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STATEMENT OF ENVIRONMENTAL EFFECTS

15-17 DENT STREET

JAMISONTOWN

Prepared for BISHI CONSTRUCTIONS Pty Ltd

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PROJECT INFORMATION

In Brief: This Statement of Environmental Effects accompanies a development application lodged with consent of the registered property owner. The proposal seeks approval for the demolition of existing buildings and construction of a FIVE (5) storey residential flat building (RFB) at Nos. 15 – 17 Dent Street, JAMISONTOWN. The proposed residential flat building will comprise 19 residential apartments, 2 levels basement parking, comprising 22 car spaces, and associated landscaping.

Site: Lot 1 SP 79056 & Lot 2 79056
No. 15 – 17 Dent Street
JAMISONTOWN NSW 2750

Architect: Alan Johnson
Alan Johnson Architect
1 Strickland Avenue Lindfield 2070

Planner PDC MAEJIIRS

Developer: Bishi Tancev
Bishi constructions Pty Ltd
Dee Why NSW

EXECUTIVE SUMMARY

This Statement of Environmental Effects accompanies a development application lodged with the consent of the registered property owner. The proposal seeks approval for demolition of the existing building and construction of a five storey residential flat building at Nos. 15 – 17 Dent Street, Jamisontown. The building will comprise `19 residential apartments over five storeys, with two levels of basement parking with 22 car spaces with access to the basement provided from Dent Street.

The site is located within the R4 High Density Residential Zone as identified by Penrith Local Environmental Plan 2010. Residential Flat Buildings are permissible with consent and are encouraged by the zone objectives. The proposed development seeks to provide a land use consistent with Council's Strategic Plan, Urban Growth Strategy, to provide 'A City with lifestyle and housing choice in our neighbourhoods by encouraging housing that provides choice, achieves design excellence, and meets community needs.

Penrith being identified as one of the Regional City in the Sydney Metro Strategy, it has experienced and boarding house-style accommodation within the LGA.

growth and has released a number of new areas that have now been developed, with an increase in an average number of new dwellings and growth in attractive high rise dwellings being constructed. Penrith's Residential Strategy study identified that the Penrith LGA has the capacity to accommodate the dwelling target set by the Department of Planning (DoP), of an additional 25,000 dwellings by 2031. Approximately 50% of this development will be within existing urban areas, with the remaining 50% in new release areas. Under current planning controls Council can meet housing target for the Penrith local government area (LGA) and also provide more affordable choice of housing such as studio, one bedroom
The proposed development is a direct response to this need, whilst also seeking to provide a diversity of housing types which cater for different household requirements now and in the future, consistent with the aims and objectives articulated in Council's local plans and the Residential Flat Design Code.

This Statement describes the proposal, the subject site and surrounding area in the context of relevant state, regional and local planning controls and policies applicable to the form of development proposed. It additionally provides an assessment of those relevant heads of consideration pursuant to Section 79C of the Environmental Planning and Assessment Act 1979.

The assessment concludes that development of the site in the manner proposed is wholly consistent with the State government's dual objectives of promoting urban consolidationthat makes use of existing infrastructure, provides for the effective and efficient redevelopment of the site and improving the design quality of residential flat development.

The proposal presents a significant opportunity to revitalise a currently underutilised site through appropriate density and connectivity with the surrounding context. . The proposal will result in high density residential development which demonstrates design excellence of the highest quality architectural outcomes at a level not previously seen in Penrith.

The development is also consistent with Council's own desire to promote accessible and diverse housing types, to maintain and enhance Penrith's urban environment, and to minimise negative impacts of urban development on the natural, social, economic, physical and historical environment.

Economic capacity is tied to the physical ability of a locality to support growth and change, including the provision of community infrastructure and services. It is important to balance the interests of the public domain and the community's goals with realistic expectation, market demands, real estate and development profit.

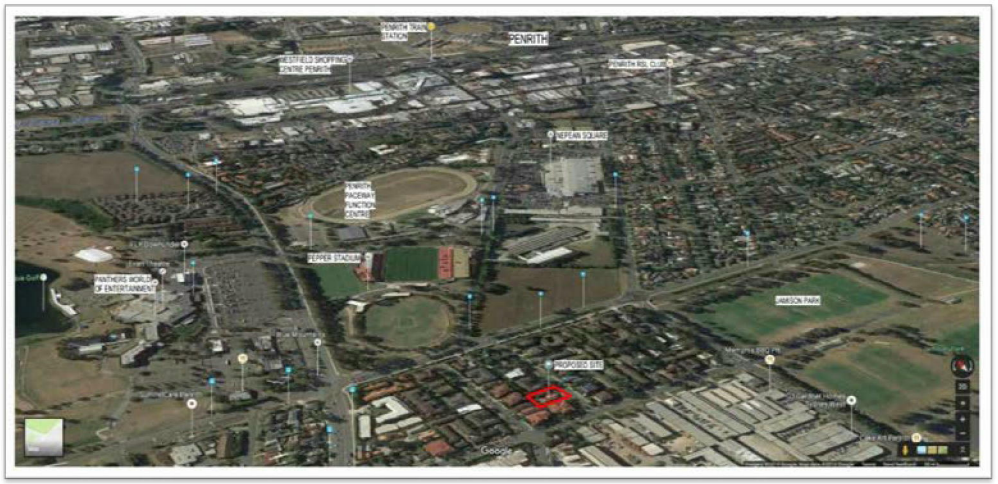
SITE LOCATION

The site is located at the southern edge of Penrith City Centre. Penrith is a major commercial centre located approximately 57 kilometres west of the City of Sydney. The site is located within the centre of Penrith city and is in close proximity to Penrith railway station, Nepean Hospital and University of Western Sydney.Penrith is well connected by train being on the Western Line. Also of interest is the proximity of the site to the proposed Badgerys Creek Airport.

URBAN CONTEXT

The surrounding urban context is defined by commercial centres to the north, open spaces and sporting uses to the north; Panthers Stadium and Penrith Pools, Jamison Oval to the east and medium to higher scale residential apartment uses to the east, south, and west.

The site is accessed by public transport with bus stops located along Preston Street, Regentville Road and Jamison Road. The site is also within walking distance of Penrith railway station.



STATUTORY PLANNING FRAMEWORK

State Environmental Planning Policy No. 55 – Remediation of Land

Clause 7(1)(a) of State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. The Department of Planning publication *"Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land"* provides advice on the process of determination as to whether a site is contaminated. In this regard, Section 2.2 of the Guidelines states:

When carrying out planning functions under the EP & A Act, a planning authority must consider the possibility that a previous land use has caused contamination of the site as well as the potential risk to health or the environment from that contamination.

When an authority carries out a planning function, the history of the land use needs to be considered as an indicator of potential contamination. Where there is no reason to suspect contamination after acting substantially in accordance with these Guidelines, the proposal may be processed in the usual way.

The Guidelines continue at Section 3.2.1 by stating that:

The potential for contamination is often linked to past uses of land and a good early indicator of possible uses is land zoning. Contamination is more likely to have occurred if the land is currently, or was previously, zoned for industrial, agricultural or defence purposes.

An Environmental Site Assessment Report (ESA) has been prepared concluding the site is suitable for the proposed land uses subject to adherence with the requirements of the Remediation Action Plan. This Plan will be enacted on commencement of construction, rendering the site suitable for residential flat development.

State Environmental Planning Policy No 65 and the Apartment Design Guide:

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DESIGN QUALITY PRINCIPLES

	SEPP 65 DESIGN QUALITY PRINCIPLE		ASSESSMENT	COMPLIES
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 building responds to and enhances the streetscape and local context. The surrounding area in Penrith hosts a variety of uses, including medium density residential. There is some light industrial to the East of the site, and big box stores nearby. The area is characterised mainly by the transformation from cottages to medium density residential over a relatively short time frame. The area is only 15 minutes walk from Penrith centre and 5 minutes from the Panthers stadium. The height has recently been increased to 18 metres. The proposal reflects the intention of the DCP controls for the precinct and sits appropriately with the architectural language of the neighbours.	Complies
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 building bulk is similar to the adjoining buildings because of the size of the site and setbacks used, and the extra height permitted under the LEP is modified to match its neighbours by reduction in height to that permitted under the LEP, as well as by the use of light weight recessive elements on the upper floors to scale the building appropriately to its neighbours. There is a 6 metre setback from the street with no more than 50% of balconies extending 1 metre into the setback zone as allowed by the DCP and in keeping with the other buildings in the street to articulate the building and modify the scale. There is also a bay window 600 deep in the setback zone, a device also used by several other buildings in the street.	Complies
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.*		A high level of amenity is achieved for external public areas by use of landscaping and built forms such as pergolas and planter boxes. The development is at a density consistent with the other buildings in the street and appropriate to the context of the area as transforming to increased density.	Complies

	SEPP 65 DESIGN QUALITY PRINCIPLE		ASSESSMENT	COMPLIES
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.*		. The proposal incorporates a number environmentally sustainable design initiatives. The proposal embraces environmentally sustainable development via the following: Ability to naturally ventilate 60% of units through environmentally responsive design; Embrace solar passive design strategies and the achievement of solar access requirements; Internal blinds to provide shade where required; Performance glazing to the façade; Individually controlled air conditioning units; Use of plants that are suitable to sheltered and shaded conditions of the outdoor courtyards as appropriate; and Bicycle storage and parking facilities to encourage transport oriented development. Furthermore, BASIX Certificate and the BCA Capability Report demonstrate compliance with current statutory standards for environmentally sustainable development.The building is constructed of low maintenance recyclable materials.	Complies
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 landscape design is closely integrated with the building location on the site and uses a majority of sustainable native species. The building setbacks establish a landscape zone which, on the street frontage, acts as a buffer between the public and private domains, and on the sides and rear provide a buffer zone and enhance privacy to the neighbours. The landscaping softens the building, and the apartment access provides continuous street activation.	Complies

	SEPP 65 DESIGN QUALITY PRINCIPLE		ASSESSMENT	COMPLIES
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 wellbeing. *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 external amenity of the development is closely considered in relation to the apartments and neighbours outlooks. The apartments are well laid out internally and in relation to the other apartments and service areas of the building. The built form has been organised to maximise the potential amenity, while responding tosite constraints. The building is designed to maximize the light and ventilation to all apartments. All apartments face either East or West, with 2 of the four apartments per floor having aspect to North or South as wellLiving rooms face East or West ensuring the provision of street and district aspect, with the top levels having distant views as well as meeting solar access requirements of the ADG.Privacy is maintained between apartments through orientation and internal layouts. It is maintained from the street and adjoining properties by the inclusion of fixed privacy screens, high light windows and window surrounds where appropriate, and the solid treatment of some balcony balustrades. Two apartments at Ground level are adaptable to offer variety to potential purchasers.	Complies
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 main entry and first floorlevel apartments provide passive surveillance of Dent St and neighbouring properties. Clearly defined and well-lit secure access points create a positive relationship between public and private spaces. The entry lobby facing the street is glazed and well lit, providing passive surveillance od Dent St.	Complies
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.*		A mix of 1 bedroom, 2 bedroom, and 2 bedroom plus studies has been provided. Communal spaces for active and passive use are provided.	Complies

	SEPP 65 DESIGN QUALITY PRINCIPLE		ASSESSMENT	COMPLIES
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 development is a pleasing and varied composition which blends harmoniously into its context. The proposal is defined by division into a legible ground level and entry treatment which create a human scale at street level; an articulated balcony system above which relates to the height of adjoining buildings, and the top two levels with a recessive glass façade and roof level eaves projections which terminate the composition. The building elements are arrayed in a muscular composition which is generated by manipulation of the internal layouts. The composition is strengthened by restrained use of materials which emphasises the massing of the façade and setback level. The various elements are each clearly defined by form and colour and unified by the planar background walls which are pre-cast enlivened with a texture of random grooves.	Complies

APARTMENT DESIGN GUIDE

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
PART 3: SITING THE DEVELOPMENT				
3A Site Analysis				
3A-1	***Objective**: Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.*			Complies
	***Design Guidance**:*			
	Each element in the Site Analysis Checklist should be addressed.			Complies
3B Orientation				
3B-1	***Objective**: Building types and layouts respond to the streetscape and site while optimising solar access within the development.*			Complies
	***Design Guidance**:*			
	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.			Complies
	Where the street frontage is to the east or west, rear buildings should be orientated to the north.			Complies
	Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.			Complies
3B-2	***Objective**: Overshadowing of neighbouring properties is minimised during mid winter.*			Complies
	***Design Guidance**:*			
	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Solar access to living rooms, balconies and private open spaces of neighbours should be considered.			Complies
	Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.			Complies
	If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy.			Complies
	Overshadowing should be minimised to the south or downhill by increased upper level setbacks.			Complies
	It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development.			Complies
	A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings.		Not Applicable	Not Applicable
3C Public Domain Interface				
3C-1	***Objective**: Transition between private and public domain is achieved without compromising safety and security.*			Complies
	Design Guidance:			
	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate.			Complies
	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings.			Complies
	Upper level balconies and windows should overlook the public domain.			Complies
	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Length of solid walls should be limited along street frontages.			Complies
	Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets.			Complies
	In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • *architectural detailing;* • *changes in materials;* • *plant species;* • *colours.*			Complies
	Opportunities for people to be concealed should be minimised.			Complies
3C-2	***Objective**: Amenity of the public domain is retained and enhanced.*			
	Design Guidance:			
	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking.			Complies
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.			Complies
	The visual prominence of underground car park vents should be minimised and located at a low level where possible.			Complies
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.			Complies
	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.			Complies
	Durable, graffiti resistant and easily cleanable materials should be used.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • *street access, pedestrian paths and building entries which are clearly defined;* • *paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space;* • *minimal use of blank walls, fences and ground level parking.*		Not applicable	Not Applicable
	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking.		Not applicable	Not Applicable
3D Communal and Public Open Space				
3D-1	***Objective**: An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.*			Complies
	Design Criteria			
	1. *Communal open space has a minimum area equal to 25% of the site.*			Complies
	2. *Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).*			Complies
	***Design Guidance**:*			
	Communal open space should be consolidated into a well-designed, easily identified and usable area.			Complies
	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions.			Complies
	Communal open space should be co-located with deep soil areas.			Complies
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies.			Complies
	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof.		Not Applicable	Not Applicable

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • *provide communal spaces elsewhere such as a landscaped roof top terrace or a common room;* • *provide larger balconies or increased private open space for apartments;* • *demonstrate good proximity to public open space and facilities and/or provide contributions to public open space.*		Not Applicable	Not Applicable
3D-2	***Objective**: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.*			Complies
	***Design Guidance**:*			
	Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • *seating for individuals or groups;* • *barbecue areas;* • *play equipment or play areas;* • *swimming pools, gyms, tennis courts or common rooms.*		A barbecue area is provided as well as passive use landscaped areas.	Complies
	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts.			Complies
	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks.			Complies
3D-3	***Objective**: Communal open space is designed to maximise safety.*			Complies
	***Design Guidance**:*			
	Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • *bay windows;* • *corner windows;* • *balconies.*			Complies
	Communal open space should be well lit.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Where communal open space/facilities are provided for children and young people they are safe and contained.			Complies
3D-4	***Objective**: Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.*			
	***Design Guidance**:*			
	The public open space should be well connected with public streets along at least one edge.			Complies
	The public open space should be connected with nearby parks and other landscape elements.			Not Applicable
	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid.			Complies
	Solar access should be provided year round along with protection from strong winds.			Complies
	Opportunities for a range of recreational activities should be provided for people of all ages.			Complies
	A positive address and active frontages should be provided adjacent to public open space.			Complies
	Boundaries should be clearly defined between public open space and private areas.			Complies
3E Deep Soil Zones				
3E-1	***Objective**: 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.*			

<table>
<tr><th></th><th>SEPP 65 APARTMENT DESIGN GUIDE PROVISION</th><th></th><th>ASSESSMENT</th><th>COMPLIES</th></tr>
<tr><td></td><td>Design Criteria</td><td></td><td></td><td></td></tr>
<tr><td></td><td>1. <u>Deep soil zones are to meet the following minimum requirement</u>
<table>
<tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr>
<tr><td>Less than 650m^2</td><td>-</td><td rowspan="4">7%</td></tr>
<tr><td>650m^2 – 1,500m^2</td><td>3m</td></tr>
<tr><td>Greater than 1,500m^2</td><td>6m</td></tr>
<tr><td>Greater than 1,500m^2 with significant existing tree cover</td><td>6m</td></tr>
</table></td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td><u>Design Guidance</u>:</td><td></td><td></td><td></td></tr>
<tr><td></td><td>On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:
• 10% of the site as deep soil on sites with an area of 650m^2 - 1,500m^2;
• 15% of the site as deep soil on site greater than 1,500m^2.</td><td></td><td>Deep soil exceeds requirement and comprises 31.2% of the site.</td><td>Complies</td></tr>
<tr><td></td><td>Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:
• basement and sub-basement car park design that is consolidated beneath building footprints;
• use of increased front and side setbacks;
• adequate clearance around trees to ensure long term health;
• co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil.</td><td></td><td>Significant trees will be planted in the 4 corners of the asite where the basement has been reduced to allow good anchorage.</td><td>Complies</td></tr>
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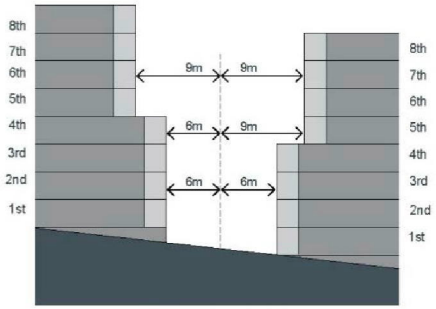
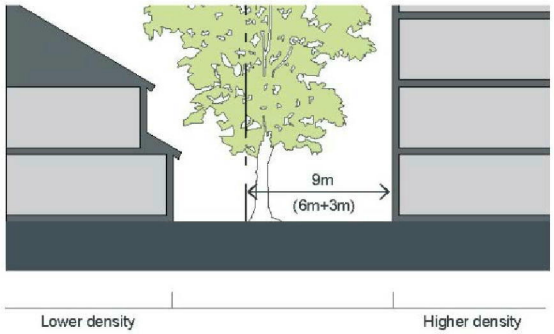
<tr><th></th><th>SEPP 65 APARTMENT DESIGN GUIDE PROVISION</th><th></th><th>ASSESSMENT</th><th>COMPLIES</th></tr>
<tr><td></td><td>Achieving the design criteria may not be possible on some sites including where:
• the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres);
• there is 100% site coverage or non-residential uses at ground floor level.
Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.</td><td></td><td></td><td>Not Applicable</td></tr>
<tr><td colspan="5">3F Visual Privacy</td></tr>
<tr><td>3F-1</td><td><u>Objective</u>: 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><td>Complies</td></tr>
<tr><td></td><td>Design Criteria</td><td></td><td></td><td></td></tr>
<tr><td></td><td>1. <u>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:</u>
<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.
Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</td><td></td><td>The building complies with front and rear setbacks and northern side setback. The southern setback is in keeping with the other developments in the street and the large area of blank wall/entry driveway on the north elevation of the building to the south.</td><td>Compliance as discussed with council</td></tr>
<tr><td></td><td><u>Design Guidance</u><u>:</u></td><td></td><td></td><td></td></tr>
<tr><td></td><td>Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance.</td><td></td><td>Not Applicable</td><td>Not Applicable</td></tr>
</table>

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	For residential buildings next to commercial buildings, separation distances should be measured as follows: • *for retail, office spaces and commercial balconies use the habitable room distances;* • *for service and plant areas use the non-habitable room distances.*			Not Applicable
	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: • *site layout and building orientation to minimise privacy impacts (see also section 3B Orientation);* • *on sloping sites, apartments on different levels have appropriate visual separation distances.* 			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping.  			Not Applicable
	Direct lines of sight should be avoided for windows and balconies across corners.			Complies
	No separation is required between blank walls.			Complies
3F-2	***Objective**: 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.*			

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	***Design Guidance*:**			
	Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: • *setbacks;* • *solid or partially solid balustrades to balconies at lower levels;* • *fencing and/or trees and vegetation to separate spaces;* • *screening devices;* • *bay windows or pop out windows to provide privacy in one direction and outlook in another;* • *raising apartments/private open space above the public domain or communal open space;* • *planter boxes incorporated into walls and balustrades to increase visual separation;* • *pergolas or shading devices to limit overlooking of lower apartments or private open space;* • *on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies.*			Complies
	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas.			Not applicable
	Balconies and private terraces should be located in front of living rooms to increase internal privacy.			Complies
	Windows should be offset from the windows of adjacent buildings.			Complies
	Recessed balconies and/or vertical fins should be used between adjacent balconies.			Complies
3G Pedestrian Access and Entries				
3G-1	***Objective**: Building entries and pedestrian access connects to and addresses the public domain.*			
	***Design Guidance*:**			
	Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Entry locations relate to the street and subdivision pattern and the existing pedestrian network.			Complies
	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries.			Complies
	Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries.			Not Applicable
3G-2	***Objective**: Access, entries and pathways are accessible and easy to identify.*			
	Design Guidance:			
	Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces.			Complies
	The design of ground floors and underground car parks minimise level changes along pathways and entries.			Complies
	Steps and ramps should be integrated into the overall building and landscape design.			Complies
	For large developments 'way finding' maps should be provided to assist visitors and residents.			Not Applicable
	For large developments electronic access and audio/video intercom should be provided to manage access.			Not Applicable
3G-3	***Objective**: Large sites provide pedestrian links for access to streets and connection to destinations.*			
	Design Guidance:			
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport.			Not Applicable
	Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate.			Not Applicable

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
3H Vehicle Access				
3H-1	***Objective**: Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.*			
	***Design Guidance**:*			
	Car park access should be integrated with the building's overall facade. Design solutions may include: • *the materials and colour palette to minimise visibility from the street;* • *security doors or gates at entries that minimise voids in the façade;* • *where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed.*			Complies
	Car park entries should be located behind the building line.			Complies
	Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout.			Complies
	Car park entry and access should be located on secondary streets or lanes where available.			Not Applicable
	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided.			Complies
	Access point locations should avoid headlight glare to habitable rooms.			Complies
	Adequate separation distances should be provided between vehicle entries and street intersections.			Complies
	The width and number of vehicle access points should be limited to the minimum.			Complies
	Visual impact of long driveways should be minimised through changing alignments and screen planting.			Not Applicable
	The need for large vehicles to enter or turn around within the site should be avoided.			Complies
	Garbage collection, loading and servicing areas are screened.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Clear sight lines should be provided at pedestrian and vehicle crossings.			Complies
	Traffic calming devices such as changes in paving material or textures should be used where appropriate.			Complies
	Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • *changes in surface materials;* • *level changes;* • *the use of landscaping for separation.*			Complies
3J Bicycle and Car Parking				
3J-1	***Objective**: Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.*			
	Design Criteria			
	1. 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 car parking needs for a development must be provided off street.*			
	***Design Guidance**:*			
	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site.			Not Applicable
	Where less car parking is provided in a development, council should not provide on street resident parking permits.			Not Applicable
3J-2	***Objective**: Parking and facilities are provided for other modes of transport.*			

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Design Guidance:			
	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters.			Complies
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas.			Complies
	Conveniently located charging stations are provided for electric vehicles, where desirable.			Not Applicable
3J-3	***Objective**: Car park design and access is safe and secure.*			
	Design Guidance:			
	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces.			Complies
	Direct, clearly visible and well-lit access should be provided into common circulation areas.			Complies
	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs.			Complies
	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards.			Not Applicable
3J-4	***Objective**: Visual and environmental impacts of underground car parking are minimised.*			
	Design Guidance:			
	Excavation should be minimised through efficient car park layouts and ramp design.			Complies
	Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles.			Complies
	Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Natural ventilation should be provided to basement and sub-basement car parking areas.			Not Applicable
	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design.			Not Applicable
3J-5	***Objective**: Visual and environmental impacts of on-grade car parking are minimised.*			
	***Design Guidance**:*			
	On-grade car parking should be avoided.			Complies
	Where on-grade car parking is unavoidable, the following design solutions are used: • *parking is located on the side or rear of the lot away from the primary street frontage;* • *cars are screened from view of streets, buildings, communal and private open space areas;* • *safe and direct access to building entry points is provided;* • *parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space;* • *stormwater run-off is managed appropriately from car parking surfaces;* • *bio-swales, rain gardens or on site detention tanks are provided, where appropriate;* • *light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving.*			Not Applicable
3J-6	***Objective**: Visual and environmental impacts of above ground enclosed car parking are minimised.*			Not Applicable
	***Design Guidance**:*			
	Exposed parking should not be located along primary street frontages.			Not Applicable

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • *car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels);* • *car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office.*			Not Applicable
	Positive street address and active frontages should be provided at ground level.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
PART 4: DESIGNING THE BUILDING (AMENITY)				
4A Solar and Daylight Access				
4A-1	***Objective**: To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.*			
	Design Criteria			
	1. 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.			Complies
	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 9 am and 3 pm at mid-winter.			Complies
	3. *A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.*			Complies
	***Design Guidance**:*			
	The design maximises north aspect and the number of single aspect south facing apartments is minimised.			Complies
	Single aspect, single storey apartments should have a northerly or easterly aspect.			Complies
	Living areas are best located to the north and service areas to the south and west of apartments.			Complies
	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • *dual aspect apartments;* • *shallow apartment layouts;* • *two storey and mezzanine level apartments;* • *bay windows.*		All apartments are dual aspect	Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.			Complies
	Achieving the design criteria may not be possible on some sites. This includes: • *where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source;* • *on south facing sloping sites;* • *where significant views are oriented away from the desired aspect for direct sunlight.* *Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective.*			Not applicable
4A-2	***Objective**: Daylight access is maximised where sunlight is limited.*			
	***Design Guidance**:*			
	Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms.			Complies
	Where courtyards are used: • *use is restricted to kitchens, bathrooms and service areas;* • *building services are concealed with appropriate detailing and materials to visible walls;* • *courtyards are fully open to the sky;* • *access is provided to the light well from a communal area for cleaning and maintenance;* • *acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved.*			Complies
	Opportunities for reflected light into apartments are optimised through: • *reflective exterior surfaces on buildings opposite south facing windows;* • *positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light;* • *integrating light shelves into the design;* • *light coloured internal finishes.*		Internal finishes will be light coloured.	Complies
4A-3	***Objective**: Design incorporates shading and glare control, particularly for warmer months.*			

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Design Guidance:			
	A number of the following design features are used: • *balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas;* • *shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting;* • *horizontal shading to north facing windows;* • *vertical shading to east and particularly west facing windows;* • *operable shading to allow adjustment and choice;* • *high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided).*			Complies
4B Natural Ventilation				
4B-1	***Objective:*** *All habitable rooms are naturally ventilated.*			
	Design Guidance:			
	The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms.			Complies
	Depths of habitable rooms support natural ventilation.			Complies
	The area of unobstructed window openings should be equal to at least 5% of the floor area served.			Complies
	Light wells are not the primary air source for habitable rooms.			Complies
	Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • *adjustable windows with large effective openable areas;* • *a variety of window types that provide safety and flexibility such as awnings and louvres;* • *windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors.*			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
4B-2	***Objective**: The layout and design of single aspect apartments maximises natural ventilation.*			
	***Design Guidance**:*			
	Apartment depths are limited to maximise ventilation and airflow.			Not Applicable
	Natural ventilation to single aspect apartments is achieved with the following design solutions: • *primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation);* • *stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries;* • *courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells.*			
4B-3	***Objective**: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.*			
	Design Criteria			
	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
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.			Complies
	***Design Guidance**:*			
	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths.			Complies
	In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side).			Complies

<table>
<tr><th></th><th>SEPP 65 APARTMENT DESIGN GUIDE PROVISION</th><th></th><th>ASSESSMENT</th><th>COMPLIES</th></tr>
<tr><td></td><td>Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow.</td><td></td><td></td><td>Complies</td></tr>
<tr><td colspan="5">4C Ceiling Heights</td></tr>
<tr><td>4C-1</td><td><u>Objective</u>: Ceiling height achieves sufficient natural ventilation and daylight access.</td><td></td><td></td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td></td><td></td><td></td></tr>
<tr><td></td><td>1. <u>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</u>
<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>For 2 storey apartments</td><td>2.7m for main living floor
2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr>
<tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr>
<tr><td>If located in mix used 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></td><td></td><td>Complies</td></tr>
<tr><td></td><td><u>Design Guidance</u>:</td><td></td><td></td><td></td></tr>
<tr><td></td><td>Ceiling height can accommodate use of ceiling fans for cooling and heat distribution.</td><td></td><td></td><td>Complies</td></tr>
<tr><td>4C-2</td><td><u>Objective</u>: Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</td><td></td><td></td><td></td></tr>
</table>

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Design Guidance:			
	A number of the following design solutions can be used: • *the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces;* • *well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings;* • *ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist.*		Ceiling heights will be 2700 in all habitable rooms.	Complies
4C-3	***Objective:*** *Ceiling heights contribute to the flexibility of building use over the life of the building.*			
	Design Guidance:			
	Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses.			Not Applicable
4D Apartment Size and Layout				
4D-1	***Objective:*** *The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.*			

<table>
<tr><th></th><th>SEPP 65 APARTMENT DESIGN GUIDE PROVISION</th><th></th><th>ASSESSMENT</th><th>COMPLIES</th></tr>
<tr><td></td><td>Design Criteria</td><td></td><td></td><td></td></tr>
<tr><td></td><td>1. Apartments are required to have the following minimum internal areas:
<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m^2</td></tr><tr><td>1 bedroom</td><td>50m^2</td></tr><tr><td>2 bedroom</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 5m2 each.

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.</td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td>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.</td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td>Design Guidance:</td><td></td><td></td><td></td></tr>
<tr><td></td><td>Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).</td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td>A window should be visible from any point in a habitable room.</td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td>Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits.</td><td></td><td></td><td>Complies</td></tr>
<tr><td>4D-2</td><td>Objective: Environmental performance of the apartment is maximised.</td><td></td><td></td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td></td><td></td><td></td></tr>
<tr><td></td><td>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</td><td></td><td></td><td>Complies</td></tr>
</table>

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	2. *In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.*			Complies
	Design Guidance:			
	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths.			Complies
	All living areas and bedrooms should be located on the external face of the building.			Complies
	Where possible: • *bathrooms and laundries should have an external openable window;* • *main living spaces should be oriented toward the primary outlook and aspect and away from noise sources.*		Wet areas on external walls have opening windows.	Complies
4D-3	***Objective:*** *Apartment layouts are designed to accommodate a variety of household activities and needs.*			
	Design Criteria			
	1. *Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).*			Complies
	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 and 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.*			Not applicable
	Design Guidance:			
	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas.			Complies
	All bedrooms allow a minimum length of 1.5m for robes.			Complies

<table>
<tr><th></th><th>SEPP 65 APARTMENT DESIGN GUIDE PROVISION</th><th></th><th>ASSESSMENT</th><th>COMPLIES</th></tr>
<tr><td></td><td>The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high.</td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td>Apartment layouts allow flexibility over time, design solutions may include:
• dimensions that facilitate a variety of furniture arrangements and removal;
• spaces for a range of activities and privacy levels between different spaces within the apartment;
• dual master apartments;
• dual key apartments;
Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments.
• room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1));
• efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms.</td><td></td><td></td><td>Complies</td></tr>
<tr><td colspan="5">4E Private Open Space and Balconies</td></tr>
<tr><td>4E-1</td><td><u>Objective</u><u>:</u> Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</td><td></td><td></td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td></td><td></td><td></td></tr>
<tr><td></td><td>1. <u>All apartments are required to have primary balconies as follows:</u>
<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m^2</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m^2</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m^2</td><td>2m</td></tr><tr><td>3 bedroom apartments</td><td>12m^2</td><td>2.4m</td></tr></table><u>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</u></td><td></td><td></td><td>Complies</td></tr>
</table>

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	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.*			Complies
	Design Guidance:			
	Increased communal open space should be provided where the number or size of balconies is reduced.			Not Applicable
	Storage areas on balconies are additional to the minimum balcony size.			Not Applicable
	Balcony use may be limited in some proposals by: • *consistently high wind speeds at 10 storeys and above;* • *close proximity to road, rail or other noise sources;* • *exposure to significant levels of aircraft noise;* • *heritage and adaptive reuse of existing buildings.* *In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated.*			Not Applicable
4E-2	***Objective:*** *Primary private open space and balconies are appropriately located to enhance liveability for residents.*			
	Design Guidance:			
	Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space.			Complies
	Private open spaces and balconies predominantly face north, east or west.			Complies
	Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms.			Complies
4E-3	***Objective:*** *Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.*			

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Design Guidance:			
	Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred.			Complies
	Full width full height glass balustrades alone are generally not desirable.			Complies
	Projecting balconies should be integrated into the building design and the design of soffits considered.			Complies
	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind.			Complies
	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue.			Complies
	Downpipes and balcony drainage are integrated with the overall facade and building design.		Downpipes will be within columns or at the rear of balconies.	Complies
	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design.			Complies
	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design.			Not Applicable
	Ceilings of apartments below terraces should be insulated to avoid heat loss.			Complies
	Water and gas outlets should be provided for primary balconies and private open space.			Complies
4E-4	***Objective:*** *Private open space and balcony design maximises safety.*			
	Design Guidance:			
	Changes in ground levels or landscaping are minimised.			Complies
	Design and detailing of balconies avoids opportunities for climbing and falls.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
4F Common Circulation and Spaces				
4F-1	***Objective**: Common circulation spaces achieve good amenity and properly service the number of apartments.*			
	Design Criteria			
	1. The maximum number of apartments off a circulation core on a single level is eight.			Complies
	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.			Not applicable
	***Design Guidance**:*			
	Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors.			Complies
	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground.			Complies
	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors.			Complies
	Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • *a series of foyer areas with windows and spaces for seating;* • *wider areas at apartment entry doors and varied ceiling heights.*			Not Applicable
	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments.			Not Applicable

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • *sunlight and natural cross ventilation in apartments;* • *access to ample daylight and natural ventilation in common circulation spaces;* • *common areas for seating and gathering;* • *generous corridors with greater than minimum ceiling heights;* • *other innovative design solutions that provide high levels of amenity.*			Not Applicable
	Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.			Not Applicable
	Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled.			Complies
4F-1	***Objective**: Common circulation spaces promote safety and provide for social interaction between residents.*			
	***Design Guidance**:*			
	Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines.			Complies
	Tight corners and spaces are avoided.			Complies
	Circulation spaces should be well lit at night.			Complies
	Legible signage should be provided for apartment numbers, common areas and general way finding.			Complies
	Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided.		This is not appropriate to such a small building.	Complies
	In larger developments, community rooms for activities such as owners' corporation meetings or resident use should be provided and are ideally co-located with communal open space.			Not Applicable

<table>
<tr><th></th><th>SEPP 65 APARTMENT DESIGN GUIDE PROVISION</th><th></th><th>ASSESSMENT</th><th>COMPLIES</th></tr>
<tr><td></td><td>Where external galleries are provided, they are more open than closed above the balustrade along their length.</td><td></td><td></td><td>Not Applicable</td></tr>
<tr><td colspan="5">4G Storage</td></tr>
<tr><td>4G-1</td><td><u>Objective</u><u>:</u> Adequate, well designed storage is provided in each apartment.</td><td></td><td></td><td></td></tr>
<tr><td></td><td>Design Criteria</td><td></td><td></td><td></td></tr>
<tr><td></td><td>1. <u>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</u>
<table><tr><th>Dwelling type</th><th>Minimum area</th></tr><tr><td>Studio apartments</td><td>4m^3</td></tr><tr><td>1 bedroom apartments</td><td>6m^3</td></tr><tr><td>2 bedroom apartments</td><td>8m^3</td></tr><tr><td>3+ bedroom apartments</td><td>10m^3</td></tr></table><u>At least 50% of the required storage is to be located within the apartment.</u></td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td><u>Design Guidance</u><u>:</u></td><td></td><td></td><td></td></tr>
<tr><td></td><td>Storage is accessible from either circulation or living areas.</td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td>Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street.</td><td></td><td></td><td>Not Applicable</td></tr>
<tr><td></td><td>Left over space such as under stairs is used for storage.</td><td></td><td></td><td>Complies</td></tr>
<tr><td>4G-2</td><td><u>Objective</u><u>:</u> Additional storage is conveniently located, accessible and nominated for individual apartments.</td><td></td><td></td><td></td></tr>
</table>

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Design Guidance:			
	Storage not located in apartments is secure and clearly allocated to specific apartments.			Complies
	Storage is provided for larger and less frequently accessed items.			Complies
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible.			Complies
	If communal storage rooms are provided they should be accessible from common circulation areas of the building.			Complies
	Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain.			Complies
4H Acoustic Privacy				
4H-1	***Objective:*** *Noise transfer is minimised through the siting of buildings and building layout.*			
	Design Guidance:			
	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy).			Complies Complies
	Window and door openings are generally orientated away from noise sources.			
	Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas.			Complies
	Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources.			Complies
	The number of party walls (walls shared with other apartments) is limited and are appropriately insulated.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	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.			Complies
4H-2	***Objective**: Noise impacts are mitigated within apartments through layout and acoustic treatments.*			
	***Design Guidance**:*			
	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • *rooms with similar noise requirements are grouped together;* • *doors separate different use zones;* • *wardrobes in bedrooms are co-located to act as sound buffers.*			Complies
	Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • *double or acoustic glazing;* • *acoustic seals;* • *use of materials with low noise penetration properties;* • *continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements.*			Complies
4J Noise and Pollution				
4J-1	***Objective**: In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.*			

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Design Guidance:			
	To minimise impacts the following design solutions may be used: • *physical separation between buildings and the noise or pollution source;* • *residential uses are located perpendicular to the noise source and where possible buffered by other uses;* • *non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces;* • *non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources;* • *buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer;* • *where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4);* • *landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry.*			Complies
	Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • *solar and daylight access;* • *private open space and balconies;* • *natural cross ventilation.*			Not Applicable
4J-2	***Objective:*** *Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.*			
	Design Guidance:			
	Design solutions to mitigate noise include: • *limiting the number and size of openings facing noise sources;* • *providing seals to prevent noise transfer through gaps;* • *using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens);* • *using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits.*			Complies

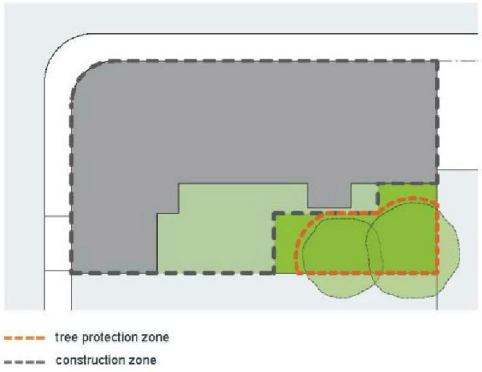
	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
PART 4: DESIGNING THE BUILDING (CONFIGURATION)				
4K Apartment Mix				
4K-1	***Objective**: A range of apartment types and sizes is provided to cater for different household types now and into the future.*			
	***Design Guidance**:*			
	A variety of apartment types is provided.			Complies
	The apartment mix is appropriate, taking into consideration: • *the distance to public transport, employment and education centres;* • *the current market demands and projected future demographic trends;* • *the demand for social and affordable housing;* • *different cultural and socioeconomic groups.*			Complies
	Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households.			Complies
4K-2	***Objective**: The apartment mix is distributed to suitable locations within the building.*			
	***Design Guidance**:*			
	Different apartment types are located to achieve successful facade composition and to optimise solar access.			Complies
	Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available.		Opportunity to achieve this objective is limited by the small size of the building together with site constraints. However the ground level apartment sizes exceed the minimum requirements of the ADG.	Complies
4L Ground Floor Apartments				
4L-1	***Objective**: Street frontage activity is maximised where ground floor apartments are located.*			
	***Design Guidance**:*			
	Direct street access should be provided to ground floor apartments.			Can comply.

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • *both street, foyer and other common internal circulation entrances to ground floor apartments;* • *private open space is next to the street;* • *doors and windows face the street.*			Complies
	Retail or home office spaces should be located along street frontages.			Not Applicable
	Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion.			Not Applicable
4L-2	***Objective**: Design of ground floor apartments delivers amenity and safety for residents.*			
	***Design Guidance**:*			
	Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • *elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4);* • *landscaping and private courtyards;* • *window sill heights that minimise sight lines into apartments;* • *integrating balustrades, safety bars or screens with the exterior design.*			Complies
	Solar access should be maximised through: • *high ceilings and tall windows;* • *trees and shrubs that allow solar access in winter and shade in summer.*			Complies
4M Facades				
4M-1	***Objective**: Building facades provide visual interest along the street while respecting the character of the local area.*			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	***Design Guidance*:**			
	Design solutions for front building facades may include: • *a composition of varied building elements;* • *a defined base, middle and top of buildings;* • *revealing and concealing certain elements;* • *changes in texture, material, detail and colour to modify the prominence of elements.*			Complies
	Building services should be integrated within the overall façade.			Complies
	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • *well composed horizontal and vertical elements;* • *variation in floor heights to enhance the human scale;* • *elements that are proportional and arranged in patterns;* • *public artwork or treatments to exterior blank walls;* • *grouping of floors or elements such as balconies and windows on taller buildings.*			Complies
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.			Complies
	Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals.			Complies
4M-2	***Objective**: Building functions are expressed by the façade.*			
	***Design Guidance*:**			
	Building entries should be clearly defined.			Complies
	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height.			Complies
	The apartment layout should be expressed externally through facade features such as party walls and floor slabs.			Complies
4N Roof Design				

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
4N-1	***Objective**: Roof treatments are integrated into the building design and positively respond to the street.*			
	***Design Guidance**:*			
	Roof design relates to the street. Design solutions may include: • *special roof features and strong corners;* • *use of skillion or very low pitch hipped roofs;* • *breaking down the massing of the roof by using smaller elements to avoid bulk;* • *using materials or a pitched form complementary to adjacent buildings.*		The roof slab is extended to provide a positive termination to the building.	Complies
	Roof treatments should be integrated with the building design. Design solutions may include: • *roof design proportionate to the overall building size, scale and form;* • *roof materials compliment the building;* • *service elements are integrated.*			Complies
4N-2	***Objective**: Opportunities to use roof space for residential accommodation and open space are maximised.*			
	***Design Guidance**:*			
	Habitable roof space should be provided with good levels of amenity. Design solutions may include: • *penthouse apartments;* • *dormer or clerestory windows;* • *openable skylights.*			Not Applicable
	Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations.			Not Applicable
4N-3	***Objective**: Roof design incorporates sustainability features.*			

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Design Guidance:			
	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • *the roof lifts to the north;* • *eaves and overhangs shade walls and windows from summer sun.*			Not Applicable
	Skylights and ventilation systems should be integrated into the roof design.			Not Applicable
4O Landscape Design				
4O-1	***Objective:*** *Landscape design is viable and sustainable.*			
	Design Guidance:			
	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • *diverse and appropriate planting;* • *bio-filtration gardens;* • *appropriately planted shading trees;* • *areas for residents to plant vegetables and herbs;* • *composting;* • *green roofs or walls.*			Complies
	Ongoing maintenance plans should be prepared.		Will be prepared at CC stage.	Complies
	Microclimate is enhanced by: • *appropriately scaled trees near the eastern and western elevations for shade;* • *a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter;* • *shade structures such as pergolas for balconies and courtyards.*			Complies

<table>
<tr><th></th><th>SEPP 65 APARTMENT DESIGN GUIDE PROVISION</th><th></th><th>ASSESSMENT</th><th>COMPLIES</th></tr>
<tr><td></td><td>Tree and shrub selection considers size at maturity and the potential for roots to compete.
<table>
<tr><th>Site area</th><th>Recommended tree planting</th></tr>
<tr><td>Up to 850m2</td><td>1 medium tree per 50m^2 of deep soil</td></tr>
<tr><td>Between 850 – 1,500m^2</td><td>1 large tree or 2 medium trees per 90m^2 of deep soil zone</td></tr>
<tr><td>Greater than 1,500m^2</td><td>1 large tree or 2 medium trees per 80m^2 of deep soil</td></tr>
</table></td><td></td><td></td><td></td></tr>
<tr><td>4O-2</td><td><u>Objective</u>: Landscape design contributes to the streetscape and amenity.</td><td></td><td></td><td></td></tr>
<tr><td></td><td><u>Design Guidance</u>:</td><td></td><td></td><td></td></tr>
<tr><td></td><td>Landscape design responds to the existing site conditions including:
• changes of levels;
• views;
• significant landscape features including trees and rock outcrops.</td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td>Significant landscape features should be protected by:
• tree protection zones;
• appropriate signage and fencing during construction.
 
</td><td></td><td></td><td></td></tr>
</table>

<table>
<tr><th></th><th>SEPP 65 APARTMENT DESIGN GUIDE PROVISION</th><th></th><th>ASSESSMENT</th><th>COMPLIES</th></tr>
<tr><td></td><td>Plants selected should be endemic to the region and reflect the local ecology.</td><td></td><td></td><td></td></tr>
<tr><td colspan="5">4P Planting on Structures</td></tr>
<tr><td>4P-1</td><td><u>Objective</u>: Appropriate soil profiles are provided.</td><td></td><td></td><td></td></tr>
<tr><td></td><td><u>Design Guidance</u>:</td><td></td><td></td><td></td></tr>
<tr><td></td><td>Structures are reinforced for additional saturated soil weight.</td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td>Soil volume is appropriate for plant growth, considerations include:
• modifying depths and widths according to the planting mix and irrigation frequency;
• free draining and long soil life span;
• tree anchorage.</td><td></td><td></td><td>Complies</td></tr>
<tr><td></td><td>Minimum soil standards for plant sizes should be provided in accordance with Table 5.
Table 5 Minimumsoil standards for plant types and sizes
<table>
<tr><th>Plant type</th><th>Definition</th><th>Soil volume</th><th>Soil depth</th><th>Soil area</th></tr>
<tr><td>Large trees</td><td>12-18m high, up to 16m crown spread at maturity</td><td>150m^3</td><td>1,200mm</td><td>10mx10x or equivalent</td></tr>
<tr><td>Medium trees</td><td>8-12m high, up to 8m crown spread at maturity</td><td>35m^3</td><td>1,000mm</td><td>6mx6m or equivalent</td></tr>
<tr><td>Small trees</td><td>6-8m high, up to 4m crown spread at maturity</td><td>9m^3</td><td>800mm</td><td>3.5mx3.5m or equivalent</td></tr>
<tr><td>Shrubs</td><td></td><td></td><td>500-600mm</td><td></td></tr>
<tr><td>Ground over</td><td></td><td></td><td>300-345mm</td><td></td></tr>
<tr><td>Turf</td><td></td><td></td><td>200mm</td><td></td></tr>
</table>
Note: The above has been calculated assuming fortnightly irrigation. Any sub-surface drainage requirements are in addition to the above minimum soil depths.</td><td></td><td></td><td>Complies</td></tr>
<tr><td>4P-2</td><td><u>Objective</u>: Plant growth is optimised with appropriate selection and maintenance.</td><td></td><td></td><td></td></tr>
</table>

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Design Guidance:			
	Plants are suited to site conditions, considerations include: • *drought and wind tolerance;* • *seasonal changes in solar access;* • *modified substrate depths for a diverse range of plants;* • *plant longevity.*			Complies
	A landscape maintenance plan is prepared.		Will be prepared at CC stage.	Complies
	Irrigation and drainage systems respond to: • *changing site conditions;* • *soil profile and the planting regime;* • *whether rainwater, stormwater or recycled grey water is used.*			Complies
4P-3	***Objective:*** *Planting on structures contributes to the quality and amenity of communal and public open spaces.*			
	Design Guidance:			
	Building design incorporates opportunities for planting on structures. Design solutions may include: • *green walls with specialised lighting for indoor green walls;* • *wall design that incorporates planting;* • *green roofs, particularly where roofs are visible from the public domain;* • *planter boxes.* *Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time.*			Complies
4Q Universal Design				
4Q-1	***Objective:*** *Universal design features are included in apartment design to promote flexible housing for all community members.*			
	Design Guidance:			
	Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
4Q-2	***Objective**: A variety of apartments with adaptable designs are provided.*			
	***Design Guidance**:*			
	Adaptable housing should be provided in accordance with the relevant council policy.			Complies
	Design solutions for adaptable apartments include: • *convenient access to communal and public areas;* • *high level of solar access;* • *minimal structural change and residential amenity loss when adapted;* • *larger car parking spaces for accessibility;* • *parking titled separately from apartments or shared car parking arrangements.*			Complies
4Q-3	***Objective**: Apartment layouts are flexible and accommodate a range of lifestyle needs.*			
	***Design Guidance**:*			
	Apartment design incorporates flexible design solutions which may include: • *rooms with multiple functions;* • *dual master bedroom apartments with separate bathrooms;* • *larger apartments with various living space options;* • *open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom.*			Not Applicable
4R Adaptive Reuse				
4R-1	***Objective**: New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.*			
	***Design Guidance**:*			
	Design solutions may include: • *new elements to align with the existing building;* • *additions that complement the existing character, siting, scale, proportion, pattern, form and detailing;* • *use of contemporary and complementary materials, finishes, textures and colours.*			Not Applicable

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Additions to heritage items should be clearly identifiable from the original building.			Not Applicable
	New additions allow for the interpretation and future evolution of the building.			Not Applicable
4R-2	***Objective**: Adapted buildings provide residential amenity while not precluding future adaptive reuse.*			
	***Design Guidance**:*			
	Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • *generously sized voids in deeper buildings;* • *alternative apartment types when orientation is poor;* • *using additions to expand the existing building envelope.*			Not Applicable
	Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • *where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation);* • *alternatives to providing deep soil where less than the minimum requirement is currently available on the site;* • *building and visual separation – subject to demonstrating alternative design approaches to achieving privacy;* • *common circulation;* • *car parking;* • *alternative approaches to private open space and balconies.*			Not Applicable
4S Mixed Use				
4S-1	***Objective**: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.*			Not Applicable

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	***Design Guidance*:**			
	Mixed use development should be concentrated around public transport and centres.			Not Applicable
	Mixed use developments positively contribute to the public domain. Design solutions may include: • *development addresses the street;* • *active frontages are provided;* • *diverse activities and uses;* • *avoiding blank walls at the ground level;* • *live/work apartments on the ground floor level, rather than commercial.*			
4S-2	***Objective**: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.*			Not Applicable
	***Design Guidance*:**			
	Residential circulation areas should be clearly defined. Design solutions may include: • *residential entries are separated from commercial entries and directly accessible from the street;* • *commercial service areas are separated from residential components;* • *residential car parking and communal facilities are separated or secured;* • *security at entries and safe pedestrian routes are provided;* • *concealment opportunities are avoided.*			
	Landscaped communal open space should be provided at podium or roof levels.			
4T Awnings and Signage				
4T-1	***Objective**: Awnings are well located and complement and integrate with the building design.*			Not Applicable
	***Design Guidance*:**			
	Awnings should be located along streets with high pedestrian activity and active frontages.			

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	A number of the following design solutions are used: • *continuous awnings are maintained and provided in areas with an existing pattern;* • *height, depth, material and form complements the existing street character;* • *protection from the sun and rain is provided;* • *awnings are wrapped around the secondary frontages of corner sites;* • *awnings are retractable in areas without an established pattern.*			
	Awnings should be located over building entries for building address and public domain amenity.			
	Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure.			
	Gutters and down pipes should be integrated and concealed.			
	Lighting under awnings should be provided for pedestrian safety.			
4T-2	***Objective**: Signage responds to the context and desired streetscape character.*			Not Applicable
	***Design Guidance**:*			
	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development.			
	Legible and discrete way finding should be provided for larger developments.			
	Signage is limited to being on and below awnings and a single facade sign on the primary street frontage.			

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
PART 4: DESIGNING THE BUILDING (PERFORMANCE)				
4U Energy Efficiency				
4U-1	***Objective**: Development incorporates passive environmental design.*			
	***Design Guidance**:*			
	Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access).			Complies
	Well located, screened outdoor areas should be provided for clothes drying.			Not Apploicable
4U-2	***Objective**: Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.*			
	***Design Guidance**:*			
	A number of the following design solutions are used: • *the use of smart glass or other technologies on north and west elevations;* • *thermal mass in the floors and walls of north facing rooms is maximised;* • *polished concrete floors, tiles or timber rather than carpet;* • *insulated roofs, walls and floors and seals on window and door openings;* • *overhangs and shading devices such as awnings, blinds and screens.*			Complies
	Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement).			Complies
4U-3	***Objective**: Adequate natural ventilation minimises the need for mechanical ventilation.*			
	***Design Guidance**:*			
	A number of the following design solutions are used: • *rooms with similar usage are grouped together;* • *natural cross ventilation for apartments is optimised;* • *natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible.*			Complies
4V Water Management and Conservation				
4V-1	***Objective**: Potable water use is minimised.*			

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Design Guidance:			
	Water efficient fittings, appliances and wastewater reuse should be incorporated Apartments should be individually metered.			Complies
	Rainwater should be collected, stored and reused on site.			Complies
	Drought tolerant, low water use plants should be used within landscaped areas.			Complies
4V-2	***Objective:*** *Urban stormwater is treated on site before being discharged to receiving waters.*			
	Design Guidance:			
	Water sensitive urban design systems are designed by a suitably qualified professional.			Complies
	A number of the following design solutions are used: • *runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation;* • *porous and open paving materials is maximised;* • *on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits.*			Complies
4V-3	***Objective:*** *Flood management systems are integrated into site design.*		Driveway and ground floor levels accommodate flooding requirements.	Complies
	Design Guidance:			
	Detention tanks should be located under paved areas, driveways or in basement car parks.			Complies
	On large sites parks or open spaces are designed to provide temporary on site detention basins.			Not Applicable
4W Waste Management				
4W-1	***Objective:*** *Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.*			
	Design Guidance:			
	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Waste and recycling storage areas should be well ventilated.			Complies
	Circulation design allows bins to be easily manoeuvred between storage and collection points.			Complies
	Temporary storage should be provided for large bulk items such as mattresses.			Complies
	A waste management plan should be prepared.			Complies
4W-2	***Objective**: Domestic waste is minimised by providing safe and convenient source separation and recycling.*			
	***Design Guidance**:*			
	All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste and recycling.			Complies
	Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core.			Complies
	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses.			Complies
	Alternative waste disposal methods such as composting should be provided.			Can comply
4X Building Maintenance				
4X-1	***Objective**: Building design detail provides protection from weathering.*			
	***Design Guidance**:*			
	A number of the following design solutions are used: • *roof overhangs to protect walls;* • *hoods over windows and doors to protect openings;* • *detailing horizontal edges with drip lines to avoid staining of surfaces;* • *methods to eliminate or reduce planter box leaching;* • *appropriate design and material selection for hostile locations.*			Complies
4X-2	***Objective**: Systems and access enable ease of maintenance.*			
	***Design Guidance**:*			
	Window design enables cleaning from the inside of the building.			Complies

	SEPP 65 APARTMENT DESIGN GUIDE PROVISION		ASSESSMENT	COMPLIES
	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and façade.			
	Design solutions do not require external scaffolding for maintenance access.		Rooftop rope access will be provided.	Complies
	Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems.			Complies
	Centralised maintenance, services and storage should be provided for communal open space areas within the building.		Maintenance space will be provided in basement.	Complies
4X-3	***Objective**: Material selection reduces ongoing maintenance costs.*			
	***Design Guidance**:*			
	A number of the following design solutions are used: • *sensors to control artificial lighting in common circulation and spaces;* • *natural materials that weather well and improve with time such as face brickwork;* • *easily cleaned surfaces that are graffiti resistant;* • *robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors.*			Complies

SECTION 4.15 OF THE EPAA

1 Environmental Planning Instruments – Section 4.15(1)(a)(i)

The proposal is permissible subject to the provisions of the Penrith Local Environmental Plan 2013. The impacts of other environmental planning instruments have been addressed in preparation of this development application. It is considered that the provisions of these relevant environmental planning instruments have been satisfactorily addressed within Section 5 of this statement.

2 Draft Environmental Planning Instruments – Section 4.15(1)(a)(ii)

At the time of preparing this application the Government had exhibited draft amendments to SEPP 65 and a draft Apartment Design Guide. The making of these plans is neither certain or imminent. However, the impact of the plan and guide on the development potential of the subject site would not introduce further limitation. In fact, the Apartment Design Guide introduces considerable flexibility, particularly to apartment design in an urban/town centre context, such as the case for this proposal. For instance, solar access requirements, apartment orientation and deep soil requirements are significantly less stringent.

3 Development Control Plans – Section 4.15(1)(a)(iii)

Penrith Development Control Plan 2014

The Penrith Development Control Plan 2013 (the DCP) applies to land administered by the LEP, and is identified in 'Figure A5: Land Covered by this Development Control Plan'. The principal aim of the DCP is to facilitate development that gives effect to the aims and objectives, including the objectives of the land zones under the LEP, to support and supplement its provisions, and to provide for the matters set out in Section 74C of the Environmental Planning and Assessment Act 1979.

The proposal is consistent with the broad aims of the DCP and generally compliant with the specific controls applicable to the site and the type of development proposed. A summary of the relevant controls prescribed by the DCP is addressed below.

Table 2: Penrith DCP 2014 Extract – D2 Residential Flat Development

PENRITH DEVELOPMENT CONTROL PLAN 2014			
CONTROL	**REQUIREMENTS**	**COMMENTS**	**COMPLIES**
Residential Character	In established areas, new developments should be planned and designed to reflect the character of traditional neighbourhoods established prior to 1970.	The proposed development is an infill development within the established residential fabric in Dent Street. It consists of residential flat buildings of about 10years or more. The proposed RFB its design maintains the high rise residential character.	Complies
Configuration	New residential flat building development should adopt key features of established suburban design. Dwellings, their entrances and private courtyards look towards the street, or to the rear boundary.	The proposed development has maintained the front setback aligned with the existing developments. The apartment addresses Dent Street, provides courtyards and view to the street and the rear of the site.	Complies
Development site	Identify planning and design options that are appropriate to the shape and size of each development lot, and to the location of neighbouring buildings. 1) Determine a minimum lot width for residential flat buildings: a) adopt a minimum lot width of 20m in the R4 High Density Residential zone. 2) For the purposes of calculating lot size and lot width, the lot does not include the area of any access corridor or right-of-carriageway.	The proposed RFB is limited due to the size and the existing developments around, the design has provided a development	Complies
Urban Form	New buildings should show characteristics of traditional suburban development: dwellings oriented to face the street, building forms stepped or articulated, and integrated with the shape of surrounding garden areas.	Development proposed faces the street, stepped built form, and articulated, and integrated with surrounding garden areas.	Complies
Landscaped Area	Retain a reasonable proportion of each site for landscaped garden areas, conserve significant existing vegetation, and provide reasonable separation between neighbouring dwellings.	Proposed Landscaping is shown on the Landscaping Plan. 35% Landscaping proposed.	Complies
Front and Rear Setbacks	Setbacks are to reflect the character of established garden suburbs, and provide for development of flora and fauna corridors.	Front – 5.5m towards Dent Street Rear – 6m Proposed side set backs have been achieved as compliant as possible for the development to be practical and workable on a limited site.	Complies
Side Setbacks	Minimise disturbance to existing topography and natural soil-profiles, and provide for reasonable landscaped separation between neighbouring buildings.	Proposed 6m and 3m side setbacks is designed as practical and workable on a limited site without impacting on the neighbouring buildings.	Complies

Visual and Acoustic Privacy and Outlook	Provide an outlook from dwellings and their private open space, and achieve levels of acoustic and visual privacy that are reasonable for a medium-density residential neighbourhood. b. To provide a high level of visual and acoustic privacy for residents and neighbours in dwellings and private open space. c. To ensure that building design minimises overlooking problems.	Proposed private open space are provided onsite that provides adequate visual privacy that are reasonable and maintains privacy from neighbouring properties.	Complies
Solar Planning	Improve the energy efficiency of dwellings and achieve a high standard of residential amenity. b. To ensure adequate residential amenity through the provision of sunlight access and good solar amenity to the living spaces and private open space areas of dwellings. c. To recognise the reasonable expectation for a dwelling to have the ability to access sunlight.	The residential units achieve residential amenity through solar access. Please refer to drawings.	Complies
Significant Townscapes & Landscapes	In areas of particular significance to urban conservation, environmental character, new development should demonstrate detailed design measures that protect and complement heritage significance or character.	The site is not located within a heritage conservation area or heritage item.	Complies

4 Impacts of the Development – Section 4.15(1)(b)

The impacts of the proposal are considered acceptable in the circumstances of the case. Environmental, economic and social impacts, along with compliance with quantitative controls have been addressed throughout this report. Specific impacts of the development are addressed in the subsections below.

4.1 Waste Management and Collection

The management of waste has been assessed and considered appropriate for the proposed development. Reference should be made to **Attachment V**.

The Waste Collection proposed for the site will be provided on the site and wheeled out onto the site due to the site constraints restricting basement collection. A Traffic report has been provided to demonstrate that the limited area and being an infill development basement collection cannot be achieved. However, the proposed waste collection from on site is found acceptable.

4.2 Environmentally Sustainable Development

The proposal incorporates a number environmentally sustainable design initiatives. The proposal embraces environmentally sustainable development via the following:

- Ability to naturally ventilate 60% of units through environmentally responsive design;
- Embrace solar passive design strategies and the achievement of solar access requirements;

- Internal blinds to provide shade where required;
- Performance glazing to the façade;
- Individually controlled air conditioning units;
- Use of plants that are suitable to sheltered and shaded conditions of the outdoor courtyards as appropriate; and
- Bicycle storage and parking facilities to encourage transport oriented development.

Furthermore, BASIX Certificate and the BCA Capability Report demonstrate compliance with current statutory standards for environmentally sustainable development.

4.3 Crime Prevention Through Environmental Design

The CPTED principles applied in the proposed development as follows.

Surveillance: The redevelopment of the site will provide surveillance to Dent Street. The ground floor provides sufficient street activation which promotes improved surveillance of the street. The residential units are afforded external balconies and windows with the residential foyer will allow surveillance of the external domain from within a secure environment.
Access Control: Access points between the development and the public domain (including vehicular access and egress points) will be appropriately secured to permit access only to desired users, being residents and their guests. An electronic intercom system at the main entry to the development will regulate guest access to the basement parking. Windows and other access points at or near ground level will be lockable to further restrict unwelcome access.

Territorial Reinforcement: The differentiation between the public and private domains is unambiguous. In addition to access control, which clearly delineates public and private spaces, additional visual cues will be used to distinguish between public and private spaces. Where necessary (for example at basement entry), appropriate signage may be incorporated to inform resident and the members of the public of territorial boundaries.

Space Management: The publicly accessible areas of the site will be controlled and monitored by CCTV. Some of the most common criminal activities include malicious damage to property, assault, theft, break and enter to dwellings, and theft from a motor vehicle. These forms of incidents would be sensitive to the introduction of security hardware. CCTV will be of a quality high enough to enable intruder identification.

4.4 Access and Traffic Impacts

A Traffic Impact Assessment has been prepared as part of this application. The report concludes the following:

4.4.1.1 The development will generate in the order of 9 vehicles per hour during the critical afternoon peak period. This is actually less than currently associated with the site (31 veh/hr). As such, the proposal will reduce traffic volumes on the surrounding road network which is a beneficial outcome for the locality.

4.4.1.2 Access to the site is proposed within the intersection of Dent Street / Macauley Street which is deemed acceptable having regard for the exemption provisions included in AS2890.1 and also noting that traffic volumes associated with the site will reduce post development. It is intended that this access be designed with a one-way width, under signal control, for urban design reasons. Notwithstanding, minor changes can be made to the plan to readily accommodate onsite passing within the property boundary should Council be unwilling to accept the low probability that vehicles will be required to wait or re-circulate on-street.

4.4.1.3 The internal configuration of the basement car park and loading areas has been designed generally in accordance with the requirements of the relevant Australian Standards. Any minor amendments considered necessary (if any) can be dealt with prior to the release of a Construction Certificate through a suitable condition of consent requiring compliance with AS2890.

In light of the above, it is therefore concluded that the application is supportable on traffic planning grounds, and should be approved from a traffic perspective.

4.5 Social Impacts

The proposed development will have a positive social impact to the established residents and future occupants of the residential units. Overall to the area, the new development brings new design, new character, raises the development profile in the street and with it brings the high profile occupants to the social fabric of the area.

4.6 Construction Management

Prior to the commencement of demolition and/or excavation work on site, the following details will be submitted to and be approved by the Principal Certifying Authority:

(i) Plans and elevations showing distances of the subject building from the site boundaries, the location of adjoining and common/party walls, and the proposed method of facade retention.

(ii) A Demolition Work Method Statement prepared by a licensed demolisher who is registered with the Work Cover Authority. (The demolition by induced collapse, the use of explosives or on-site burning is not permitted.)

(iii) An Excavation Work Method Statement prepared by an appropriately qualified person.

(iv) A Waste Management Plan for the demolition and or excavation of the proposed development.

These statements will, where applicable, be in compliance with *AS2601-1991 Demolition of Structures*, the *Construction Safety Act 1912* and *Demolitions Regulations*; the *Occupational Health and Safety Act 2000 and Regulation; applicable Council Policies for Waste Minimisation,* the *Waste Avoidance and Resource Recovery Act 2001*, and all other relevant acts and regulations, and will include provisions for:

(i) A Waste Management Plan for the removal of refuse from the site in accordance with the *Waste Avoidance and Resource Recovery Act 2001*.

(ii) The name and address of the company/contractor undertaking demolition/excavation works.

(iii) The name and address of the company/contractor undertaking off site remediation/disposal of excavated materials.

(iv) The name and address of the transport contractor.

(v) The type and quantity of material to be removed from site.

(vi) Location and method of waste disposal and recycling.

(vii) Proposed truck routes, in accordance with this development consent.

(viii) Procedures to be adopted for the prevention of loose or contaminated material, spoil, dust and litter from being deposited onto the public way from trucks and associated equipment and the proposed method of cleaning surrounding roadways from such deposits. (Note: With regard to demolition of buildings, dust emission must be minimised for the full height of the building. A minimum requirement is that perimeter scaffolding, combined with chain wire and shade cloth must be used, together with continuous water spray during the demolition process. Compressed air must not be used to blow dust from the building site).

(ix) Measures to control noise emissions from the site.

(x) Measures to suppress odours.

(xi) Enclosing and making the site safe.

(xii) A certified copy of the Public Liability Insurance indemnifying Council for $10,000,000 against public prosecution for the duration of the demolition works.

(xiii) Induction training for on-site personnel.

(xiv) Written confirmation that an appropriately qualified Occupational Hygiene Consultant has inspected the building/site for asbestos, contamination and other hazardous materials, in accordance with the procedures acceptable to Work Cover Authority.

(xv) An Asbestos and Hazardous Materials Clearance Certificate by a person approved by the Work Cover Authority.

(xvi) Disconnection of utilities.

(xvii) Fire Fighting. (Fire fighting services on site are to be maintained at all times during demolition work. Access to fire services in the street must not be obstructed).

(xviii) Access and egress. (Demolition and excavation activity must not cause damage to or adversely affect the safe access and egress of the subject building or any adjacent buildings).

(xix) Waterproofing of any exposed surfaces of adjoining buildings.

(xx) Control of water pollution and leachate and cleaning of vehicles tyres (proposals must be in accordance with the *Protection of the Environmental Operations Act 1997*).

(xxi) Working hours, in accordance with this development consent.

(xxii) Any Work Cover Authority requirements.

Construction works include temporary fencing, hoarding and warning notices required to conduct the works and protect the general public. All construction and building work will be adequately managed so as to minimise disruption to the local community and the environment. Noise generated by construction activities will comply with the Council's standard construction times and conditions.

4.7 View Loss

The proposal is consistent with existing development and will not impact on views from principle living areas or areas of private open space. The proposal is built within an appropriate building envelope/

5 Suitability of the Site – Section 4.15(1)(c)

The site is not affected by any known natural or technological constraint that would prevent development in accordance with the zone objectives.

Table 3: Does the proposal fit the locality?

Consideration	Outcome
Are the constraints posed by adjacent developments prohibitive?	No
Would development lead to unmanageable transport demands?	No
Are there adequate transport facilities in the area?	Yes
Will the locality contain adequate recreational opportunities and public spaces for new occupants?	Yes
Are utilities and services available to the site and adequate for the development?	Yes
Is the air quality and microclimate appropriate for the development?	Yes
Are there hazardous landuses or activities nearby?	No
Are ambient noise levels suitable for the development?	Yes
How critical is the site to the water cycle in the catchment?	N/A

Table 4: Are the site attributes conducive to development?

Consideration	Outcome
Is the site subject to natural hazards including floodplain, tidal inundation, subsidence, slip, mass movement, and bushfires?	No
Is the proposal compatible with conserving the heritage significance of the site?	Yes
Are the soil characteristics on the site appropriate for development?	Yes
Is development compatible with protecting any critical habitats or threatened species, populations, ecological communities and habitats on the site?	N/A
Is the site prime agricultural land and will development prejudice future agricultural production?	No
Will development prejudice the future use of the site for mineral and extractive resources?	N/A

6 Public Interest – Section 4.15C(1)(e)

Redevelopment of the site provides both an aesthetic improvement to the area, street level activation and an increase in the diversity of housing stock available in the local government area.
Reference should be made to the architectural drawings and the design verification.

Car Parking & Basement Storage

Reference should be made to the Traffic Study.

Residential Waste Collection

Residential waste handling is addressed in greater detail in the Waste Management Plan.

CONCLUSION

Having taken into account the relevant heads of consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, the proposal is considered an appropriate development of the site, sensitively considering context, whilst promoting design excellence and urban consolidation as a suitable precedent for future development of infill sites in the locality.