

## APPENDIX B CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENT(S)

### ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)

To satisfy the requirements of section 79C(a)(i) of the EP&A Act, this report includes references to the provisions of the environmental planning instruments that govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project.

Controls considered as part of the assessment of the proposal are:

- *State Environmental Planning Policy (State & Regional Development) 2011;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy No. 55 - Remediation of Land*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; and*
- *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development & accompanying Residential Flat Design Code / Apartment Design Guide.*

### COMPLIANCE WITH CONTROLS

#### State Environmental Planning Policy (State and Regional Development) 2011

Relevant Sections	Consideration and Comments	Complies?
<p><b>3 Aims of Policy</b> The aims of this Policy are as follows:</p> <p>(a) to identify development that is State significant development,</p>	The proposed development is identified as SSD.	Yes
<p><b>8 Declaration of State significant development: section 89C</b></p> <p>(1) Development is declared to be State significant development for the purposes of the Act if:</p> <p>(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and</p> <p>(b) the development is specified in Schedule 1 or 2.</p>	The proposed development is permissible with consent under <i>Sydney Local Environmental Plan 2005</i> . The site is specified in Schedule 2.	Yes
<p><b>Schedule 2 State significant development — identified sites</b></p> <p>(Clause 8 (1))</p> <p><b>2 Development on specified sites</b></p> <p>Development that has a capital investment value of more than \$10 million on land identified as being within any of the following sites on the State Significant Development Sites Map:..</p> <p>(c) Broadway (CUB) Site,</p>	The proposed development is within the identified Broadway (CUB) Site and has a CIV of \$130,767,604.	Yes

### **State Environmental Planning Policy (Infrastructure) 2007**

Schedule 3 of the SEPP requires traffic generating developments to be referred to Roads and Maritime Services (RMS). RMS has provided comments on the proposed development and recommended conditions to be incorporated should the application be approved.

### **State Environmental Planning Policy No. 55 - Remediation of Land**

Site-wide remediation was considered and approved as part of MP 07\_0163 – Remediation and Transitional Works. The approved remediation works has been carried out. Standard conditions to manage any potential impacts of the development are recommended consistent with other previous developments on the site.

### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

SEPP BASIX encourages sustainable residential development across NSW by setting targets that measure the efficiency of buildings in relation to water, energy and thermal comfort. SEPP BASIX requires all new dwellings meet sustainable targets of a 20% reduction in energy use (building size dependent) and 40% reduction in potable water.

There has been a commitment to use the requirement of BASIX as a minimum requirement and a BASIX report has been submitted for the building demonstrating satisfactory compliance with BASIX targets. The BASIX scores of the building are:

- Energy - 40
- Water - 60
- Thermal Comfort - Pass

### **State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development, including:**

- **Residential Flat Design Code; and**
- **Apartment Design Guide**

State Environmental Planning Policy 65 – Design Quality of Residential Flat Development (SEPP 65) seeks to improve the design quality of residential flat developments. The Residential Flat Design Code (RFDC) is closely linked to the principles of SEPP 65 and sets out best practice design principles for residential flat development.

The Department has carried out a comprehensive review SEPP 65 including the replacement of the RFDC with the Apartment Design Guide (ADG). SEPP 65 (Amendment no.3) and the ADG will facilitate an increase in the supply of well designed, affordable apartments, to introduce greater consistency in the adoption of basic design principles, and encourage more innovative design.

SEPP 65 (Amendment no.3) and the ADG were endorsed on 19 June 2015 and came into effect on 17 July 2015. However, SEPP 65 includes saving provisions which confirm that the previous SEPP 65 (and RFDC) still applies for development applications prior lodged prior to 19 June 2015.

Notwithstanding the above, as the amendments to SEPP 65 were exhibited prior to the determination of this application, the Department has assessed the proposal against the aims and objectives of SEPP 65 and endorsed SEPP 65 (Amendment no.3).

<b>SEPP 65:</b>	<b>SEPP 65 (Amendment no.3):</b>	<b>Department's Response</b>
<b>Current Principle</b>	<b>Proposed Principle</b>	
1. Context	1. Context and Neighbourhood	The proposal is consistent with the use and built form requirements of the Concept Approval and with the

	Character	existing and desired future character of the locality as discussed in <b>Section 5.3</b> . The proposal will have acceptable impacts on the amenity of existing and future adjoining development.
2. Scale	2. Built Form and Scale	The proposal is consistent with the building envelope parameters set by the Concept Approval (as modified) and the height and general scale of the development is appropriate within its city edge locality. The scale of the development is compatible with existing developments adjoining the site and the other buildings within the Central Park precinct as discussed in <b>Section 5.2.1</b> .
3. Built Form		The development is considered to be of a high standard of architectural design and appearance as discussed in <b>Section 5.3.4</b> . The development has an appropriate relationship with, and is sympathetic to, the historic importance of the retained Ovoid Drain and Castle Connell Hotel on the site.
4. Density	3. Density	The building is considered to be of an appropriate density and scale and is consistent with the gross floor area controls (Modification A5) of the Concept Approval.
5. Resource, Energy and Water Efficiency	4. Sustainability	A BASIX certificate was provided with the proposal and demonstrates that the proposed development improves upon the BASIX water, thermal and energy efficiency targets. Further, Ecologically Sustainable Development principles have been incorporated into the proposal and the proposal will be considered under the Green Star Multi-Unit Residential v1 Tool, achieving a minimum 5 Star Green Star rating.
6. Landscape	5. Landscape	The proposal includes two public open spaces, a communal landscaped roof at level nine and public domain improvements. The landscaped design will provide a high level of amenity for residents, employees and visitors and ties into the overall landscaping of the Central Park precinct.
7. Amenity	6. Amenity	The proposal generally complies with the principles of SEPP 65 and the recommended standards of the RDFC and ADG in terms of achieving satisfactory residential amenity. The proposed apartments will achieve satisfactory levels of privacy, private/public open space, solar access and natural ventilation.
8. Safety and Security	7. Safety	The building has been designed to provide passive and active surveillance of the surrounding public domain. Security access is provided for pedestrian entry into the residential building and vehicular entry to the basement. A condition is recommended to address the blind corner behind Castle Connell Hotel.
9. Social Dimensions and Housing Affordability	8. Housing Diversity and Social Interaction	The proposal does not include affordable housing. However, the proposal provides a mix of apartment sizes ranging from studio to three bedrooms to cater for a range of residents with varied incomes and needs.
10. Aesthetics	9. Architectural Expression	The proposal demonstrates a high standard of architectural design through an effective palette of materials and finishes that appropriately articulate the building form. The architectural detail responds appropriately to the site's opportunities and constraints and improves the amenity of the existing

		public domain through the provision of a visually interesting contemporary building.
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An assessment of the proposal against the RFDC best practice design principles is provided below:

	RFDC Guideline	Proposed	Consistency?
<b>Part 1 Local Context</b>			
<b>Building Depth</b>	Between 10-18m is appropriate. If wider, demonstrate how satisfactory daylighting and natural ventilation is achieved.	<ul style="list-style-type: none"> <li>Between 8-26 metres.</li> <li>Satisfactory daylighting and natural ventilation is achieved.</li> </ul>	No Refer to <b>Section 5.3.5</b>
<b>Building Separation (habitable rooms &amp; balconies)</b>	<p>Five to eight storeys:</p> <ul style="list-style-type: none"> <li>18m between habitable rooms/balconies;</li> <li>13m between habitable / non-habitable rooms;</li> <li>9m between non-habitable rooms</li> </ul> <p>Nine storeys and above:</p> <ul style="list-style-type: none"> <li>24m between habitable rooms/balconies;</li> <li>18m between habitable / non-habitable rooms;</li> <li>12m between non-habitable rooms</li> </ul>	<ul style="list-style-type: none"> <li>16m separation between proposed habitable rooms and existing non-residential properties on the southern side of Wellington Street.</li> <li>17.5m to 30m between proposed habitable rooms and existing residential properties on southern side of Wellington Street.</li> <li>20m to 35m between proposed habitable rooms and existing residential properties on the northern side of O'Connor Street.</li> </ul>	Yes
<b>Street Setbacks</b>	Compatible with desired streetscape character	<ul style="list-style-type: none"> <li>The building is provided with appropriate setbacks.</li> </ul>	Yes
<b>Part 2 Site Design</b>			
<b>Deep Soil Landscaping</b>	Min 25% of deep soil planting	<ul style="list-style-type: none"> <li>750m<sup>2</sup> (10.3%) deep soil area provided.</li> </ul>	No Refer to <b>Section 5.3.5</b>
<b>Fences</b>	<p>Provide privacy and security</p> <p>Contribute to public domain</p>	<ul style="list-style-type: none"> <li>Appropriate and secure fencing is provided to all ground floor level apartments. The ground floor treatments positively contribute to the public domain.</li> </ul>	Yes
<b>Communal Open Space</b>	Communal open spaces to be 25-30% of site area	<ul style="list-style-type: none"> <li>3,300m<sup>2</sup> public open space is provided (45% of the overall site area).</li> <li>100.5m<sup>2</sup> of communal open space is provided at level 9.</li> <li>A residents community room (85m<sup>2</sup>) and gym (120m<sup>2</sup>) are also provided.</li> </ul>	Yes
<b>Private Open Space (ground floor)</b>	25m <sup>2</sup> with minimum width of 4m	<ul style="list-style-type: none"> <li>Four of the 13 ground floor apartments (30.7%) have a total outdoor area of 25m<sup>2</sup> with minimum width of 4m.</li> </ul>	No Refer to <b>Section 5.3.5</b>
<b>Part 3 Building Design</b>			
<b>Vehicle Access</b>	Generally limit driveway width to 6m	<ul style="list-style-type: none"> <li>The service vehicle driveway from O'Connor Street is 6m in width.</li> </ul>	Yes
<b>Apartment Size (min)</b>	<p>Studio = 38.5m<sup>2</sup></p> <p>1 bed = 50-63m<sup>2</sup></p> <p>2 bed = 70-90m<sup>2</sup></p>	<ul style="list-style-type: none"> <li>Apartment sizes exceed the minimum guidelines, except for 5 studios and 31 one bedroom</li> </ul>	No Refer to <b>Section 5.3.5</b>

	3 bed = 90m <sup>2</sup> +	apartments: <ul style="list-style-type: none"> <li>○ Studio = 37-48m<sup>2</sup>;</li> <li>○ 1 bed = 45-61m<sup>2</sup>;</li> <li>○ 2 bed = 71-125m<sup>2</sup>;</li> <li>○ 2 bed (dual key) = 99m<sup>2</sup>;</li> <li>○ 3 bed = 106-128m<sup>2</sup>; and</li> <li>○ 3 bed (dual key) = 124m<sup>2</sup>.</li> </ul>	
<b>Balcony Depth</b>	Min 2m	<ul style="list-style-type: none"> <li>• All balconies have a depth of 2m or greater.</li> </ul>	Yes
<b>Floor to ceiling heights</b>	≥2.7m	<ul style="list-style-type: none"> <li>• Residential floor to ceiling heights are 2.7m or greater.</li> </ul>	Yes
<b>Max No. of apartments off a circulation core</b>	Max 8 apartments per lift core	<ul style="list-style-type: none"> <li>• Between 3 and 19 apartments per floor.</li> </ul>	No Refer to <b>Section 5.3.5</b>
<b>Storage (internal/external)</b>	Studio = 6m <sup>2</sup> 1 bed = 6m <sup>3</sup> 2 bed = 8m <sup>3</sup>	<ul style="list-style-type: none"> <li>• All apartments are allocated appropriate storage equal to or in excess of the recommended minimums.</li> </ul>	Yes
<b>Solar Access</b>	70% of living rooms & private open space to achieve 2hrs (for dense urban areas) sunlight between 9am-3pm on 21 June (Winter solstice)	<ul style="list-style-type: none"> <li>• A total of 155 apartments (52%) of apartments achieve a minimum of 2 hours of sunlight between 9am and 3pm.</li> </ul>	No Refer to <b>Section 5.3.5</b>
<b>Natural Ventilation</b>	Min 60% of apartments cross ventilated	<ul style="list-style-type: none"> <li>• 133 (45%) apartments cross ventilated.</li> </ul>	No Refer to <b>Section 5.3.5</b>
<b>Kitchens with natural ventilation</b>	Min 25%	<ul style="list-style-type: none"> <li>• All (100%) due to open plan living arrangement.</li> </ul>	Yes
<b>Awnings and Signage</b>	Signs to comply with SEPP 64 and awning to encourage pedestrian activity	<ul style="list-style-type: none"> <li>• Signage zones comply with SEPP 64.</li> <li>• Applications for signage within the signage zones will be submitted.</li> <li>• Building provides an acceptable level of street activation.</li> <li>• Weather protection provided above residential entrances.</li> </ul>	Yes
<b>Single aspect units</b>	Limit those with southerly aspect to no more than 10%	<ul style="list-style-type: none"> <li>• 68 (23%) apartments have a solely south facing aspect.</li> </ul>	No Refer to <b>Section 5.3.5</b>

An assessment of the proposal against the ADG best practice design principles is provided below:

<b>ADG – Relevant Criteria</b>	<b>Proposal</b>	<b>Consistency?</b>
<b>3B Orientation</b>		
<ul style="list-style-type: none"> <li>• Building type/layouts respond to streetscape, optimising solar access</li> <li>• Overshadowing of neighbouring properties is minimised</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed building is consistent with the Central Park Concept Approval.</li> <li>• Overshadowing is minimised (refer to <b>Section 5.2.2</b>).</li> </ul>	Yes
<b>3C Public Domain Interface</b>		
<ul style="list-style-type: none"> <li>• Transition between public/private without compromising security</li> <li>• Amenity of public domain is retained and enhanced</li> </ul>	<ul style="list-style-type: none"> <li>• Active retail frontages provided to Kensington Street, Regent Street and Balfour Park and the new northern park.</li> <li>• Ground floor residential apartments</li> </ul>	Yes

	<ul style="list-style-type: none"> <li>are provided with their own street level access and provide passive surveillance.</li> <li>Residential and childcare lobbies are easily identifiable.</li> <li>Suitable public domain/landscaping provided.</li> </ul>													
<b>3D Communal and Public Open Space</b>														
<ul style="list-style-type: none"> <li>minimum 25% of the site</li> <li>minimum 50% direct sunlight to principal usable part of the communal open space for a minimum of 2 hours in mid-winter</li> </ul>	<ul style="list-style-type: none"> <li>3,300m<sup>2</sup> public open space is provided (45% of the overall site area).</li> <li>100.5m<sup>2</sup> communal residential open spaces is provided at level 9.</li> <li>A residents community room (85m<sup>2</sup>) and gym (120m<sup>2</sup>) are also provided.</li> <li>Approximately 80m<sup>2</sup> (80%) of the communal open space on level 9 receives direct sunlight for 2 hours in mid-winter.</li> </ul>	Yes												
<b>3E Deep Soil Zones</b>														
<ul style="list-style-type: none"> <li>For sites greater than 1,500m<sup>2</sup> a minimum of 7% to 15% of the site should provide for deep soil zone(s)</li> </ul>	<ul style="list-style-type: none"> <li>750m<sup>2</sup> (10.3%) deep soil area provided.</li> </ul>	Yes												
<b>3F Visual Privacy</b>														
<ul style="list-style-type: none"> <li>Minimum separation distance from building to side boundary:</li> </ul> <table border="1"> <thead> <tr> <th>Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	<ul style="list-style-type: none"> <li>16m separation between proposed habitable rooms and existing non-residential properties on the southern side of Wellington Street.</li> <li>17.5m to 30m between proposed habitable rooms and existing residential properties on southern side of Wellington Street.</li> <li>20m to 35m between proposed habitable rooms and existing residential properties on the northern side of O'Connor Street.</li> </ul>	Yes
Height	Habitable rooms and balconies	Non-habitable rooms												
Up to 12m (4 storeys)	6m	3m												
Up to 25m (5-8 storeys)	9m	4.5m												
Over 25m (9+ storeys)	12m	6m												
<b>3G Pedestrian Access to Entries</b>														
<ul style="list-style-type: none"> <li>Building entries and pedestrian access connects to and addresses the public domain</li> <li>Access, entries and pathways are accessible and easy to identify</li> <li>Large sites provide pedestrian links for access to streets and connection to destinations</li> </ul>	<ul style="list-style-type: none"> <li>Entries and pedestrian access connects to and addresses the public domain.</li> <li>Entries are well located, designed and easily identifiable.</li> <li>A north/south pedestrian link is provided between O'Connor and Wellington Streets.</li> </ul>	Yes												
<b>3H Vehicle Access</b>														
<ul style="list-style-type: none"> <li>Vehicle access points are to be designed to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</li> </ul>	<ul style="list-style-type: none"> <li>Vehicle access width is 6m.</li> <li>Appropriate sight lines are achieved.</li> <li>Car park entry is well designed.</li> <li>Pedestrians/cyclists are separated from traffic.</li> <li>Paving material will have a traffic calming impact.</li> </ul>	Yes												
<b>3J Bicycle and Car Parking</b>														
<ul style="list-style-type: none"> <li>Minimum parking requirement as set out in the Guide to Traffic Generating Developments</li> </ul>	<ul style="list-style-type: none"> <li>174 car parking spaces provided, comprising:</li> </ul>	Yes												

<p>or local Council requirement, whichever is the less</p> <ul style="list-style-type: none"> <li>• Parking is available for other modes of transport</li> <li>• Car parking design access is safe and secure</li> <li>• Visual and environmental impacts of underground, at grade or above ground car parking are minimised</li> </ul>	<ul style="list-style-type: none"> <li>○ 157 residential spaces (including 44 accessible spaces);</li> <li>○ 3 retail spaces;</li> <li>○ 4 childcare spaces; and</li> <li>○ 10 car share spaces.</li> <li>• Three short term childcare on-street drop off car parking spaces are provided on Kensington Street.</li> <li>• No above ground car parking provided.</li> <li>• A total of 448 bicycle parking spaces, comprising: <ul style="list-style-type: none"> <li>○ 296 residential spaces;</li> <li>○ 102 residential visitor spaces;</li> <li>○ 2 childcare employee spaces;</li> <li>○ 30 retail employee spaces; and</li> <li>○ 18 retail/childcare visitor spaces.</li> </ul> </li> </ul>	
<p><b>4A Solar and Daylight Access</b></p>		
<ul style="list-style-type: none"> <li>• Minimum of 70% of apartments' living rooms and private open spaces receive 2hrs direct sunlight between 9am-3pm in mid-winter in the Sydney Metropolitan Area</li> <li>• Maximum of 15% of apartments have no direct sunlight between 9am-3pm in mid-winter</li> <li>• Shading and glare control is provided</li> </ul>	<ul style="list-style-type: none"> <li>• 155 (52%) of apartments and associated open space achieve a minimum of 2 hours of sunlight between 9am and 3pm.</li> <li>• 68 (23%) apartments have a solely south facing aspect and therefore achieve no direct sunlight between 9am-3pm in mid-winter.</li> </ul>	<p>No Refer to <b>Section 5.3.5</b></p>
<p><b>4B Natural Ventilation</b></p>		
<ul style="list-style-type: none"> <li>• At least 60% of apartments are cross ventilated in the first nine storeys (apartments 10 storeys or greater are deemed to be cross ventilated)</li> <li>• Overall depth of a cross-over or cross-through apartment does not exceed 18m</li> </ul>	<ul style="list-style-type: none"> <li>• 148 (50%) of all apartments are naturally cross ventilated.</li> <li>• Depths of cross-through apartments are between 12-18 metres.</li> </ul>	<p>No Refer to <b>Section 5.3.5</b></p>
<p><b>4C Ceiling Heights</b></p>		
<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"> <li>- Habitable rooms 2.7m</li> <li>- Non-habitable rooms 2.4m</li> </ul>	<p>Ceiling heights meet or exceed the recommended minimums.</p>	<p>Yes</p>
<p><b>4D Apartment Size and Layout</b></p>		
<ul style="list-style-type: none"> <li>• Minimum apartment sizes <ul style="list-style-type: none"> <li>- Studio 35m<sup>2</sup></li> <li>- 1 bedroom 50m<sup>2</sup></li> <li>- 2 bedroom 70m<sup>2</sup></li> <li>- 3 bedroom 90m<sup>2</sup></li> </ul> </li> <li>• Every habitable room must have a window in an external wall with a total glass area of not less than 10% of the floor area. Daylight and air may not be borrowed from other rooms</li> <li>• Habitable room depths are limited to 2.5 x the ceiling height</li> <li>• In open plan layouts the maximum habitable room depth is 8m from a window</li> <li>• Master bedroom have a minimum area of 10m<sup>2</sup> and other bedrooms have 9m<sup>2</sup></li> <li>• Bedrooms have a minimum dimension of 3m (excluding wardrobes)</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment sizes exceed the minimum guidelines, except for 31 one bedroom apartments: <ul style="list-style-type: none"> <li>○ Studio = 37-48m<sup>2</sup>;</li> <li>○ 1 bed = 45-61m<sup>2</sup>;</li> <li>○ 2 bed = 71-125m<sup>2</sup>;</li> <li>○ 2 bed (dual key) = 99m<sup>2</sup>;</li> <li>○ 3 bed = 106-128m<sup>2</sup>; and</li> <li>○ 3 bed (dual key) = 124m<sup>2</sup>.</li> </ul> </li> <li>• Not all apartments meet the ceiling height to room depth ratio. However, notwithstanding this, it is considered that sufficient light and ventilation is achieved.</li> <li>• Open plan layouts achieve minimum depth.</li> <li>• Bedrooms and living rooms meet or</li> </ul>	<p>No Refer to <b>Section 5.3.5</b></p>

<ul style="list-style-type: none"> <li>• Living rooms have a minimum width of: <ul style="list-style-type: none"> <li>- 3.6m for studio and one bed</li> <li>- 4m for 2 and 3 bed</li> </ul> </li> <li>• The width of cross-over or cross-through apartments are at least 4m internally.</li> </ul>	<ul style="list-style-type: none"> <li>• exceed minimum dimensions.</li> <li>• Apartments meet minimum internal widths.</li> </ul>	
<b>4E Private Open Space and Balconies</b>		
<ul style="list-style-type: none"> <li>• Primary balconies are provided to all apartments providing for: <ul style="list-style-type: none"> <li>- Studios apartments min area 4m<sup>2</sup></li> <li>- 1 bedroom min area 8m<sup>2</sup> min depth 2m</li> <li>- 2 bedroom min area 10m<sup>2</sup> min depth 2m</li> <li>- 3 bedroom min area 12m<sup>2</sup> min depth 2.5m</li> </ul> </li> <li>• For apartments at ground floor level or similar, private open space must have a minimum area of 15m<sup>2</sup> and depth of 3m<sup>2</sup></li> <li>• Private open space and primary balconies are integrated into and contribute to the architectural form and detail of the building</li> <li>• Primary open space and balconies maximises safety</li> </ul>	<ul style="list-style-type: none"> <li>• Balcony sizes are consistent with the area and depth guidelines.</li> <li>• Ground floor level and level 9 private open spaces meet or exceed the minimum requirement.</li> <li>• All balconies are integrated into the architectural form/detail of the building.</li> <li>• Balcony design avoids opportunities for climbing and falls.</li> </ul>	Yes
<b>4F Common Circulation and Spaces</b>		
<ul style="list-style-type: none"> <li>• Maximum number of apartments off a circulation core is eight – where this cannot be achieved, no more than 12 apartments should be provided off a single circulation core.</li> <li>• For buildings 10 storeys and over, the maximum number of apartments sharing a single lift is 40</li> <li>• Natural ventilation is provided to all common circulation spaces where possible</li> <li>• Common circulation spaces provide for interaction between residents</li> <li>• Longer corridors are articulated</li> </ul>	<ul style="list-style-type: none"> <li>• Between eight and 19 apartments are provided off each circulation core.</li> <li>• Within the 13 storey component, 129 apartments are served by two lifts.</li> <li>• Natural ventilation and light is provided to the residential internal corridor/circulation areas.</li> <li>• The residential lobbies, communal open space (level 9) and community room provides opportunities for interaction.</li> <li>• Corridors are not excessively long.</li> </ul>	No Refer to Section 5.3.5
<b>4G Storage</b>		
<ul style="list-style-type: none"> <li>• The following storage is required (with at least 50% located within the apartment): <ul style="list-style-type: none"> <li>- Studio apartments 4m<sup>3</sup></li> <li>- 1 bedroom apartments 6m<sup>2</sup></li> <li>- 2 bedroom apartments 8m<sup>2</sup></li> <li>- 3 bedroom apartments 10m<sup>2</sup></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Residential storage meets the minimum guidelines.</li> </ul>	Yes
<b>4H Acoustic Privacy and 4J Noise and Pollution</b>		
<ul style="list-style-type: none"> <li>• Noise transfer is minimised through the siting of buildings and building layout and minimises external noise and pollution.</li> <li>• Noise impacts are mitigated through internal apartment layout and acoustic treatments.</li> </ul>	<ul style="list-style-type: none"> <li>• Noise transfer is minimised through the appropriate layout of the building.</li> <li>• Apartments are appropriately stacked and laid out to prevent noise transfer.</li> </ul>	Yes
<b>4K Apartment Mix</b>		
<ul style="list-style-type: none"> <li>• Provision of a range of apartment types and sizes</li> <li>• Apartment mix is distributed to suitable locations within the building.</li> </ul>	<ul style="list-style-type: none"> <li>• A variety of apartment sizes and types are accommodated and appropriately located within the building.</li> <li>• The apartments are logically located within the building.</li> </ul>	Yes

<b>4L Ground Floor Apartments</b>																				
<ul style="list-style-type: none"> <li>• Street frontage activity is maximised where ground floor apartments are located</li> <li>• Design of ground floor apartments delivers amenity and safety for residents</li> </ul>	<ul style="list-style-type: none"> <li>• Direct street access is provided for all ground floor apartments.</li> <li>• Apartments provide passive surveillance of the adjacent streets and public open spaces.</li> <li>• Apartment layouts support home office locations fronting the street.</li> </ul>	Yes																		
<b>4M Facades</b>																				
<ul style="list-style-type: none"> <li>• Building facades provide visual interest along the street while respecting the character of the local area</li> <li>• Building functions are expressed by the facade</li> </ul>	<ul style="list-style-type: none"> <li>• The proposal achieves a high standard of architectural design and will positively contribute to the Central Park precinct.</li> <li>• The retail and residential uses are externally expressed in the design of the building.</li> </ul>	Yes																		
<b>4N Roof Design</b>																				
<ul style="list-style-type: none"> <li>• Roof treatments are integrated into the building design and positively respond to the street</li> <li>• Opportunities to use roof space for accommodation and open space is maximised</li> <li>• Roof design includes sustainability features</li> </ul>	<ul style="list-style-type: none"> <li>• The roof design of the building is architecturally expressed and visually interesting.</li> <li>• Communal open space is provided at level 9.</li> <li>• A green roof is provided at level 10.</li> </ul>	Yes																		
<b>4O Landscape Design and 4P Planting on Structures</b>																				
<ul style="list-style-type: none"> <li>• Landscape design is viable and sustainable</li> <li>• Landscape design contributes to streetscape and amenity</li> <li>• Appropriate soil profiles are provided and plant growth is maximised (selection/maintenance)</li> <li>• Plant growth is optimised with appropriate selection and maintenance</li> <li>• Building design includes opportunity for planting on structure</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping includes a mixture of native and non-native plants and shading trees.</li> <li>• Planting and furniture is provided within the two public open spaces</li> <li>• Perimeter planters are provided along many of the residential balconies.</li> </ul>	Yes																		
<b>4Q Universal Design</b>																				
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<ul style="list-style-type: none"> <li>• A variety of apartments with adaptable designs are provided</li> <li>• Apartments layouts are flexible and accommodate a range of lifestyle needs</li> </ul>	<ul style="list-style-type: none"> <li>• A total of 44 adaptable apartments are provided and apartment layouts are flexible and can accommodate a range of lifestyle needs.</li> </ul>	
<b>4S Mixed Use</b>		
<ul style="list-style-type: none"> <li>• Mixed use development are provided in appropriate locations and provide street activation and encourage pedestrian movement</li> <li>• Residential levels are integrated within the development, safety and amenity is maximised.</li> </ul>	<ul style="list-style-type: none"> <li>• The development addresses the street and public open spaces and pedestrian thoroughfares and active frontages are provided.</li> <li>• Residential circulation areas are clearly defined and communal open space is provided.</li> </ul>	Yes
<b>4T Awning and Signage</b>		
<ul style="list-style-type: none"> <li>• Awnings are well located and complement and integrate with the building</li> <li>• Signage responds to the context and design streetscape character</li> </ul>	<ul style="list-style-type: none"> <li>• Awnings are incorporated into the design of the building and appropriately located.</li> <li>• Signage zones comply with SEPP 64.</li> <li>• Applications for signage within the signage zones will be submitted.</li> </ul>	Yes
<b>4U Energy Efficiency</b>		
<ul style="list-style-type: none"> <li>• Development incorporates passive environmental and solar design</li> <li>• Adequate natural ventilation minimises the need for mechanical ventilation</li> </ul>	<ul style="list-style-type: none"> <li>• The development exceeds BASIX water, thermal and energy efficiency targets.</li> </ul>	Yes
<b>4V Water Management and Conservation</b>		
<ul style="list-style-type: none"> <li>• Potable water use is minimised</li> <li>• Urban stormwater is treated on site before being discharged to receiving waters</li> <li>• Flood management systems are integrated into the site design</li> </ul>	<ul style="list-style-type: none"> <li>• Water efficient fittings and appliances will be installed.</li> <li>• A Water Sensitive Urban Design strategy has been prepared for overall Central Park precinct.</li> </ul>	Yes
<b>4W Waste Management</b>		
<ul style="list-style-type: none"> <li>• Waste storage facilities are designed to minimise impacts on streetscape, building entry and residential amenity</li> <li>• Domestic waste is minimised by providing safe and convenient source separation and recycling</li> </ul>	<ul style="list-style-type: none"> <li>• Waste storage is provided at basement level in convenient locations.</li> <li>• Separate waste and recycling containers will be provided and will be managed by the building manager.</li> </ul>	Yes
<b>4X Building Maintenance</b>		
<ul style="list-style-type: none"> <li>• Building design detail provides protection from weathering</li> <li>• Systems and access enable ease of maintenance</li> <li>• Material selection reduced ongoing maintenance cost</li> </ul>	<ul style="list-style-type: none"> <li>• The building has been appropriately designed to allow ease of maintenance.</li> <li>• The materials are robust.</li> </ul>	Yes