SEPP 65 Compliance Report

Mixed-Use Development

19-27 Rodgers Street, Kingswood

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CONTROLS				
Primary Controls	**Aims**	**Proposal Provides**		**Comments**
		Yes (✓)	**No (×)**	
Primary Controls *2A* *Setting and testing the controls*	• Primary development controls include building height, floor space ratio, building depth, building separation and setbacks (refer to in sections 2C-2H). When applied together, the primary development controls create a building envelope, which forms the three dimensional volume where development should occur.			
Building Envelopes *2B* *appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces, and block and lot sizes in a particular location*	• A building envelope should be 25-30% greater than the achievable floor area to allow for building components that do not count as floor space but contribute to building design and articulation such as balconies, lifts, stairs and open circulation space.	✓		The development is one of the first in its area, and aligns with Penrith City Coucil's LEP vision for the area's future development in scale, bulk, and height. The development incorporates open circulations spaces and balconies as the drivers in creating an articulated building form
Building Height *2C* *Shaping the desired future character of a place relative to its setting and topography*	• building height controls ensure development responds to the desired future scale and character of the street and local area • building height controls consider the height of existing buildings that are unlikely to change (for example a heritage item or strata subdivided building) • adequate daylight and solar access is facilitated to apartments, common open space, adjoining properties and the public domain • changes in landform are accommodated building height controls promote articulated roof design and roof top communal open spaces, where appropriate.		✗	Refer to Planning Report; there is a height bonus incentive which is explained in this report. At the Design Review Panel meeting, it was demonstrated and agreed that the increase in height over and above the bonus height would have minimal impact on properties on either side and across Rodgers Street. Refer to Envelope Studies, Sheet A0.12 in the Architectural set.

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		Yes (✓)	No (×)	
Floor Space Ratio *2D* *relationship of the total gross floor area (GFA) of a building relative to the total site area it is built on*	• The allowable gross floor area should only 'fill' approximately 70% of the building envelope (see section 2B Building envelopes). In new urban areas or where an existing neighbourhood is undergoing change, building envelopes	✓		
	• ensure that development aligns with the optimum capacity of the site and the desired density of the local area • provide opportunities for building articulation and creativity within a building envelope by carefully setting the allowable floor space.	✓		
Building Depth *2E* *Overall cross section dimension of a building envelope*	• ensure that the bulk of the development relates to the scale of the desired future context • ensure building depths support apartment layouts that meet the objectives, design criteria and design guidance within the Apartment Design Guide.	✓		
Building Separation *2F* *Distance measured between building envelopes or buildings*	• ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings • assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook • provide suitable areas for communal open spaces, deep soil zones and landscaping. • 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:	✓		The proposed building align with Penrith City Coucil's LEP vision for the area's future development. As suggested by the Design Review Panel, we have incorporated a 3m setback on the side boundary from the neighbouring buildings to retain existing character and amenity to existing street and buildings. These are also areas of deep soil zones. Where there are limited incidences where habitable rooms / balconies privacy occurs, we have incorporated privacy screens and/or window hoods to protect each occupant's privacy.
Building Height	Between Habitable Rooms / Balconies	Habitable Rooms / Balconies and Non-Habitable Rooms	Between Non-Habitable Rooms		
Up to 4 storeys (approx. **12 m**)	**12 m**	**9 m**	**6 m**	✓	
Five to eight storeys (approx. **25 m**)	**18 m**	**12 m**	**9 m**	✓	
Nine storeys and above (over **25 m**)	**24 m**	**18 m**	**12 m**	N/A	

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Primary Controls	**Aims**	**Proposal Provides**		**Comments**
		Yes (✓)	**No (×)**	
Street Setbacks *2G* *Alignment of buildings along the street frontage, spatially defining the width of the street.*	• Establish the desired spatial proportions of the street and define the street edge • Provide space that can contribute to the landscape character of the street where desired • Create create a threshold by providing a clear transition between the public and private realms • Assist in achieving visual privacy to apartments from the street • Create good quality entries to lobbies, foyers or individual dwellings • Promote passive surveillance and outlook to the street	✓		The Planning Controls require no street setback. The proposed built form has however been set back from the street boundary to attain amenity for the street, and to provide residents amenity including visual and acoustic privacy. The proposed development also incorporated clear, defined, high-quality entries and lobbies.
Side and Rear Setbacks *2H* *Govern the distance of a building from the side and rear site boundaries and are related to the height of the building.*	• provide access to light, air and outlook for neighbouring properties and future buildings • provide for adequate privacy between neighbouring apartments • retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape • achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites • manage a transition between sites or areas with different development controls such as height and land use.	✓		The proposed building align with Penrith City Coucil's vision for the area's future development. The design incorporates a 3m setback on the side boundary from the neighbouring buildings to retain existing character of neighbouring building's setbacks, and to provide amenity to existing street and neighbouring buildings. To ensure privacy, highlight windows are used.

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Site Analysis *3A-1* *Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context*	• Each element in the Site Analysis Checklist should be addressed: 1. Site location 2. Aerial photograph 3. Local context plan 4. Site context and Survey plan 5. Streetscape Elevations and Sections 6. Analysis	✓		
Orientation *3B-1* *Building types and layouts respond to the streetscape and site while optimising solar access within the development*	• Buildings along the street frontage define the street, by facing it and incorporating direct access from the street • Where the street frontage is to the east or west, rear buildings should be orientated to the north • 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	✓		Rodgers Street is the main street frontage. However, that is also the southern boundary of the site. Therefore, the top of the Wainright Lane building steps down towards the centre of the site to provide solar access to the Rodgers St building.
3B-2 *Overshadowing of neighbouring properties is minimised during mid winter*	• 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 • Solar access to living rooms, balconies and private open spaces of neighbours should be considered • 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% • If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy • Overshadowing should be minimised to the south or down hill by increased upper level setbacks • 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 • A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	✓		The central courtyard provides solar access to the balconies to the side neighbours. Overshadowing to the southern neighbours is inevitable due to site orientation. However, to minimise the impact, Level 7 of Rodgers St building is set back as to no create further overshadowing to the neighbours to the south of the site than LEP permissible height. Refer to Shadow diagrams, Sheet A11.20 to A11.22 in the Architectural set.

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Public Domain Interface
3C-1
Transition between private and public domain is achieved without compromising safety and security
	• Terraces, balconies and courtyard apartments should have direct street entry, where appropriate
	• 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
	• Upper level balconies and windows should overlook the public domain
	• 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
	• Length of solid walls should be limited along street frontages
	• 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
	• 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
	• Opportunities for people to be concealed should be minimised
		✓		

3C-2
Amenity of the public domain is retained and enhanced
	• Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking
	• Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided
	• The visual prominence of underground car park vents should be minimised and located at a low level where possible
	• Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view
	• Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels
	• Durable, graffiti resistant and easily cleanable materials should be used
	• 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
	• On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking
		✓		

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Primary Controls	**Aims**	**Proposal Provides**		**Comments**
		Yes (✓)	**No (×)**	
Communal Open Space *3D-1* *Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting*	• Communal open space has a minimum area equal to **25%** of the site	✓		
	• 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 9am and 3pm on 21 June (mid winter)	✓		Full solar access is achieved through the roof top communal open spaces on Level 6 of Wainwright Lane building and Level 7 of Rodgers Street building.

3D-2
Communal open space is designed to maximise safety
	• 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
	• 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
	• Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks
		✓		

3D-3
Communal open space is designed to maximise safety
	• 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
	• Communal open space should be well lit
	• Where communal open space/facilities are provided for children and young people they are safe and contained
		✓		

3D-4 *Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood*	• The public open space should be well connected with public streets along at least one edge • The public open space should be connected with nearby parks and other landscape elements • Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid • Solar access should be provided year round along with protection from strong winds • Opportunities for a range of recreational activities should be provided for people of all ages • A positive address and active frontages should be provided adjacent to public open space • Boundaries should be clearly defined between public open space and private areas	✓		

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Primary Controls	Aims			Proposal Provides Yes (✓)	Proposal Provides No (×)	Comments
Deep soil *3E-1*	• Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas. • Deep soil zones are to meet the following minimum requirements:					
Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)				3% Deep soil achieved along the length of the eastern boundary. The remaining deep soil will be on structure in accordance to landscape architect's documentation and suggested soil depth requirements for large and medium trees under section 4P in the Apartment Design Guide.
less than 650m²	-	**7%**				
650m2 - 1,500m²	**3 m**					
greater than 1,500m²	**6 m**				✗	
greater than 1,500m² with significant existing tree cover	**6 m**					

	• 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 storm-water management should be achieved and alternative forms of planting provided such as on structure
				✓		

Visual Privacy *3F-1*	• 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:					
Building Height	Habitable Rooms and Balconies	Non-Habitable Rooms	• 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			
Up to 4 storeys (approx. **12 m**)	**6 m**	**3 m**		✓		
Five to eight storeys (approx. **25 m**)	**9 m**	**4.5 m**		✓		Where there are limited incidences where habitable rooms / balconies privacy occurs, we have incorporated privacy screens and/or window hoods to protect each occupant's privacy.
Nine storeys and above (over **25 m**)	**12 m**	**6 m**		N/A		

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		Yes (✓)	**No (×)**	

3F-2
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
	• 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
	• Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas
	• Balconies and private terraces should be located in front of living rooms to increase internal privacy
	• Windows should be offset from the windows of adjacent buildings
	• Recessed balconies and/or vertical fins should be used between adjacent balconies
		✓		

Pedestrian access and entries *3G-1* *Building entries and pedestrian access connects to and addresses the public domain*	• Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge • Entry locations relate to the street and subdivision pattern and the existing pedestrian network • Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries • 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	✓		

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		Yes (✓)	**No (×)**	
3G-2 *Access, entries and pathways are accessible and easy to identify*	• Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces • The design of ground floors and underground car parks minimise level changes along pathways and entries • Steps and ramps should be integrated into the overall building and landscape design • For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3) • For large developments electronic access and audio/video intercom should be provided to manage access	✓		
3G-3 *Large sites provide pedestrian links for access to streets and connection to destinations*	• Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport • 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	✓		

Vehicle access
3H-1
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes
	• 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 facade
	  • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed
	• Car park entries should be located behind the building line
	• Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout
	• Car park entry and access should be located on secondary streets or lanes where available
	• Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided
	• Access point locations should avoid headlight glare to habitable rooms
	• Adequate separation distances should be provided between vehicle entries and street intersections
	• The width and number of vehicle access points should be limited to the minimum
	• Visual impact of long driveways should be minimised through changing alignments and screen planting
	• The need for large vehicles to enter or turn around within the site should be avoided
	• Garbage collection, loading and servicing areas are screened
	• Clear sight lines should be provided at pedestrian and vehicle crossings
	• Traffic calming devices such as changes in paving material or textures should be used where appropriate
	• 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
		✓		

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Primary Controls	**Aims**	**Proposal Provides**		**Comments**
		Yes (✓)	**No (×)**	
Bicycle and Car Parking *3J-1* *Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas*	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 **DCP controls - Refer to Councils requirements for specific rates**	✓		
3J-2 *Parking and facilities are provided for other modes of transport*	• Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters • Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas • Conveniently located charging stations are provided for electric vehicles, where desirable	✓		Bicycle parking is provided.
3J-3 *Car park design and access is safe and secure*	• 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 • Direct, clearly visible and well lit access should be provided into common circulation areas • A clearly defined and visible lobby or waiting area should be provided to lifts and stairs • For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	✓		
3J-4 *Visual and environmental impacts of underground car parking are minimised*	• Excavation should be minimised through efficient car park layouts and ramp design • Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles • 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 • Natural ventilation should be provided to basement and sub basement car parking areas • Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	✓		

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		Yes (✓)	**No (×)**	

3J-5
Visual and environmental impacts of on-grade car parking are minimised
	• On-grade car parking should be avoided
	• 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
		✓		

3J-6
Visual and environmental impacts of above ground enclosed car parking are minimised
	• Exposed parking should not be located along primary street frontages
	• 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 (SOHO) units along the street frontage
	• Positive street address and active frontages should be provided at ground level
		✓		

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		Yes (✓)	**No (×)**	
Solar and daylight access *4A-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 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	✓		
	• 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	-	-	N/A
	• A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter		✗	We do not meet this criteria by 5 units.
Shading & Glare *4A-2*	• Daylight access is maximised where sunlight is limited	✓		Bright and light colour to balcony soffits throughout the building to reflect light from the street. Skylights are also used on the south facing top apartments to allow solar access.
Shading & Glare *4A-3*	• Design incorporates shading and glare control, particularly for warmer months	✓		Operable louvres are provided on balconies.
Natural Ventilation *4B-1*	• All habitable rooms are naturally ventilated	✓		
Natural Ventilation *4B-1*	• The layout and design of single aspect apartments maximises natural ventilation	✓		The single aspect apartments on Wainwright Ln building achieve cross ventilation through having highlight windows to the naturally ventilated single load corridor. This is unfortunately not possible for the Rodgers St building.
Natural Ventilation *4B-3*	• 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	✓		Meets the requirement of min. 98.4 apartments to be naturally cross-ventilated.
	• Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	✓		

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Ceiling Heights *4C-1*	• Minimum ceiling height for apartment and mixed use buildings				
	Habitable rooms	**2.7m**	✓		
	Non-habitable	**2.4m**	✓		
	For 2 storey apartments	**2.7m** for main living area floor **2.4m** for second floor, where its area does not exceed 50% of the apartment area	-		N/A
	Attic spaces	**1.8m** at edge of room with a 30 degree minimum ceiling slope	-		N/A
	If located in mixed used areas	**3.3m** for ground and first floor to promote future flexibility of use	✓		Ground Floor facing street is commercial
Ceiling Heights *4C-2*	• Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		✓		Bulkheads will be restricted to inhabitable areas where possible
Ceiling Heights *4C-2*	• Ceiling heights contribute to the flexibility of building use over the life of the building		✓		3.75m floor to floor on Rodgers St and 3.5m floor to floor on Wainwright Ln is provide on Ground and L1 to allow for conversion to commercial use
Apartment Size and Layout *4D-1*	• The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity • Habitable room depths are limited to a maximum of 2.5 x the ceiling height (although in open plan layouts the maximum habitable room depth is still 8 metres from the window). • In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		✓		
Dwelling Type	Minimum Internal Area				
Studio Apartments	**35m²**	• 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 • 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	-	-	N/A
1 Bedroom Apartments	**50m²**		✓		
2 Bedroom Apartments	**70m²**		✓		We meet the requirement for additional 5m² for an extra bathroom in the 2 Bed 2 Bath configuration (i.e. min. 75m²)
3+ Bedroom Apartments	**90m²**		-	-	N/A

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Apartment Performance *4D-2*	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	✓		
Apartment Layout *4D-3*	1. Master bedrooms have a minimum area of **10 m²** and other bedrooms **9 m²** (excluding wardrobe space) 2. Bedrooms have a minimum dimension of **3 m²** (excluding wardrobe space) 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 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	✓		
Private Open Spaces and Balconies *4E-1*	• 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 **15 m²** and a minimum depth of **3 m** • Increased communal open space should be provided where the number or size of balconies are reduced	✓		
Dwelling Type	Minimum Area / Minimum Depth / The min. balcony depth to be counted as contributing to the balcony area is **1m**			
Studio Apartments	**4 m²** / -	-	-	N/A
1 Bedroom Apartments	**8 m²** / **2 m**	✓		
2 Bedroom Apartments	**10 m²** / **2 m**	✓		
3+ Bedroom Apartments	**12 m²** / **2.4 m**	-	-	N/A
Private Open Spaces and Balconies *4E-2*	• Primary private open space and balconies are appropriately located to enhance liveability for residents	✓		
Private Open Spaces and Balconies *4E-3*	• Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	✓		
Private Open Spaces and Balconies *4E-4*	• Private open space and balcony design maximises safety	✓		

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BUILDING					
Primary Controls	**Aims**		**Proposal Provides**		**Comments**
			Yes (✓)	**No (×)**	
Common Circulation *4F-1*	1. The maximum number of apartments off a circulation core on a single level is **8** • **IF** unachievable no more than **12** apartments should be provided off a circulation core on a single level **10 storeys and over** 2. The maximum number of apartments sharing a single lift is **40**		✓		
Common Circulation *4F-2*	• Common circulation spaces promote safety and provide for social interaction between residents		✓		
Storage *4G-1*	• In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:				
Dwelling Type	Minimum Storage Area				
Studio Apartments	**4 m³**	At least 50% of the required storage is to be located within the apartment	-	-	N/A
1 Bedroom Apartments	**6 m³**		✓		Units for the Adaptable Scheme are designed with the accessible clearances from the outset where possible for minimal demolition and construction in the conversion process, therefore they do not comply with 50% of storage to be located within the apartment. This is compensated by larger storage spaces in the garage and the units still comply with the overall required storage area.
2 Bedroom Apartments	**8 m³**		✓		
3+ Bedroom Apartments	**10 m³**		-	-	N/A
Storage *4G-2*	• Additional storage is conveniently located, accessible and nominated for individual apartments		✓		
Acoustic Privacy *4H-1*	• Noise transfer is minimised through the siting of buildings and building layout		✓		
Acoustic Privacy *4H-2*	• Noise impacts are mitigated within apartments through layout and acoustic treatments		✓		
Noise & Pollution *4J-1*	• In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		-	-	N/A
Noise & Pollution *4J-2*	• Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		✓		
Apartment Mix *4K-1*	• A range of apartment types and sizes is provided to cater for different household types now and into the future		✓		
Apartment Mix *4K-2*	• The apartment mix is distributed to suitable locations within the building		✓		

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Ground Floor Apartments
4L-1
	• Street frontage activity is maximised where ground floor apartments are located
	• Direct street access should be provided to ground floor apartments
	• 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
	• Retail or home office spaces should be located along street frontages
	• 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
		✓		Where applicable, the ground floor apartments have direct access to the central courtyard and private open spaces next to the street.
				
				Some street front apartments also have direct street access. The number of apartment with direct street access was reduced for security.
				
				Ground floor apartments may also be converted into commercial use.

Ground Floor Apartments *4L-2*	• Design of ground floor apartments delivers amenity and safety for residents	✓		Privacy and safety on ground is achieved through landscaping and deep private open spaces. Solar access is achieved through the higher floor to floor [3.5m or 3.75m]
Facades *4M-1*	• Building facades provide visual interest along the street while respecting the character of the local area	✓		Visual interest is created through the articulation of the building form, and the movement of facade through the play of the operable louvres and yellow soffits that would visible from the street level.
Facades *4M-2*	• Building functions are expressed by the facade	✓		
Roof Design *4N-1*	• Roof treatments are integrated into the building design and positively respond to the street	✓		Refer to Landscape Architect's drawings.
Roof Design *4N-2*	• Opportunities to use roof space for residential accommodation and open space are maximised	✓		A majority of the communal open space is located on the roof all buildings.
Roof Design *4N-3*	• Roof design incorporates sustainability features	-	-	N/A
Landscape Design *4O-1*	• Landscape design is viable and sustainable	✓		Refer to the Landscape Architect's drawings
Landscape Design *4O-2*	• Landscape design contributes to the streetscape and amenity	✓		Refer to the Landscape Architect's drawings

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		Yes (✓)	**No (×)**	
Planting on Structure *4P-1*	• Appropriate soil profiles are provided	✓		
Planting on Structure *4P-2*	• Plant growth is optimised with appropriate selection and maintenance	✓		
Planting on Structure *4P-3*	• Planting on structures contributes to the quality and amenity of communal and public open spaces	✓		Landscaping is incorporated throughout the central courtyard space and planter boxes are integrated into some balcony balustrades for vertical visual amenity.
Universal Design *4Q-1*	• Universal design features are included in apartment design to promote flexible housing for all community members	✓		
Universal Design *4Q-2*	• A variety of apartments with adaptable designs are provided	✓		Both 1-Bedroom and 2-Bedroom apartments are provided in the adaptable scheme, spanning Ground to Level 5.
Universal Design *4Q-3*	• Apartment layouts are flexible and accommodate a range of lifestyle needs	✓		Rooms are generous for flexible lifestyles and uses
Adaptive Reuse *4R-1*	• New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	-	-	N/A
Adaptive Reuse *4R-1*	• Adapted buildings provide residential amenity while not precluding future adaptive reuse	-	-	N/A
Mixed Use *4S-1*	• Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	✓		Development is located in the Penrith Health and Education Precinct. The design adopts a 3.5m Ground and First floor to allow for residential and commercial space conversions, with the preference of Serviced Apartments as the commercial space to cater for visitors to the hospitals nearby, and accommodations for students researching in the adjacent hospital complex, or UWS 3km away.
Mixed Use *4S-2*	• Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	✓		
Awning *4T-1*	• Awnings are well located and complement and integrate with the building design	✓		A feature awning is also designed for the main site entry.
Signage *4T-2*	• Signage responds to the context and desired streetscape character	✓		

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Energy Efficiency *4U-1*	• Development incorporates passive environmental design	✓		
Energy Efficiency *4U-2*	• Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	✓		Balconies are design with operable louvres to provide shading and shelter from the hot Western Sydney Sun whilst allowing air to pass
Energy Efficiency *4U-3*	• Adequate natural ventilation minimises the need for mechanical ventilation	✓		Natural cross ventilation is provided where possible.
Water Management *4V-1*	• Potable water use is minimised	✓		Min. 4 WELS star taps and toilet fixtures will be specified
Water Management *4V-2*	• Urban stormwater is treated on site before being discharged to receiving waters	✓		Stormwater is designed according to Council requirements
Water Management *4V-3*	• Flood management systems are integrated into site design	✓		
Waste Management *4W-1*	• Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	✓		
Waste Management *4W-2*	• Domestic waste is minimised by providing safe and convenient source separation and recycling	✓		
Building Maintenance *4X-1*	• Building design detail provides protection from weathering	✓		Louvred balconies protects openings to apartments.
Building Maintenance *4X-2*	• Systems and access enable ease of maintenance	✓		
Building Maintenance *4X-3*	• Material selection reduces ongoing maintenance costs	✓		Materials nominated are robust and durable. Materials and colours are specifically chosen to ensure that the building will weather well