SEPP 65 DESIGN STATEMENT AND APARTMENT DESIGN GUIDE

13LODGE LANE FRESHWATER

August 2023

STUDIO JOHNSTON

Level 1
268A Devonshire Street
Surry Hills NSW 2010
Australia

www.studiojohnston.com.au

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1.0 Design Verification Statement

STUDIO JOHNSTON

Level 1, 268A Devonshire Street
Surry Hills
NSW 2010 Australia
studiojohnston.com.au

T +612 9211 2700
ABN 63111324353
contact@studiojohnston.com.au

23th August 2023

13 Lodge Lane, Freshwater

This statement is to be read in conjunction with the Statement of Environmental Effects prepared by ABC Planning P/L.

This letter is to confirm that Conrad Johnston of Studio Johnston has directed the design of the proposed apartment building at 13 Lodge Lane, Freshwater.

We confirm that the design quality principles set out in Parts 3 and 4 of the State Environmental Planning Policy No. 65 – Apartment Design Guide are achieved in this design as outlined in the following report.

Conrad Johnston
Director Studio Johnston
Registered Architect
NSW Architects Registration Board
Reg. No. 8270

2.0 Design Intent Statement

Located in the Freshwater locality overlooking Curl Curl beach, the proposed development seeks to make a positive contribution to the current and future character of the area. The building volume presents a four-storey residential building plus basement nested on top of the sloped land. It aims to take full advantage of the existing site conditions and magnificent views whilst developing a balanced massing that helps to lessen the perception of the building scale and ensure views from neighbouring sites are not compromised.

The pedestrian access to the site is from Lodge Lane from which the bulk of the building presents a two-storey residential building. The lower three level of the building including basement present a sandstone clad elevation to Coastview Place to 'ground' the building and give a considered response to the existing adjacent landscape materiality. The two levels above are further setback and are white rendered to reduce the visual height and weight of the building.

The building form has been carefully manipulated to maximise northern sunlight into apartments, and take advantage of the views to Curl Curl beach. Each apartment will benefit from thoughtful planning and functionality as well as considered orientation to outlook, landscaped area, light and breezes. The apartment sizes are large and planned in such a way as to render them easily furnish-able. The building is well articulated and aspirated, ensuring that all apartments are cross ventilated.

Careful attention has been placed both on the usability of each apartment space as well as the private open spaces. Individual large landscaped terraces provide a generosity of space. The extensive green roof and large balcony planter will benefit the residents as well as greatly improve the streetscape along Coastview Place and Lodge Lane.

Photomontage
> View from Coastview Place

3.0 Proposal

1.1 Introduction

This report was aims to provide explanation and design verification statement in terms of the design quality principles set out in Schedule 1 of the SEPP 65 - *Design Quality of Residential Apartment Development* and to give an assessment of the proposal against all relevant provisions of the Apartment Design Guide.

1.2 Detailed Description of Proposal

The subject site is located at 13 Lodge Lane Freshwater. The proposed building consists of 4 apartments, each composed of 3 bedrooms, with car parking provided on one level of basement parking accessible from Coastview Place.

The building massing is well balanced and mannered. The design allows to take full advantage of the existing site conditions and integrate effortlessly with the surroundings.

The building has been thoughtfully designed to provide optimum efficiency in terms of building design, layout and environmental performance. In particular, the large apartment concept has been carefully developed to provide efficient apartment layouts, optimising outlooks, breezes and solar filtration.

The building facades have been articulated to provide visual interest whilst promoting key outlook and solar orientation from the apartments. The choice of material, colour and texture has been carefully considered with respect to the surrounding natural and built environment.

Carparking is located below ground to further eliminate bulk and scale.

The proposed design, contemporary in nature, is considered to be both sympathetic to the existing context as well as the desired character of the area.

4.0 SEPP 65 DESIGN PRINCIPLES

PRINCIPLE 1: CONTEXT & NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.
Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

PROPOSAL

The proposed development is located at 13 Lodge Lane, Freshwater and is part of Northern Beaches Council. The character of the area is established as residential and the proposed development aims to follow the characteristic "look and feel" of the area.

The subject site has an area of 638 m². The site is currently occupied by a two storey brick residential building, carport and landscaping.

The proposed building complies with the allowed height limit and respects the rhythm of surrounding building frontages. The thoughtful design allows the building to presents as appropriate in scale. Careful considaration has beed given to ensuring views from neighbouring sites are not compromised by the proposal.
The proposed facades is articulated through materiality, architectural elements and form serving to reduce the apparent bulk and provide an appropriate scale for a residential development within the existing context.

Orientation, acoustic privacy, and proximity to potential neighbouring developments have been considered in the proposal. As a result the design responds to the locality with:

- Articulated facades including balconies to maximise solar access
- Natural cross ventilation to all apartments.
- Well-considered landscaped spaces aiming to preseve and add to the existing character of the suburb.

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.

PROPOSAL

The proposed development seeks to retain the height limit for the subject site as specified within the LEP. The design will remain sensitive to the surrounding existing context by utilising the sloped landscape as the lower floor levels are nested within the existing terrain.

The proportion and bulk of the proposed building has been designed with consideration for minimising the loss of amenity (solar, views, privacy) to neighbouring dwellings and as such the proposed setbacks are consistent with the objectives of SEPP 65.

The building has been thoughtfully designed to provide optimum efficiency in terms of building design, layout and environmental performance. Of primary importance on this site is the creation of large apartments, substantially exceeding SEPP 65 guidelines, that would benefit from natural ventilation, light, garden outlooks and beach views.

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.

PROPOSAL

Appropriate density is established on the site, including compliance to height controls and high level of amenity for residents. In regards to ADG compliance, the development responds well to the siting and internal amenity requirements outlined.

The proposal includes 4 apartments on the site across 4 levels and an underground basement car park.

The development proposes 3-bedroom large apartments. Apartment planning and configuration has been carefully designed with consideration to maximise solar access, and cross ventilation through glazing, courtyards, balconies and minimised circulation spaces.

This residential density is sustainable on this site which is currently home to 4 unit apartments proposed to be demolished.

Car parking spaces (including one visitor space) are provided in the basement carparking, thus reducing the load to on-street carparking through a carparking entry off Coastview Place.

West Elevation
> View from Redan Lane

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.

PROPOSAL

Solar access, natural ventilation and thermal massing characterise this development, achieving high personal comfort and low energy consumption for the buildings' occupants.

All apartments are fully cross ventilated with additional natural ventilation achieved through the use of side windows. All apartments achieve more than optimal sun filtration in winter into private open spaces.

This proposal has an Integrated Green Approach to the design and incorporates the following sustainable principles:

- use of reclaimed, recycled and recyclable building materials
- reliance on natural and cross ventilation (maximising indoor air circulation)
- passive solar energy for heating
- Deep soil area largely exceeding requirements
- Landscaping including green roof and balcony planters

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, microclimate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

PROPOSAL

The landscaping follows the natural sloping contours of the site in the form of deep soil and soil on slab. The landscape design solutions are an outcome of careful consideration to the architectural building and provide a stimulating environment responsive to the scale of the development. The textured plant selection has been made from plant species suited to various microclimatic conditions and site requirements with local native and indigenous species used where possible. This contributes to an environmental and socially sustainable landscape.

Generous landscaped garden on the Eastern slope of the site and within the building themself provide natural processes of stormwater catchment and filtration - complimenting the deep soil allocations.

The proposed landscape plan encourages indoor/ outdoor relationships. Building edges seamlessly transition to the surrounding landscape, offering a unified internal and external spatial experience.

Landscape Plan

PRINCIPLE 6 : AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.
Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

PROPOSAL

Good amenity is provided in this design through the physical, spatial and environmental qualities of the development. Each apartment achieves good solar access; natural cross ventilation and natural ventilation.

All apartments have a variety of appropriately sized indoor and outdoor spaces; outlook and adequate visual and acoustic privacy strategies ensure privacy of residents. The efficient layouts also ensure's there is adequate internal storage area within each apartment type.

Parking, recycling and waste storage areas are provided in the basement, along with bicycle parking space to promote greener modes of transport. Lift facilities are provided for each apartment to allow for elderly and accessible access.

Balconies are designed to maximise the potential for outdoor living. The proposal incorporates planning and design that responds to the provisions of Livable Housing Australia

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.

PROPOSAL

The design proposes the following security measures to restrict and control communal access around the proposal:
Secure access and clear building address to the site is provided at the street frontage. There is a clear delineation between private and publicly accessible space.

Boundary timber fencing to non-street frontages.

Entrances and Basement access will be well lit from direct and architectural lighting.

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, providing opportunities for social interaction amongst residents.

PROPOSAL

The proposed development will have a positive impact on the community by upgrading the existing site and providing well-designed building that complement the surrounding local context while maintaining a dense landscaped buffer and amenities.

The proposal will provide 4 apartments in total, proposing large 3-bed units; lift access to all levels; and dedicated basement parking.

The development caters to an appropriate demographic and socio-economic range of users including ageing demographic and families with young children.

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 well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

PROPOSAL

The proposal develops a modern contemporary aesthetic that builds on the aspirations of environmental excellence. The building is designed to invigorate their setting without disturbing the quiet and coastal Freshwater locality.

As mentioned above, the building form has been carefully articulated to reduce its visual bulk and create a seamless integration with surrounding. Landscape elements are carefully integrated into the design, promoting environmental sustainability and visual interest. Natural and new materials complement the buildings' facades, providing a high degree of contextual fit.

The material palette incorporates an array of complimentary materials – sandstone, concrete, copper and glazing. The materials selected will help identify entry spaces and lobbies - creating a cohesive dialogue between buildings and providing definition in the façade. Materials chosen will demonstrate their longevity and robustness as well as their textural component.

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APARTMENT DESIGN GUIDE

13 Lodge Lane
FRESHWATER

August 2023

STUDIO JOHNSTON

REF.	GUIDANCE CONTROL	COMPLIANCE / COMMENT
Part 3: Siting the Development		
3A	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.	✓ Complies Refer to Architectural Drawings
3B	Orientation	
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	✓ Complies The apartment layouts respond to solar access while being cohesive with the streetscape and site terrain
3B-2	Overshadowing of neighbouring properties is minimised during mid winter	✓ Complies The overshadowing of neighbouring properties are minimised during mid winter
3C	Public domain interface	
3C-1	Transition between private and public domain is achieved without compromising safety and security	✓ Complies Entry gates and landscape buffer provided
3C-2	Amenity of the public domain is retained and enhanced	✓ Complies
3D	Communal and public open space	
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping 1. Communal open space has a minimum area equal to 25% of the site area 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	Variation The proposal does not provide a communal space area. The site is located 700m walking distance to Freshwater Beach to the south of the site and 600m, walking distance to South Curl Curl Beach to the north-east of the site. Moreover, each of the apartments is provided with large private open space areas in the forms of front north-facing balconies. Unit 3 has a landscape private open space area and swimming pool at the rear of the site. Such scenario is consistent with the ADG which contemplates a variation from the requirements. The nil provision of communal open space avoids any potential visual and acoustic impacts to the units within the development and to adjoining properties.
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	
3D-3	Communal open space is designed to maximise safety	
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	
3E	Deep soil zones	
3E-1	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 1. Deep soil zones for sites <650sqm are to meet a minimum 7% of the site area	1. ✓ Complies Deep soil zones of 31.9% are proposed. Refer to Landscape Architect's drawings for design and species.

REF.	GUIDANCE CONTROL	COMPLIANCE / COMMENT
3F	Visual privacy	
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. 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: over 25m (9+ storeys) 12m between habitable rooms and balconies 6m between non-habitable rooms.	Variation
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.	✓ Complies
3G	Pedestrian access & entries	
3G-1	Building entries and pedestrian access connects to and addresses the public domain.	✓ Complies
3G-2	Access, entries and pathways are accessible and easy to identify.	✓ Complies
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.	Not applicable
3H	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.	✓ Complies Refer to Traffic Report
3J	Bicycle & car parking	
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	✓ Complies Refer to Traffic Report
3J-2	Parking and facilities are provided for other modes of transport.	✓ Complies Bicycle spaces are provided in accordance with the DCP. Refer to Traffic Report.
3J-3	Car park design and access is safe and secure.	✓ Complies
3J-4	Visual and environmental impacts of underground car parking are minimised	✓ Complies
3J-5	Visual and environmental impacts of on-grade car parking are minimised.	✓ Complies
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.	✓ Complies No above ground carparking proposed.

REF.	GUIDANCE CONTROL	COMPLIANCE / COMMENT
Part 4: Designing the building; amenity, configuration & performance		
4A	Solar and daylight access	
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at midwinter. 2. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at midwinter.	✓ Complies Refer to Solar Access Diagram
4A-2	Daylight access is maximised where sunlight is limited.	✓ Complies Glazing and skylights are utilised where applicable to maximise daylight access
4A-3	Design incorporates shading and glare control, particularly for warmer months.	✓ Complies
4B	Natural ventilation	
4B-1	All habitable rooms are naturally ventilated	✓ Complies
4B-2	The layout and design of single aspect apartments maximises natural ventilation.	Variation The maximum depth of the cross through apartments exceeds the requirement. Each apartment and habitable room are provided with adequate ventilation.
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	✓ Complies All apartments are naturally ventilated
4C	Ceiling heights	
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access. 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable rooms 2.7m Non-habitable 2.4m Mixed use 3.3m for ground and first floor	✓ Complies
4C-2	Ceiling height increases the sense of space and provides for well proportioned rooms.	✓ Complies
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.	✓ Complies
4D	Apartment size and layout	

<table>
<tr><th>REF.</th><th>GUIDANCE CONTROL</th><th>COMPLIANCE / COMMENT</th></tr>
<tr><td>4D-1</td><td>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.
1. Apartments are required to have the following minimum internal areas:
<table><tr><td>Apartment Type</td><td>Area (sqm)</td></tr><tr><td>Studio</td><td>35</td></tr><tr><td>1 Bedroom</td><td>50</td></tr><tr><td>2 Bedroom 1 Bath</td><td>70</td></tr><tr><td>2 Bedroom 2 Bath</td><td>75</td></tr><tr><td>3 Bedroom</td><td>90</td></tr></table>
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>1 ✓ Complies
Apartment areas exceed minimum ADG requirements

2. ✓ Complies</td></tr>
<tr><td>4D-2</td><td>Environmental performance of the apartment is maximised.
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.</td><td>✓ Complies</td></tr>
<tr><td>4D-3</td><td>Apartment layouts are designed to accommodate a variety of household activities and needs.
1. Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excl. wardrobe space).
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
3. Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1B
4m for 2B and 3B
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</td><td>✓ Complies
Apartment layouts are designed to maximimise daylight, cross ventilation and to accommodate a range of activities</td></tr>
<tr><td>4E</td><td>Private open space & balconies</td><td></td></tr>
<tr><td>4E-1</td><td>Apartments provide appropriately sized private open space and balconies to enhance residential amenity.
1. All apartments are required to have primary balconies as follows:
<table><tr><td>Apartment Type</td><td>Area (sqm)</td></tr><tr><td>Studio</td><td>4</td></tr><tr><td>1 Bedroom</td><td>8 (min depth 2m)</td></tr><tr><td>2 Bedroom</td><td>10 (min depth 2m)</td></tr><tr><td>3 Bedroom +</td><td>12 (min depth 2.4m)</td></tr></table></td><td>✓ Complies
Balcony areas are above the minimum sqm and are generous in size and layout to enhance residential amenity</td></tr>
<tr><td>4E-2</td><td>Primary private open space and balconies are appropriately located to enhance liveability for residents.</td><td>✓ Complies
All private open space is located adjacent to living areas.</td></tr>
</table>

5.0 APARTMENT DESIGN GUIDE

REF.	GUIDANCE CONTROL	COMPLIANCE / COMMENT
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	✓ Complies Baclony design is integrated into the overall form and utilises the outlook on site
4E-4	Private open space and balcony design maximises safety.	✓ Complies Balustrade height within private open space is based on NCC requirements
4F	Common circulation & spaces	
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments. 1. The maximum number of apartments off a circulation core on a single level is eight. 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	1. ✓ Complies Only one apartment on each level 2. Not Applicable
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.	✓ Complies
4G	Storage	
4G-1	Adequate, well designed storage is provided in each apartment 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Apartment Type / Area (cbm) Studio / 4 1 Bedroom / 6 2 Bedroom / 8 3 Bedroom / 10 At least 50% of the required storage is to be located within the apartment.	✓ Complies Each apartment contains storage in accordance with the ADG
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	✓ Complies
4H	Acoustic privacy	
4H-1	Noise transfer is minimised through the siting of buildings and building layout.	✓ Complies
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.	✓ Complies
4J	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.	✓ Complies
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	✓ Complies
4K	Apartment mix	
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	Variation The proposal caters for the market and location considered appropriate for the development

REF.	GUIDANCE CONTROL	COMPLIANCE / COMMENT
4K-2	The apartment mix is distributed to suitable locations within the building.	✓ Complies
4L	Ground floor apartments	
4L-1	Street frontage activity is maximised where ground floor apartments are located.	✓ Complies
4L-2	Design of ground floor apartments delivers amenity and safety for residents.	✓ Complies
4M	Facades	
4M-1	Building facades provide visual interest along the street while respecting the character of the local area.	✓ Complies Facades are articulated and have propotionate to the streetscape
4M-2	Building functions are expressed by the façade.	✓ Complies
4N	Roof design	
4N-1	Roof treatments are integrated into the building design and positively respond to the street.	✓ Complies The roof design minimises view impact and overshadowing
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.	Not Applicable
4N-3	Roof design incorporates sustainability features.	✓ Complies The Roof design incoporates a Green Roof area and skylights.
4O	Landscape design	
4O-1	Landscape design is viable and sustainable.	✓ Complies
4O-2	Landscape design contributes to the streetscape and amenity.	✓ Complies Refer to Landscape Architect's drawings
4P	Planting on structures	
4P-1	Appropriate soil profiles are provided.	✓ Complies Refer to Landscape Architect's drawings
4P-2	Plant growth is optimised with appropriate selection and maintenance.	✓ Complies Refer to Landscape Architect's drawings
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.	✓ Complies Refer to Landscape Architect's drawings
4Q	Universal design	
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	✓ Complies 20% Silver Level of the liveable housing provided
4Q-2	A variety of apartments with adaptable designs are provided.	✓ Complies
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.	✓ Complies Large apartments have been designed for flexibility and a range of lifestyle needs
4R	Adaptive reuse	
4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	Not Applicable

REF.	GUIDANCE CONTROL	COMPLIANCE / COMMENT
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.	Not Applicable
4S	Mixed use	
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	Not Applicable
4S-2	Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents.	✓ Complies
4T	Awnings & signage	
4T-1	Awnings are well located and complement and integrate with the building design.	✓ Complies
4T-2	Signage responds to the context and desired streetscape character.	✓ Complies
4U	Energy efficiency	
4U-1	Development incorporates passive environmental design.	✓ Complies Refer to BASIX commitments
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	✓ Complies Refer to BASIX commitments
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.	✓ Complies Refer to BASIX commitments
4V	Water management & conservation	
4V-1	Potable water use is minimised.	✓ Complies Refer to Hydraulic Engineer's drawings
4V-2	Urban stormwater is treated on site before being discharged to receiving waters.	✓ Complies Refer to Hydraulic Engineer's drawings
4V-3	Flood management systems are integrated into site design.	✓ Complies Refer to Hydraulic Engineer's drawings
4W	Waste management	
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	✓ Complies Residential waste room provided within the basement. Refer to Waste Management Plan.
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.	✓ Complies Refer to Waste Management Plan.
4X	Building maintenance	
4X-1	Building design detail provides protection from weathering.	✓ Complies Robust materials have been selected for longevity
4X-2	Systems and access enable ease of maintenance.	✓ Complies Appropriate access gates and security integrated
4X-3	Material selection reduces ongoing maintenance costs.	✓ Complies Refer to Materials Schedule.