

SEPP 65: ADG + COUNCIL CONTROL SUMMARY

CLIENT

DATE

ADDRESS

SITE AREA

COUNCIL

Catholic Archdiocese of Sydney

13.05.19

95 Bower St & 29-35 Reddall St, Manly

3,162.9m²

Northern Beaches Council

PART 1: DESIGN PRINCIPLES

TOPIC	CONTROL CHECK / RULE OF THUMB	COMMENTS ON COMPLIANCE OF SEPP 65 GUIDELINES	COMPLIANCE
1 Context & 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.	This concept proposal looks to amalgamate four residential sites located along Bower, College and Reddall Streets, Manly, to create a site area in excess of 3160sq.m. The site area available, coupled with its prime location and expansive views, afford a unique opportunity to design a high quality development which responds to the local context. The site is located within a visual catchment and subzone comprised of a mixture of single houses and multi-unit dwellings. Approximately 50% of the buildings within this catchment zone are multi-level, most of which exceed density controls. As well as density, approximately 80% of buildings within the subzone and visual catchment area exceed the numeric FSR control. This includes both long-standing developments as well as recently approved buildings. The proposal articulates an intent to provide individual 2 – 3 level apartment buildings housing a total of 23 residences in a landscaped setting. Basement car parking is positioned below building footprints to maximise deep soil potential throughout the site and is accessed approximately level from driveways off Bower and College Streets.	

TOPIC	CONTROL CHECK / RULE OF THUMB		COMMENTS ON COMPLIANCE OF SEPP 65 GUIDELINES	COMPLIANCE
2 Built Form & 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 proposal is consistent with the height and scale and intensity of recently constructed development in the area.	
			The scheme acknowledges the substantial fall across the site from west to east, stepping the respective building envelopes to reflect the ground level and which augments experienced views from each apartment to the north and affirms a visual and tangible connection to the ocean.	
			Envisaged as architecture within a landscaped setting, the presented development allows for a privacy between dwellings via appropriate setbacks and facilitates direct views of Cabbage Tree Bay from each building (with potential views to Shelly Beach to the east). The siting of the buildings also minimises the view loss to the surrounding properties by opening up previously non-existent view corridors between the proposed building envelopes. Furthermore vistas through the site from the public domain are enhanced, as newly generated vistas are created via central corridors of negative, unbuilt space.	
			The separation of the buildings into distinct envelopes allows the architecture to reference the established typologies in relation to scale and massing and enables the proposal to address and engage all street frontages and streetscapes.	
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 roof of the top storey presents a compact roof form for Building A & C and is setback from the lower floors, resulting in a recessive top floor. The darker material palette of these top storeys further minimises the perceived bulk of the built form from Bower & Reddall Streets respectively.	
			The proposal presents built form which is sympathetic to the residential character of the existing neighbouring properties in relation to bulk and scale. The proposal seeks an increased FSR and density. Both of these controls, in our opinion, have been effectively disregarded as a result of recent approvals. We feel that although there is a numerical exceedance this proposal is in keeping with the objectives of the controls and with the current and desired future character of the locality. The proposal presents as a considered design which thoughtfully addresses the key issues of contemporary architecture and amenity, scale and view loss.	
			Floor Space Ratios of most buildings in the immediate vicinity of the site generally establish FSRs between 0.9:1 and 1:1 for both single dwellings and apartments alike. These buildings exceed the maximum permissible FSR of 0.6:1 in an R1 residential zone. In our opinion, the control has been effectively abandoned given the evidence of recently approved development.	
			FSR is one of the controls which is used to regulate the bulk and scale of development. In this particular locality, the controls that have been applied to recent development to govern bulk and massing are height, scale and view sharing. By complying with these controls and by complying with the council objectives of floor space ratio, we do not consider it a requirement to meet the numerical compliance of the FSR control in this circumstance	
			The proposed placement of buildings on the site as individual buildings, together with stepping the building envelopes to reflect the existing ground plane, ensures that existing views from the public domain across and through the site are generally maintained and not obscured by the proposal	
			The proposal generally preserves existing views experienced by the neighbours to the south-west (as illustrated by the view loss diagrams) via compliance with LEP/DCP building height and setback objectives	

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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.		The proposal meets the targets set out in the sustainability index (BASIX) and generally meets SEPP building design principles and guiding provisions. The proposal introduces a variety of apartment types and sizes.	
			All units have access via a lift from the basement level and/or stairs.	
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 development meets the minimum requirement for cross ventilation, with all apartments naturally ventilated. The proposal also achieves the solar access requirements of 70%.	
			The proposal incorporates a green edge of landscaping to the ground plane, balconies and roof deck, in particular to the roof of Building B. The landscaping will positively complement the residential development. The landscaped platforms and green edges will provide a buffer to the residents, providing privacy - contributing to the amenity of the residents and neighbours.	
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.		Apartment amenity is provided through appropriate room dimensions and layouts, access to outlooks from living areas, natural ventilation, visual and acoustic privacy, storage, as well as indoor and outdoor space to all apartments.	
			Each apartment has storage equal or in excess to the ADG requirements, with at least 50% being provided in the apartments and the remainder in the basement.	
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 proposal performs well in terms off cross ventilation, solar access, size of balconies, efficient layouts, generous room sizes and compliant ceiling heights.	
			The proposed scheme has been designed to minimise opportunities for crime in accordance with CPTED principles. Safety and security is promoted internally and for the external common areas with a clear, well-lit and identifiable entry point from Bower , Reddall & College Streets. The street setback and height difference of the ground floor apartments to the street level allows for casual passive surveillance of both streets as well as maintaining privacy. Additionally, all apartments have balconies/terraces allowing for casual surveillance to the street. Secure basement parking is provided, with access via direct lifts to each level and common lobby area.	
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.		The apartments are generously sized relative to the number of bedrooms provided in each unit. They range from 93sqm to 180qm in area. Each has a small to large POS balcony ranging from 24sqm to 104sqm. All apartments comply with minimal internal areas, and minimum balcony and ground terrace areas. The mix is provided to suit the need of the future community and catering for the cross section of buyers. The proposal will provide a well-designed housing stock in an area where there is a strong demand for this type of development, especially from families, professional workers and down sizers. The proposed development is designed carefully to ensure easy access for all users, including the provision for adaptable apartments.	
	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.			

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9 Aesthetics	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.		Our approach has been to address building bulk through the use of stepped and projecting forms, and by the introduction of differing materials, textures and colours to break each building down into separable parts. Building bulks of single, horizontal or vertical planes and monochromatic colour schemes have been avoided as these would present as a single mass, dominating the streetscape.	
			The proposed development does not seek to replicate the details or character of these heritage buildings but aims to provide a contemporary and complementary response. The proposed building form and scale will maintain existing views of neighbouring properties by the use of considered elevation and roof profiles to Reddall Street, and flat roof forms elsewhere to reduce height and massing; and by the use of key architectural language including materials, colour palette and finishes that will ensure the architectural response to this site is consistent with and respectful of the surrounding natural and built environs.	
			All three buildings incorporates sandstone cladding at podium level which is complementary to and consistent with numerous sandstone clad garages, sub-floor facades and fences in the local context.	
			Terraces, banding and operable sliding louvres to the Bower Street elevation add visual interest and movement. At the uppermost level, rooftop terraces and the mansard roof provide stepped profiles to articulate the building bulk by providing dynamic form. Building B incorporates horizontal banding with projecting balconies, and material changes from face brick to render to stimulate the bulk and to provide readable and differing elements of interest. A green roof and green walls provides additional architectural relief and contrasting texture and colour to interplay with the bulk. The introduction of greening has the added benefit of providing a direct visual connection and relationship of the bulk to the adjacent green spaces of the Public Reserve and St Patrick's Estate.	
			On Reddall Street, Building C employs a carefully considered juxtaposition of materiality, scale and profiles to separate the building mass into 3 distinct components, reflective of the existing subdivision pattern. Roof terracing and mansard roof forms disrupt the verticality of the bulk, while a variation of setbacks to the street provides articulation and visual relief to the lineal form.	
			The introduction of a curve to the building form at the intersection of Reddall and College Streets softens the bulk, encourage the eye to follow the façade, and successfully transitions the elevations at this junction.	
			By the clever interplay of materials, colour, texture, shapes and patterns, this proposal provides an intelligent architectural response to the massing of medium density development.	

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PART 2: DEVELOPMENT CONTROL				
TOPIC	CONTROL CHECK / RULE OF THUMB		COMMENTS ON COMPLIANCE OF SEPP 65 GUIDELINES	COMPLIANCE
2C Building Height	- Where there is an existing floor space ratio (FSR), test height controls against it to ensure a good fit. - Maximum building height is LEP is 12m		- Proposed building height generally sits above the 8.5m height plane at 3 storeys in height, with minor incursions to the height plane - refer to height plane diagram for detail - The proposed buildings are consistent with the existing streetscape - A recessive third floor to Building A & C minimises the visual impact of the top floor and overall appearance of height.	YES*
	Test heights against the number of storeys and the minimum ceiling heights required for the desired building use (see Ceiling Heights).		- Ceiling heights are 2.7m for habitable residential areas & 2.4m for non-habitable - Floor to Floor height are 3.1m on all residential levels of Buildings B & C	YES
2D Floor Space Ratio	GFA should fit comfortably within the building envelope as the envelope needs to also account for building elements and service areas that are not included in the GFA definition and to allow building articulation.		- Floor Space Ratios of most buildings in the immediate vicinity of the site generally establish FSRs between 0.9:1 and 1:1 for both single dwellings and apartments alike. These buildings exceed the maximum permissible FSR of 0.6:1 in an R1 residential zone. In our opinion, the control has been effectively abandoned given the evidence of recently approved development. - FSR is one of the controls which is used to regulate the bulk and scale of development. In this particular locality, the controls that have been applied to recent development to govern bulk and massing are height, scale and view sharing. By complying with these controls and by complying with the council objectives of floor space ratio, we do not consider it a requirement to meet the numerical compliance of the FSR control in this circumstance	N/A
2E Building Depth	Use range of appropriate maximum apartment depth 12-18m from glass line when precinct planning and testing development controls		- The building depth ranges from approx. 8.4m to approx. 13.6m, minimising the overall building depth & promoting improved solar access & cross ventilation - The proposal allows for corridors with operable glazing to promote natural ventilation	YES
2F Building Separation	- Minimum separation distances for buildings are: Up to four storeys (approximately 12m) 12 m between habitable rooms /balconies. 9m between habitable and non-habitable rooms. 6m between non-habitable rooms.		- Blank walls are located on south-west face of buildings and are separated from adjacent buildings by a minimum of 6m. - Buildings are three stories in height, and are designed as such so that habitable spaces to the north-east face non-habitable spaces to the south-west, achieving the minimum separation of 6m. - The natural slope of the site means the that height of the three buildings is staggered, further aiding visual privacy. - Balconies and habitable areas are generally located to the north-east of the buildings and face generally blank walls, preventing direct sightlines between adjacent buildings on site and protecting privacy between units.	YES

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2G Street Setbacks	• Determine street setback controls relative to the desired streetscape and building forms. For example • match existing development • in centres the street setback may need to be consistent to reinforce the street edge • Align street setbacks with building use. For example, in mixed use buildings a zero street setback is appropriate.		The following building setbacks have been allowed: • 6m setback to the public reserve • 6m setback to Building C at Reddall Street corner College Street • 6m setback to Building B off College Street • 3m setback off Reddall Street • 2m landscaped setback off Bower Street	YES
2H Side and Rear Setbacks	• Test side and rear setbacks with height controls for overshadowing of the site, adjoining properties and open spaces.		• Location of residential neighbours to the north of the site and the site being bounded by streets to the east, south and west means that our proposal does not overshadow any adjacent properties. • Surrounding sloped topography (which consists of an increased elevation as you move south of the site) means that properties to the south of the site are located at a higher elevation relative to our site which further minimises any overshadowing impact.	YES

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PART 3: SITING THE DEVELOPMENT					
TOPIC		CONTROL CHECK / RULE OF THUMB		COMMENTS ON COMPLIANCE OF SEPP 65 GUIDELINES	COMPLIANCE
3A	Site Analysis	Each element in the Site Analysis Checklist should be addressed (see Appendix 1 of ADG)		Site Analysis diagram provided	YES
3B	Orientation	- Building types and layouts respond to the streetscape and site while optimising solar access within the development - Overshadowing of neighbouring properties is minimised during mid winter		- Building footprint responds to site analysis via solar, ventilation, streetscape - Building footprint ensures additional overshadowing on neighbouring properties to be minimal. - Access is provided from Bower St to Building A, College St to Building B and Reddall St from Building C - Buildings are orientated replicate existing streetscape and enjoy northern sun to living spaces - The site is bounded to the north, south, east and west by a reserve and College, Bower and Reddall streets respectively, creating a buffer to adjacent sites and minimising overshadowing	YES
3C	Public Domain Interface	Transition between private and public domain is achieved without compromising safety and security		- Perimeter of ground level terraces to be planted out to soften the edge condition and provide privacy for ground floor dwellings. - Mail boxes will be located along the street frontage for all three buildings. - Where possible basements will be naturally ventilated via louvres (taking advantage of the existing sloping condition of the site) with ancillary mechanical ventilation provided as required. - Storage, services and garbage areas to be located in basement car park. - Primary pedestrian entries to the Building A & B are accessed via walkways from College Street that coordinate with existing boundary levels. Building C is accessed via a mid-building pedestrian connection to level 1 from Reddall Street. - Materials have been selected for longevity, durability and easy maintenance. - Rather than providing a singular basement car park, the car parks have been split to sit underneath the respective buildings and accommodate the sloping site.	YES
3D	Communal and Public Open Space	- An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping - Recommended minimum communal open space is 25% of the site		- No communal spaces provided as the proposal is located within proximity to public open space such as Shelly Beach, it's associated parkland and nearby Manly Beach. - Generous private open space have been provided to each unit which is significantly in excess of the ADG requirements. Given the excess of private space available to inhabitants it is anticipated that they would use their own private outdoor spaces in preference over a communal space	N/A
3E	Deep Soil Zones	Ensure deep soil zones meet the following minimum requirements: Site area greater than 1500m² minimum nest have a minimum of 7% of site area as deep soil zone, with minimum dimension of 6m		- Site area is 3,160m². Site area servicing the residential apartments (excluding Building A / terraces) is 2,363m² - Minimum required deep soil area is 2,363m² x 0.07 = 165m² - Deep soil currently provided that is in excess of 6m in width is 315m² which equates to 13% - Additional deep soil is provided to other parts of the site that is 3m or wider, constituting another 72m² of area, constituting another 3% of deep soil to the site	YES

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3F Visual Privacy	- Refer to Building Separation minimum standards (see Building Separation). - 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 is as follows: - Building height up to 12m (4 storeys) Habitable rooms 6m / Non Habitable rooms 3m - Building Height up to 25m (5-8 storeys) Habitable rooms 9m /Non Habitable rooms 4.5m - Building height over 25m (9+ storeys) Habitable rooms 12m / Non Habitable rooms 6m		- Habitable areas are generally located to the north-east of the buildings with non-habitable spaces such as bathrooms, laundries, lobbies to the south-west throughout the site, creating a condition where habitable spaces face non-habitable spaces. - The natural slope of the site means the that height of the three buildings is staggered, further aiding visual privacy. - Balconies and habitable areas are generally located to the north-east of the buildings and face generally blank walls, preventing direct sightlines between adjacent buildings on site and protecting privacy between units. - Blank walls are located on south-west face of buildings and are separated from adjacent buildings by a minimum of 6m.	YES
	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		- Hierarchy between public to private is achieved through level changes and landscaping transitioning from the private external spaces associated with the units to the adjacent, more public pedestrian paths. - Private open space and habitable windows are separated from more public spaces via terraces that ensure that private open space and windows are elevated above public spaces, minimising overlooking. - Landscaped terraces act as informal fences to restrict access between private and semi-private spaces. Landscaping softens the edges of the terraces and replaces the need for a visually obtrusive barrier. - Visual privacy is established between balconies via recessing the balcony or the inclusion of a blade wall between the balconies of neighbouring units.	YES
3G Pedestrian Access	- Building entries and pedestrian access connects to and addresses the public domain - Access, entries and pathways are accessible and easy to identify - Large sites provide pedestrian links for access to streets and connection to destinations		- Pedestrian paths address all three street boundaries (Bower St, College St & Reddall St), activating the street edge. - Entry, circulation areas are clearly identifiable - Entries to Building B & C are provided by communal lobbies servicing a maximum of 2 units per level, with 2 additional levels accessed via a lift and stair. The entries are articulated architecturally to visually announce their location. Private entries to Building B & C units are housed within each lobby. - Building A (terraces) provides a primary pedestrian entry at the ground floor of each terrace at the south-west facade and a secondary entry to the eastern & western terraces (A01 & B01) via gated path/stairs to the ground floor level off Bower Street. - Each building presents a specific face to the street: - Building A addresses primarily Bower St - Building B addresses primarily College St - Building C addresses primarily Reddall St	YES
3H Vehicle Access	- Generally limit the width of driveways to a maximum of six metres. - Locate vehicle entries away from main pedestrian entries and on secondary frontages.		Vehicular access to Building A is from Bower Street. Vehicular access to Buildings B & C is from a central driveway off College Street that then splits and connects to the separate basement car parks of Building B & C	YES

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3J Bicycle and car parking	•Refer to local development control for the minimum car parking requirement for residents and visitors. - Warringah DCP Parking Rates for residential flat building are as follows; - 1 space / 1 bed - 1.2 space / 2 bed - 1.5 space / 3 bed - 1 space / 5 units for visitors Business premises - 1 space / 16.4sq.m of counter GFA - 1 space / 40sq.m of non-counter GFA Bicycle Parking space as per Warringah DCP. Minimum bicycle parking rates are as follows; - 1 bicycle parking space per unit for residents -1 space / 200sq.m retail/office - 1 space / 12 units for visitors		• Parking requirements exceed DCP rates • New development proposed parking provided is: -11 spaces to Building A / terraces (including 1 visitor space) -21 spaces to Building B (including 3 visitor spaces, 2 accessible spaces & 4 tandem spaces) -23 spaces to Building B (including 3 visitor spaces & 4 accessible spaces) • Bike spaces provided exceed the requirements (10 bike lockers are provided to each of the basements of Building B & C)	YES
PART 4: BUILDING DESIGN				
TOPIC	CONTROL CHECK / RULE OF THUMB		COMMENTS ON COMPLIANCE OF SEPP 65 GUIDELINES	COMPLIANCE
4A Daylight Access	• Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9 am and 3 pm in mid winter. In dense urban areas a minimum of two hours may be acceptable. • A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3 pm at mid winter		• Refer to shadow diagrams & sun's eye views • 73% of apartments (19 apartments) receive more than 2hrs solar access during mid-winter • All apartments face the north-easterly direction with living spaces are located to face this direction • Balcony slabs will act as shading devices to balconies below during the summer months, as balconies generally stack throughout the development. A Basix report accompanies the DA and defines the required glazing specification for energy efficiency.	YES
4B Natural Ventilation	• At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.		• 100% of units are naturally cross ventilated • All apartments are dual aspect or cross through • The proposed building design incorporates open plan living, whereby kitchen and living spaces are combined and corridors are minimised. This allows for increased airflow.	YES
4C Ceiling heights	• Measured form finished floor level to finished ceiling level, minimum ceiling heights are : Habitable rooms : 2.7m Non- habitable rooms : 2.4m		• Proposed development has allowed for ceiling heights of 2.7m to all habitable rooms and 2.4. to non-habitable rooms. 2.7m ceilings are achieved through habitable spaces with minimal encroachments of bulkheads. • Bulkheads to allow for services to be located above kitchen and bedroom joinery to maximise ceiling heights and not encroach on the sense of space within the room. • Apartment layouts (with the exception of the top level of Building C) repeat across levels, allowing services to stack. • Given the overwhelming residential nature of the existing locality and zoning, ground floor retail is not a likely future outcome and has not been allowed for. Proximity to the commercial and retail hub of Manly means that the site is sufficiently serviced by existing non-residential uses.	YES
4D Apartment size and Layout	• Apartments are required it have the following minimum internal areas: Studio : 35 sqm 1 bedroom : 50 sqm 2 bedroom : 70 sqm (75sqm with additional bathroom) 3 bedroom : 90 sqm (95sqm with additional bathroom) The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each		• Apartment size complies with the minimum internal area. • We generally exceed this in our open plan living spaces however we have increased the width of the living spaces to provide more generous living spaces, greater solar access and ventilation • In all layouts, kitchens are part of an open floor plan design, combined with living and dining spaces to create spacious yet efficient living zones	YES

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	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 with the control	YES															
	- Habitable room depths are limited to maximum of 2.5 x the ceiling height. (2.5 x 2.7 = 6.75) - In open plan layouts (where living, dining and kitchen are combined) the maximum habitable room depth is 8m from the window.		Complies with the control	YES															
	- Master bedrooms have a minimum area of 10m sqm and other bedrooms 9m sqm (excluding wardrobe) - Bedrooms have a minimum dimension of 3m - Living rooms or combined living/dining rooms have a minimum width of: 3.6 m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments		- Typical master bedrooms areas are 10m² minimum - complies with the control - Secondary bedrooms are 9m² minimum - complies with the control - All bedrooms comply with the minimum width of 3m - All living rooms comply with the minimum widths	YES															
4E Private open space and balconies	All apartments are required to have primary balconies as follows:<table><tr><td>Type</td><td>: Minimum Area</td><td>: Minimum Depth</td></tr><tr><td>Studio</td><td>: 4 sqm</td><td>: N/A</td></tr><tr><td>1 Bedroom</td><td>: 8 sqm</td><td>: 2m</td></tr><tr><td>2 Bedroom</td><td>: 10 sqm</td><td>: 2m</td></tr><tr><td>3 Bedroom +</td><td>: 12 sqm</td><td>: 2.4m</td></tr></table>	Type	: Minimum Area	: Minimum Depth	Studio	: 4 sqm	: N/A	1 Bedroom	: 8 sqm	: 2m	2 Bedroom	: 10 sqm	: 2m	3 Bedroom +	: 12 sqm	: 2.4m		All balconies are in excess of the minimum area and depth requirements - please refer to plans for clarification	YES
Type	: Minimum Area	: Minimum Depth																	
Studio	: 4 sqm	: N/A																	
1 Bedroom	: 8 sqm	: 2m																	
2 Bedroom	: 10 sqm	: 2m																	
3 Bedroom +	: 12 sqm	: 2.4m																	
	For apartments at ground level or a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m sqm and a minimum depth of 3m		All ground floor private open space is in excess of the minimum area and depth requirements - please refer to plans for clarification	YES															
4F Common circulation and spaces	The maximum number of apartments off circulation core on a single level is eight		Lift & stair cores service a maximum of 2 units per level	YES															
4G Storage	- In addition to storage in kitchens, bathrooms and bedroom, the following storage is provided:<table><tr><td>Type</td><td>: Storage size volume</td></tr><tr><td>Studio</td><td>: 4m³</td></tr><tr><td>1 Bedroom</td><td>: 6m³</td></tr><tr><td>2 Bedroom</td><td>: 8m³</td></tr><tr><td>3 Bedroom</td><td>: 10m³</td></tr></table> - At least 50% of the storage is to be located within the apartment.	Type	: Storage size volume	Studio	: 4m ³	1 Bedroom	: 6m ³	2 Bedroom	: 8m ³	3 Bedroom	: 10m ³		Complies - refer to storage diagrams Storage spaces are located in circulation spaces within apartments. Apartments have storage cages located in the basement. The cages are clearly allocated and a generally positioned at the rear of occupant carpark spaces. These cages can be used to store larger and less frequently access items.	YES					
Type	: Storage size volume																		
Studio	: 4m ³																		
1 Bedroom	: 6m ³																		
2 Bedroom	: 8m ³																		
3 Bedroom	: 10m ³																		
4H Acoustic Privacy	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms		- Bedrooms are generally located at least 3m away from corridors. - Lift lobbies and non-habitable areas are located to the south-western side of all buildings to provide an acoustic buffer to the eastern habitable spaces of the adjacent buildings. - Plant is generally located within the basement, away from apartments - Inter-tenancy walls to be suitably acoustically treated to minimise noise impact from noise sources to relevant BCA standards	YES															
4J Noise and pollution	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		- Apartments are elevated above the ground floor to minimise the impact of external noise . - Landscaping design and planting contributes to minimising external noise and pollution.	YES															

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4K Apartment Mix	A range of apartment types and sizes is provided to cater for different household types now and into the future The apartment mix is distributed to suitable locations within the building Design guidance		- Unit mix -2 Bed - 7 units -3 Bed - 12 units - Four 3 bedroom terraces are also provided on the site - Proposed apartment is designed to cater for the housing need and demographic in the area.	YES
4L Ground Floor Apartments	Street frontage activity is maximised where ground floor apartments are located Design of ground floor apartments delivers amenity and safety for residents		Ground floor apartments are elevated from the surrounding ground plane along their north-eastern facades where the majority of fenestration is located, providing privacy to units and allowing for passive surveillance of landscaped zones	YES
4M Façade	- Building facades provide visual interest along the street while respecting the character of the local area - Building functions are expressed by the facade		- Elevation drawings and a photomontage has been provided to express a modern aesthetic in respectful of context. - Elevation drawings, and photomontage provided to indicate visual expression of building functions	YES
4N Roof Design	Roof treatments are integrated into the building design and positively respond to the street Roof design incorporates sustainability features		The top floors of Building A & C are designed as a contemporary architectural take on the mansard roof to act as a recessive element and reduce the appearance of bulk from the street	YES
4O Landscape	Landscape design is viable and sustainable Landscape design contributes to the streetscape and amenity		A mixture of low maintenance plants and trees with an extensive range of native plants have been used.	YES
Universal Design	Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features; - A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level. - At least one, level (step-free) entrance into the dwelling. - Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces. - A toilet on the ground (or entry) level that provides easy access. - A bathroom that contains a hobless (step-free) shower recess. - Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date - A continuous handrail on one side of any stairway where there is a rise of more than one metre. - Stairways are designed to reduce the likelihood of injury and also enable future adaptation.		- Refer to Adaptable Unit Layouts & Access Report for further detail 25% of total apartments has potential to comply to the Liveable Housings Guideline's Silver level universal design features which will be detailed in the later stage of the project. 6 adaptable units are provided	YES
4U Energy Efficiency	Development incorporates passive environmental design Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer Adequate natural ventilation minimises the need for mechanical ventilation Design guidance		- Refer to solar and daylight access and natural passive ventilation diagrams - Material selection and building form considers passive solar design - Refer to natural passive ventilation. all units are dual access and natural ventilation is accessible to all units in the development.	YES
4V Water Conservation	- Urban stormwater is treated on site before being discharged to receiving waters - Flood management systems are integrated into site design		- Water efficient fittings and appliances are provided -refer to BASIX certificate - Refer to hydraulic drawings for stormwater management	YES

TOPIC	CONTROL CHECK / RULE OF THUMB		COMMENTS ON COMPLIANCE OF SEPP 65 GUIDELINES	COMPLIANCE
4W Waste Management	• DCP Part 21.2 outlines requirements for waste management plans and no. of bins requires		• Refer to waste management plan • Number of bins required meets the DCP requirement as indicated in waste management plan, • Kitchens are generously sized to allow for under bench bins to accommodate waste storage. • A communal waste and recycling room is located in the basements in Buildings B and C. These rooms are easily accessible for all. Occupants in Building A have private bin storage locations besides their carpark spaces. • Apartments have storage cages located in the basement. These cages can be used to store larger bulky items. • Waste rooms to allow for bulk storage zones for temporary storage prior to waste contractor pick-up.	YES