



# SEPP 65 REPORT

**61 North Steyne, Manly**

November 2022

Issue B

## 1. GENERAL

The purpose of this report is to verify the proposed design against design quality principles set out in the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development. The proposed building is pursuant to this policy as:

- New building is proposed,
- The proposal includes four storeys and
- The proposal includes more than 4 units (5).

## 2. SEPP 65 DESIGN QUALITY PRINCIPLES

### PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

*“Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.”*

*“Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.”*

*“Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.”*

The site is located opposite Manly beach in close proximity to the CBD of Manly town centre. The area is characterized by a mix of building types which have evolved and changed over the years.

To the south of the site is the XX storey Novotel Hotel building which presents to the street with a two storey commercial podium and 6 residential floors above (8 storeys) plus a roof terrace, resulting in a 26.3m tall building plus lift overrun and ancillary services risers. Directly neighbouring the site is a 5 storey residential flat building known as 60 North Steyne. It presents a strong street alignment to North Steyne and has a nil setback to the front boundary. Levels 4 and 5 are setback from the street.

The site is positioned on the corner of Denison St and on the northern side of that intersection is a 15 storey residential tower with a total overall height of approx. 41.5m.

To the west of the site is 1 Denison St, which is a two storey walk up residential flat building comprising four (4) apartments with no carparking.

As we continue north up North Steyne, the buildings are of varying heights – most of which are taller than the maximum building height.





Fig1. The existing streetscape on either side of 61 North Steyne.



Fig 2. The existing streetscape looking north of the site.





Fig 3. The existing streetscape looking South towards the site.



Fig 4. The existing streetscape looking east on Denison St towards the site on the corner.



## PRINCIPLE 2: BUILT FORM AND SCALE

*“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.”*

*“Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation 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.”*

The design of the building ensures high level of amenity as the apartments boast large areas of private open space, incredible views and are comfortably sized. All 5 units are oriented towards the Pacific Ocean with all units also having northerly orientation for maximizing solar amenity. A feature screen has been incorporated in the design to maintain privacy to neighbours and between apartments. These elements also create visual interest and articulation to the building as well as providing an element of solar control.

The proposed design has its front setback aligned with adjoining building at No. 60 North Steyne, whilst the setback to Denison st is greater than the existing built form setback and in keeping with the staggered setback alignment of 1 Denison St. These alignments ensure an appropriate bulk and scale of built form which allows for view maintenance and compliant solar access to neighbouring properties.

The site benefits from a portion of road reserve that was dedicated for road widening. That dedication has now been abandoned and the land to south at 60 north Steyne has incorporated this area into their landscaped front setback design. Our proposal looks to do that same with low level shrubs and screen planting provided in the deep soil zone.

We feel that stepping down a corner site that is flanked by taller buildings would result in a less than desirable urban design outcome and as such feel a compatible building height is more appropriate.



Fig 6. This diagram shows the relationship of building heights along North Steyne.

The height of the proposal is consistent with the building height on 60 North Steyne as is considerably lower than The Novotel Hotel and the tall residential tower on 62-65 North Steyne as well as the residential flat buildings along North Steyne including numbers 66-68 and 72.

The building envelope at level 4 is stepped in from the floors below to reduce the amount it can be seen from the street level and to also ensure no adverse amenity impacts to surrounding properties.

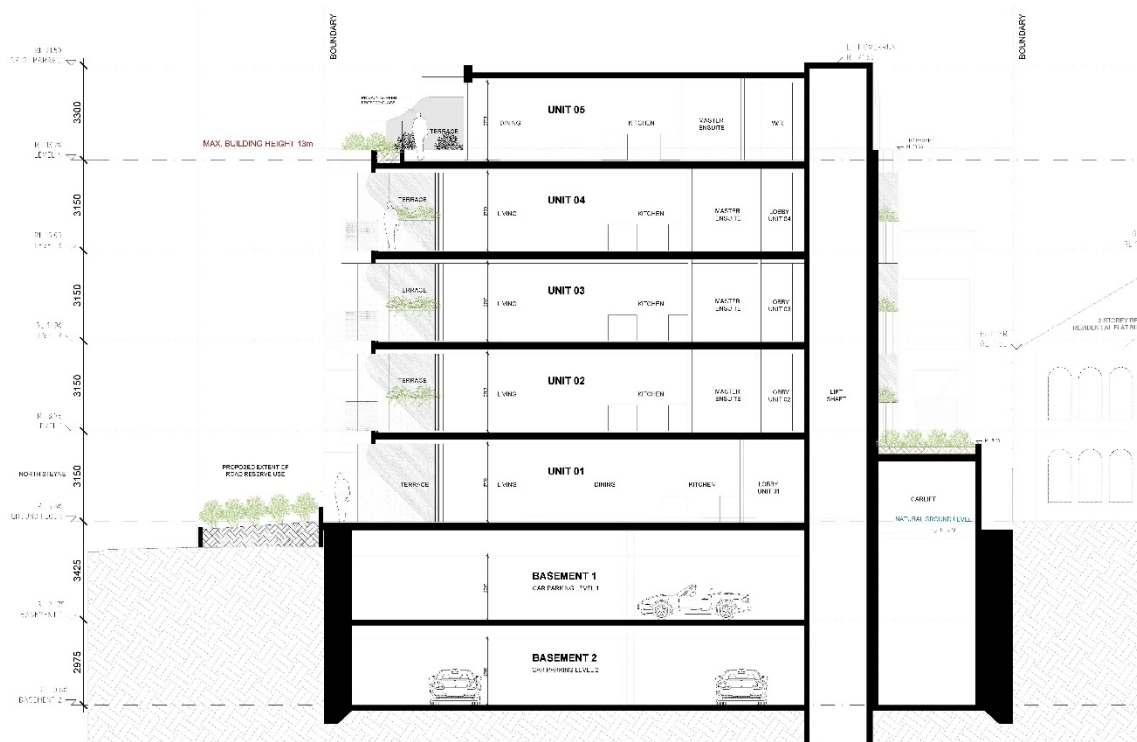


Fig 7. Cross section and height limit.

### PRINCIPLE 3: DENSITY

*“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.”*

*“Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.”*

The proposed building comprises five apartments, which results in only 1 additional dwelling to the current site condition. The proposed density on the site is desirable due to the close connection with job opportunities in Manly Town Centre and public transport to the city and other suburbs. In addition, the location of the site is well suited to accommodate future residents with great access to public amenities and transport within walking distance. Any impact on car parking in the area is now improved with two levels of basement parking, comprising 10 car spaces being proposed compared to the current condition of only 1 off street car parking on site.

The proposed FSR of 1.8:1 is considered contextual and acceptable since it can easily be accommodated on the site whilst still conforming with the objectives of the controls. A Clause 4.6 Variation is submitted as part of this application to justify the proposed FSR in further detail.



## PRINCIPLE 4: SUSTAINABILITY

*“Good design combines positive environmental, social and economic outcomes.”*

*“Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.”*

All 5 apartments have been designed with sustainability principles front of mind. They each have access to natural light and cross ventilation well above the required controls. There is a feature screen to the northern façade that not only provides for privacy between buildings but also allows an element of solar control – reducing the amount of solar heat gain on the glazing, ensuring the apartments can maintain a comfortable temperature. The building is also proposed to be constructed of concrete and masonry to enable heat gain to radiate in the cooler evening hours – again contributing to a comfortable temperature.

The western façade is limited in its openings and the openings that are oriented in that direction are benefitted from a deep planterbox configuration which provides on only sun shading but also a cooling of the air by the plants themselves.

Landscaping has been incorporated into the design to give all dwellings access to greenery, including large trees, shrubs and ground covers, contributing to the local flora and microclimate.



Fig 8. Perspective showing large amount of landscape, solar access to private open spaces and large windows

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## PRINCIPLE 5: LANDSCAPE

*“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.”*

*“Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.”*

*“Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity and provides for practical establishment and long term management.”*

The existing site is rather barren in regards to landscaping with grassed areas within the front and side setbacks. The western setback is generally concrete driveway with one frangipani situated in the south-western corner. The new landscape design vastly improves this condition with lush gardens surrounding the building on three sides, softening any view of the building.

Landscaping is not only limited to the ground floor level but is also incorporated at higher levels as a green roof over the carlift and planters on the terraces and balconies. Landscaping thus plays an important role in the overall expression of the design ensuring adequate green space for water absorption, re-use and a filtering of the run off into the existing drainage systems. Water from its roof is harvested for reuse in landscape irrigation.



Fig 9. Proposed Landscape Design



## PRINCIPLE 6: AMENITY

*“Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.”*

*“Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.”*

The apartments are generously sized 4 of the 5 apartments offering 3 bedrooms and the apartment on level 4 being a generous 2 bedder. All units well exceed the minimum apartment sizes as defined by the ADG. It is good practice to separate public and private rooms within a dwelling to allow both spaces to be enjoyed simultaneously without compromising the use of the other, and this was taken into consideration when designing these units, especially considering the location of the master bedrooms and their position in relation to the main common areas of each unit.

All apartments boasts spectacular views across to Manly Beach and have large outdoor areas for entertaining facing the water.

All habitable rooms have access to private open space and have been oriented to enjoy the view with large windows. Accordingly, habitable rooms receive an abundance of natural light and ventilation.

All units are provided with plenty of storage in the apartments and additional in the car park as shown in the table below:

	3 BED				2 BED	Storage height
	U1 (m³)	U2 (m³)	U3 (m³)	U4 (m³)	U5 (m³)	
Internal	5.1	5.3	5.3	5.3	4.5	2.7m
Car park B1					6.1	2.2m
Car park B2	8	6.4	8.4	6.2		2.3m
	<b>8</b>	<b>6.4</b>	<b>8.4</b>	<b>0</b>	<b>6.1</b>	
<b>TOTAL (m³)</b>	<b>13.1</b>	<b>11.7</b>	<b>13.7</b>	<b>5.3</b>	<b>10.6</b>	

ADG requirement for 3+ bedroom apartments = 10m³

2+ bedroom apartments = 6m³

(at least 50% within the apartment)

Easy access for all age groups and degrees of mobility is achieved at ground level where the pedestrian entry is located with a stair lift proposed connecting the building with the public domain. From there a lift is located in the lobby providing access to all other relevant floors including the adaptable apartments on levels 1 and 2.

## PRINCIPLE 7: SAFETY

*“Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.”*

*“A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.”*

The building is proposed to be positioned generally aligned with the building at 60 North Steyne. This will ensure the passive surveillance of the street. The entry points will be well lit and are clearly distinguished by means of landscaping and signage. The residential entryway gives direct access to the mailboxes and to the main door that takes residents and their visitors to the main lobby. The door will be protected by a video intercom system and will be glazed to allow a clear view through to the lobby within and allowing enough circulation space for people in wheelchairs. Public and private spaces are clear separated to improve way finding on the site.

## PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

*“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.”*

*“Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.”*

*“Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.”*

The local area provides a variety of housing choices ranging from smaller apartments to bungalows, short term accommodation and detached houses. This proposed development with five (5) luxury apartments will add to the offering along Manly Beach front. As this is a boutique development a mix of housing options cannot be provided on the site in isolation but should be considered in the local context.

Apartments on levels 1 and 2 are proposed to be adaptable, providing a choice for people with disabilities in the area. All common corridors and the like have been designed to be accessible and provide ample circulation spaces.

## PRINCIPLE 9: AESTHETICS

*“Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.”*

*“The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”*

The building presents with curved balcony forms to the North Steyne frontage. These curves flow around the corner and are then dressed with a feature screen, which wraps the façade along its northern edge, providing privacy and solar control as well as a stunning architectural feature.



Natural materials such as stone have been included in the external palette along with warm, fresh tones and raw timber look cladding, relating the building to its immediate coastal/beachy context. The incorporated planters at each level and around the recessed volume at level 4, soften the form further by bringing the landscape into the building, screening the private open spaces of lower units and highlighting the main entrance.

Please do not hesitate to contact me should you require further details or any clarifications.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'B. Gough', written in a cursive, fluid style.

Bridie Gough  
Director  
Arb No. 8280

3 November, 2022

To whom it may concern,

I, Bridie Gough, Registered Architect 8280, provide certification that the proposed Residential flat development on 61 North Steyne, MANLY as depicted on the development application set Issue A dated October 2022, can achieve the design quality set out in Schedule 1 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment development and the objectives of Parts 3 and 4 of the Apartment Design Guide.

Compliance table showing the Apartment Design Guide's solar access, private open space, cross ventilation, and storage criteria forms part of the application package.

Please do not hesitate to contact me should you require further details.

A handwritten signature in black ink, appearing to read 'B. Gough', with a stylized, cursive script.

Bridie Gough  
Architect (ARB No. 8280)



## Apartment Design Guide - Design Objective and Design Criteria

Project	NEW LUXURY MULTI-RESIDENTIAL DEVELOPMENT
Address	61 North Steyne, Manly
Issue	A
Date	03.11.2022

OBJECTIVE	DESIGN CRITERIA		PROPOSED	COMMENT																					
Part 3 - Siting the Development																									
3D Communal and Public Open Space	<b>Objective 3D-1</b> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		On merit	On the constraint of the site size, a communal open space is optional since each unit is provided with large terraces and courtyards. The site is in close proximity to public open areas such as Manly beach.																					
	<b>Objective 3D-2</b> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		On merit	As above																					
	<b>Objective 3D-3</b> Communal open space is designed to maximize safety		On merit	As above																					
	<b>Objective 3D-4</b> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		N/A	No public open space is provided.																					
3E Deep Soil Zone	<b>Objective 3E-1</b> Deep soil zone provides 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	Deep soil zones are to meet the following minimum requirements: <table><thead><tr><th>Site Area</th><th>Min. Dims</th><th>Deep Soil Zone</th></tr></thead><tbody><tr><td>Less than 650m²</td><td>-</td><td>7%</td></tr><tr><td>650m² - 1500m²</td><td>3m</td><td>7%</td></tr><tr><td>Greater than 1500m²</td><td>6m</td><td>7%</td></tr><tr><td>Greater than 1500m² with significant tree cover</td><td>6m</td><td>7%</td></tr></tbody></table>	Site Area	Min. Dims	Deep Soil Zone	Less than 650m²	-	7%	650m² - 1500m²	3m	7%	Greater than 1500m²	6m	7%	Greater than 1500m² with significant tree cover	6m	7%	On merit	Only 2.56% of deep soil has been proposed; however, given the site's constraints, there are limited spaces at ground level. The proposal still provides deep soil enough for planting a large tree.  Additional landscaped area has been proposed above the car lift roof and on level 4, making up for the lack of deep soil.  The site also benefits from a Council owned portion of land on the eastern side along North Steyne, on which we propose deep soil planting and an improved landscape condition to the streetscape. Approx 38.8 sqm in area. <table><thead><tr><th>Site Area</th><th>Deep Soil</th><th>Deep Soil %</th></tr></thead><tbody><tr><td>407.3</td><td>10.43</td><td>2.56</td></tr></tbody></table>	Site Area	Deep Soil	Deep Soil %	407.3	10.43	2.56
	Site Area	Min. Dims	Deep Soil Zone																						
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407.3	10.43	2.56																							
3F Visual Privacy	<b>Objective 3F-1</b> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.  <i>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</i>	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: <table><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 to 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></tbody></table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over to 25m (9+ storeys)	12m	6m	On merit	Most habitable rooms are oriented towards the Pacific Ocean with all units having a northerly orientation for maximizing solar amenities. A feature screen has been incorporated in the design along its northern facade to maintain privacy between neighbours and between apartments. On Bedrooms 2 and 3 of Levels 1 to 3, privacy is ensured through features wall and planters located at the western elevation. Large planters are proposed on Level 4 where the built form is further setback from the boundaries. This minimizes any privacy issues with No. 1 Denison st to the west. A frosted glass balustrade has been incorporated into the southeast corner of the Level 4 terrace avoiding overlooking to and from No. 59 North Steyne.									
	Building Height	Habitable rooms and balconies	Non-habitable rooms																						
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Up to 25m (5-8 storeys)	9m	4.5m																							
Over to 25m (9+ storeys)	12m	6m																							
	<b>Objective 3F-2</b>  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.		Complies	A feature screen has been incorporated in the design along the northern facades to maintain privacy between neighbours and between apartments. These elements also create visual interest and articulation to the building as well as providing an element of solar control.																					
3J Bicycle and Car Parking	<b>Objective 3J-1</b> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: <ul style="list-style-type: none"><li>On sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or</li><li>On land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use of equivalent in a nominated regional centre</li></ul>																							
		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 car parking needs for a development must be provided off street.	Complies	The proposal complies with this requirement by providing 10 car parking spaces across two basement levels, including one accessible parking space. Although strictly under the DCP, one visitor car parking space would be required for the five dwellings, the arrangement whereby no visitor car parking is provided is considered suitable for the following reasons: <ul style="list-style-type: none"><li>No visitor car parking is available on the existing site servicing the residential dwellings currently occupying the site;</li><li>The use of a car lift by visitors is not considered suitable given the induction process residents will have to undergo to understand and safely operate the car lift system;</li><li>There are significant numbers of off-street car parking spaces in close proximity to the site which can comfortably accommodate the one visitor parking space, including:<ul style="list-style-type: none"><li>Manly National Car Park which provides for 220 parking spaces</li><li>Pacific Waves Car Park which provides for 170 parking spaces</li></ul></li><li>On street council parking along Manly Beach front and surrounding streets.</li></ul>																					

	<b>Objective 3J-2</b> Parking and facilities are provided for other modes of transport		<b>Complies</b>	The proposal provides for 6 bicycle parking spaces in basement 1. This bicycle parking provision is equivalent to 1.2 spaces per dwelling and is considered suitable to accommodate demands from future residents. This provision exceeds the requirements of the DCP, which notes that for residential developments, a minimum of two bicycles should be provided or, alternatively one space for every three car parking spaces.
	<b>Objective 3J-3</b> Car park design and access is safe and secure		<b>Complies</b>	Car parking is well organized and facilities can be accessed without crossing car parking spaces including, waste room, services and storage areas. Car park complies with the requirements of the Manly DCP and in accordance with AS2890.1 and AS2890.6.
	<b>Objective 3J-4</b> Visual and environmental impacts of underground car parking are minimised		<b>Complies</b>	2 basement levels are provided with car park facilities accessed from a car lift, thus removing the need of ramps. The car parking layout is well organised and distributed.
	<b>Objective 3J-5</b> Visual and environmental impacts of on-grade car parking are minimised		<b>On merit</b>	No on-grade car parking is provided, the entire car park is not visible from the street.
	<b>Objective 3J-6</b> Visual and environmental impacts of above ground enclosed parking are minimised		<b>N/A</b>	

#### Part 4 – Designing the Building

4A Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours of direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Complies	All apartment have the main living areas and private open spaces oriented to the north, to maximise solar access in winter.
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm at mid-winter	Complies	As per above
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm mid winter.	Complies	As per above
	Objective 4A-2 Daylight access is maximized where sunlight is limited		Complies	All habitable rooms have large windows to the east, north and west.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Windows are shaded by balconies and operable feature screens creating a visual interest and articulation to the building as well as providing an element of solar control.
4B Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	All habitable rooms have large operable windows and natural ventilation
	Objective 4B-2 The layout and design of single aspect apartments maximizes natural ventilation		N/A	No single aspect apartments proposed.
	Objective 4B-3 The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents	1. 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	Complies	All 5 units achieve cross natural ventilation.
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies	The overall depth of the cross-through apartments are less than 18m when measured glass line to glass line.
4C Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <b>Minimum ceiling height for apartment and mixed-use buildings</b>		All units comply with minimum ceiling height for habitable and non-habitable rooms.
		Habitable Rooms 2.7m Non-Habitable 2.4m	Complies Complies	
		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	Complies	
		Attic Spaces 1.8m at edge of room with a 30 degree minimum ceiling slope	N/A	
		If located in mixed use areas 3.3m for ground and first floor to promote future flexibility	N/A	
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		N/A		
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		N/A		

4D Apartment Size and Layout	<b>Objective 4D-1</b> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:	Complies	The apartments are generously sized with units 1, 2, 3 and 4 comprising 3 bedrooms varying from 140.2m2 to 163.5m², and units 4 comprising 2 bedrooms at 103m² .																																		
		<table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>			Apartment Type	Minimum Internal Area	Studio	35m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²																								
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	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.																																					
	2. 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	Complies																																				
	<b>Objective 4D-2</b> Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Complies	All habitable room depths comply and the back of all kitchens are within 8m from a window.																																		
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window																																				
	<b>Objective 4D-3</b>  Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)	Complies	<table><tr><th>Unit</th><th>Master bedroom</th><th>Bedroom</th></tr><tr><td>Unit 1 (GF)</td><td>14.7 m2</td><td>10.88m2</td></tr><tr><td>Unit 2-3-4 ( L1-L3)</td><td>25.92 m2</td><td>13.3m2</td></tr><tr><td>Unit 5 (L4)</td><td>13.6 m2</td><td>10.23m2</td></tr></table>	Unit	Master bedroom	Bedroom	Unit 1 (GF)	14.7 m2	10.88m2	Unit 2-3-4 ( L1-L3)	25.92 m2	13.3m2	Unit 5 (L4)	13.6 m2	10.23m2																						
	Unit	Master bedroom	Bedroom																																			
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	Unit 2-3-4 ( L1-L3)	25.92 m2	13.3m2																																			
	Unit 5 (L4)	13.6 m2	10.23m2																																			
	2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies																																				
	3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 & 3 bedroom apartments	Complies																																				
	4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies																																				
4E Private Open Space and Balconies	<b>Objective 4E-1</b>  Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. 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 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></table>	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m²	-	1 Bedroom Apartments	8m²	2m	2 Bedroom Apartments	10m²	2m	3+ Bedroom Apartments	12m²	2.4m	Complies	All POS are generous in size and well exceed the minimum areas. <table><tr><th>Unit</th><th>POS min minimum depth</th><th>POS</th></tr><tr><td>Unit 1 (GF)</td><td>36.6</td><td>55.40</td></tr><tr><td>Unit 2-3-4 ( L1-L3)</td><td>44.33</td><td>69.25</td></tr><tr><td>Unit 5 (L4)</td><td>12.4</td><td>22.1</td></tr></table>	Unit	POS min minimum depth	POS	Unit 1 (GF)	36.6	55.40	Unit 2-3-4 ( L1-L3)	44.33	69.25	Unit 5 (L4)	12.4	22.1							
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	The minimum balcony depth to be counted as contributing to the balcony area is 1m	Complies	As above																																			
	2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m																																					
	<b>Objective 4E-2</b> Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies	The main private open space for each unit is accessed directly off the main living areas.																																			
	<b>Objective 4E-3</b> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Complies	Most balconies are integrated into the building design with a combination of glass balustrade and solid where planters are proposed.																																			
	<b>Objective 4E-4</b> Private open space and balcony design maximises safety	Complies	All private open space is not directly accessed from the street. Balustrades adds additional protection.																																			
4F Common Circulation and Spaces	<b>Objective 4F-1</b>  Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight  2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Complies	Maximum number of residences off a single core is one per floor																																		
	<b>Objective 4F-2</b>  Common circulation spaces promote safety and provide for social interaction between residents	1. The maximum number of apartments off a circulation core on a single level is eight  2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Complies  N/A	As above																																		
4G Storage	<b>Objective 4G-1</b> Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Dwelling Type</th><th>Storage Size Volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table>  At least 50% of the required storage is to be located within the apartment	Dwelling Type	Storage Size Volume	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³	Complies	<table><tr><th>Unit</th><th>Internal m³</th><th>Basement m³</th><th>Total</th></tr><tr><td>Unit 1 (GF)</td><td>5.1</td><td>8</td><td>13.10</td></tr><tr><td>Unit 2 (L1)</td><td>5.3</td><td>6.4</td><td>11.70</td></tr><tr><td>Unit 3 (L2)</td><td>5.3</td><td>8.4</td><td>13.70</td></tr><tr><td>Unit 4 (L3)</td><td>5.3</td><td>6.2</td><td>11.50</td></tr><tr><td>Unit 5 (L4) (2 BED)</td><td>4.5</td><td>6.1</td><td>10.60</td></tr></table>	Unit	Internal m³	Basement m³	Total	Unit 1 (GF)	5.1	8	13.10	Unit 2 (L1)	5.3	6.4	11.70	Unit 3 (L2)	5.3	8.4	13.70	Unit 4 (L3)	5.3	6.2	11.50	Unit 5 (L4) (2 BED)	4.5	6.1	10.60
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	<b>Objective 4G-2</b>  Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	As above																																		