for the subject site and is compatible with adjoining DA approvals for multi-residential buildings.

Suite 4 | 7 Ridge Street | North Sydney 2060 | p +61 2 9922 2799 | f +61 2 9922 2755 | architects@sarm.com.au | www.sarm.com.au | ABN 26 000 663 623

- The residential block tapers back from Condamine Street to allow improved amenities to the apartments and to facilitate definition to the residential tower component.
- The proposal has distributed the gross floor area in a way that provides a better outcome in terms of:
  a) massing by appropriately articulating the building.
  b) residential amenity by its orientation and setbacks allowing for maximisation of solar access, and other positive outcomes which are outlined in this document.
  c) urban design by developing appropriate bulk to minimise overshadowing to neighbours and the maintenance of the existing street frontage.
  d) top floor material transition and offset to reduce perceived height.

There is no change to this design principle from the approved development application and consequently no impact resulting from the modification of the development application.

PRINCIPLE 3: BUILT FORM

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Statement of compliance

An appropriate built form of the development was established after extensive urban design and aesthetic reviews. The proposal responds to Principal 3 as follows:

- The building form is segmented into three principal elements to integrate the development scale to response to the context of its immediate surroundings. The commercial base of the building is independently articulated from the residential component of the proposal and the top floor is inset to reduce the visual height of the building.
- Material differentiation on the top floor reduces the perceived height of the building.
- Living areas have access to natural light and ventilation have passive outlook to the street enhancing character and amenity and providing a sense of security via passive surveillance.
- The apartments are clearly articulated and robust in terms of internal amenity.

There is no change to this design principle from the approved development application and consequently no impact resulting from the modification of the development application.

Suite 4 | 7 Ridge Street | North Sydney 2060 | p +61 2 9922 2799 | f +61 2 9922 2755 | architects@sarm.com.au | www.sarm.com.au | ABN 26 000 663 623

PRINCIPLE 4: DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Statement of compliance

The residential density proposed corresponds with the gross floor area allowed under the LEP. The proposal responds to Principal 4 by providing:

- The proposal responds to the desired density and scale of the immediate context.
- Apartments are all in keeping with the minimum size and mix recommended by the DCP.
- The density of the development is sustainable within the existing area in consideration of the context, proximity to public transport (B-Line), services, and infrastructure, social and environmental qualities of the site.

There is no change to this design principle from the approved development application and consequently no impact resulting from the modification of the development application.

PRINCIPLE 5 SUSTAINABILITY:

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

Statement of compliance

The proposal aims to promote a high standard of environmental performance incorporating the use of ecologically sustainable development principles including:

- Appropriate housing density to maximise use of public transport infrastructure due to the sites proximity to public transport.
- Designing the orientation and layout of apartments to maximise access to natural light, natural cross ventilation and aspect.
- Use of construction materials that is conducive to thermal mass such concrete slabs and brick facades.
- Selective use of sun screening devises as required to minimise use of high energy consumption cooling systems
- Waste minimisation and recycling
- Energy saving appliances
- Promote the use of low energy light fittings to private areas.
- Stormwater collection

Suite 4 | 7 Ridge Street | North Sydney 2060 | p +61 2 9922 2799 | f +61 2 9922 2755 | architects@sarm.com.au | www.sarm.com.au | ABN 26 000 663 623

There is no change to this design principle from the approved development application and consequently no impact resulting from the modification of the development application.

PRINCIPLE 6: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management.

Statement of compliance

The proposal addresses principle 6 by providing:

- Sustainable planting species selected, that is low maintenance, locally appropriate and available that should also provide worthy screening to soften the façade.
- An appropriate landscape treatment to spaces which require enhanced residential privacy.

There is no change to this design principle from the approved development application and consequently no impact resulting from the modification of the development application.

PRINCIPLE 7: AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

Statement of compliance

The proposal addresses principle 7 by providing:

- Adaptability of apartments by providing apartments with the option to be adapted.
- Privacy buffers by the selection of privacy screens and appropriate building separation from neighbouring buildings existing and potential.
- Direct solar access to apartments by way of its orientation and providing adequate, thought- out building separation.

- Natural and cross-ventilation by minimising single aspect apartments. Windows are located to catch breezes from dominant wind directions in summer mornings and afternoons.
- An appropriately designed, and easily accessible waste and recycling room for both the retail tenancy and the residential component.
- Apartments designed with living and dining areas that are orientated for optimal solar access, opening onto generous balconies with outlook to the street below enhancing passive surveillance.
- Adaptability of apartments by providing 10% of apartments the option to be post adapted.
- Bedrooms that have been designed to accommodate queen size or two single beds with generous wardrobes/storage space.

There is no change to this design principle from the approved development application and consequently no impact resulting from the modification of the development application.

PRINCIPLE 8: SAFETY

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Statement of compliance

The proposal addresses principle 8 by providing:

- The residential entry is well located in a high activity and visibility area.
- Constant passive surveillance has been achieved from all levels.
- Access lobbies are well lit.
- Secure car parking spaces have been designed with an appropriate allocation of car parking.
- Recessed areas have been minimised, and external areas will be well lit with clear line of sight from active frontages.

There is no change to this design principle from the approved development application and consequently no impact resulting from the modification of the development application.

Suite 4 | 7 Ridge Street | North Sydney 2060 | p +61 2 9922 2799 | f +61 2 9922 2755 | architects@sarm.com.au | www.sarm.com.au | ABN 26 000 663 623

PRINCIPLE 9: SOCIAL DIMENSIONS HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.

Statement of compliance

The proposal addresses principle 9 by providing:

- A range of apartment designs and sizes, to accommodate a range of needs. This ensures a diverse range of people from differing social groups.
- Development will add an optimum density to the existing residential population in line with the residential strategy.
- It is anticipated that there will be no negative impacts on existing social groups or other housing in the area.
- A provision of accessible apartments
- A broad range of apartment size, position to address affordability
- Beneficial economic impact to nearby Town Centre and nearby businesses.
- Additional population to the Town Centre enlivens the centre area and enhances community identity.

There is no change to this design principle from the approved development application and consequently no impact resulting from the modification of the development application.

PRINCIPLE 10: AESTHETICS

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

Statement of compliance

The proposal addresses principle 10 by providing:

- The aesthetics of the development contribute to the future character of the area by providing sympathetic materials and colours, street setbacks, and flexible internal design.
- The proposed massing achieves a balance between large and small elements, solid and void, built and natural parts, horizontal/vertical and consistent principal of solid structural ideals.
- The principle of creating a vertical visual hierarchy is utilised, with the base of the proposal being articulated as a light retail precinct with overhead awning, solid bookend massing in materials and colour, and then having balanced and articulated top floor setback with a clear material differentiation.

SARM | Architects
Suite 4 | 7 Ridge Street | North Sydney 2060 | p +61 2 9922 2799 | f +61 2 9922 2755 | architects@sarm.com.au | www.sarm.com.au | ABN 26 000 663 623

There is no change to this design principle from the approved development application and consequently no impact resulting from the modification of the development application.

Summary

It has been demonstrated that the approved development application determination addresses each of the 10 design principles introduced by SEPP65 – Design Quality of Residential Apartment Development and The Apartment Design Guide and has a strong and positive response to each. The proposal also complies with the relevant DCP and LEP in terms of the principles discussed above further indicating the level of compliance with the SEPP65.

The modification to the development application maintains the response to the site conditions to produce a high quality, sustainable new building with a variety of very liveable spaces with excellent solar access and cross ventilation. The new structure enhances the existing urban vernacular and will contribute positively to the current vibrant Town Centre.