



Design Verification and ADG Compliance Statement

54- 58 Beaconsfield St, Newport

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Section 1: Introduction:

The subject site is situated along Beaconsfield Street, a east-west thoroughfare that connects to Barrenjoey Road to its east. The site comprises the amalgamation of three separate parcels, each currently developed with a single or double-storey brick dwelling. The surrounding area is predominantly characterized by a mix of residential and multi-residential development.

The site is located within the R3 medium-density residential zone, where current planning controls permit the intensification of development, facilitating greater density and scale. Potential future development typologies for the site include multi-dwelling housing, residential flat buildings, possibly mixed-use residential structures.

The proposed development was designed by PBD architects, incorporates extensive landscaped open space surrounding the building, responding to the site's contextual characteristics through its terraced design and material selection. The design aims to create a harmonious relationship between the built form and the landscape, thereby contributing positively to the public domain. Additionally, the design incorporates articulated building forms that are responsive to the site's gentle topography and wide street frontage. Vehicular access to the basement car parking area is provided via a ramp located within the main building envelope.

The surrounding residential area benefits from well-established public transport connections, with several bus stops in proximity, facilitating access to a range of services, employment opportunities, and recreational facilities. Additionally, several parks and reserves are located within the broader vicinity of the site, further enhancing the site's accessibility and livability.

The proposed modifications are in consistent with the original design developed by PBD architects and aims to achieve and further enhance its character and amenity whilst still achieving compliance with the SEPP Housing, ADG and DCP requirements. Refer to below for a general description of the proposal in relation to the SEPP Housing and ADG compliances.

Section 2: SEPP Housing Design Principles

Introduction:

This following details the proposal for the development at 54-58 Beaconsfield Street, Newport, in alignment with the Design Quality Principles outlined in the State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development, under the Environmental Planning and Assessment Act 1979.

Principle 1: Newport Neighbourhood Character

Newport has experienced significant development in recent years, marked by high design standards that have enhanced the area's appeal. The proposed development at 54-58 Beaconsfield Street reflects these trends, drawing from the surrounding architecture in terms of materiality, scale, and form. The design incorporates a mix of sculptural forms, durable materials, and a leafy streetscape, all aligned with the area's coastal aesthetic. The proposed modifications seek to be in keeping with the original design intent with this principle.

Principle 2: Solar Access and Privacy

The design maximizes solar orientation and ensures privacy for adjacent properties. The building's massing adapts to the site's natural topography, minimizing bulk and scale impacts. Balconies are oriented to the north, providing optimal solar access and enhancing both the building's aesthetic and functional performance. The building's articulation and material choices ensure a cohesive facade. The proposed modifications seek to be in keeping with the original design intent with this principle.

Principle 3: Apartment Size and Density

The development consists of 13 three-bedroom apartments, designed to meet local market demand and align with the surrounding area's typical apartment sizes. The density is appropriate given the site's access to infrastructure, public transport, and community amenities. The parking and bicycle facilities comply with the DCP's requirements. The proposed modifications seek to be in keeping with the original design intent with this principle.

Principle 4: Sustainability and Environmental Design

The proposal incorporates sustainable design strategies, including:

- 76% of apartments receiving over two hours of solar access during winter.
- Maximized cross-ventilation.
- Energy-efficient appliances and materials.
- Provisions for rainwater capture and recycling.

Principle 5: Landscape Integration

In collaboration with landscape architect Wyer & Co., the design integrates native planting both on the building facade and at ground level, softening the building's footprint and aligning with the local ecology. This approach creates a seamless connection between the development and its surroundings. The proposed modifications seek to be in keeping with the original design intent with this principle.

Principle 6: Apartment Layout and Liveability

The apartments are designed to comply with the Apartment Design Guide (ADG), with ample private open space and optimized solar access. 76% of apartments achieve the required minimum of two hours of solar access, and 69% benefit from cross-ventilation. The layout ensures privacy and minimizes noise between apartments. The proposed modifications seek to be in keeping with the original design intent with this principle.

Principle 7: Safety and Security

The building provides secure access and intercom systems, with keyed entry for each apartment. A secure basement carpark with remote access ensures safety, while clear circulation paths promote safe movement. Private and public spaces are well-defined through planter walls, fences, and gates. The proposed modifications seek to be in keeping with the original design intent with this principle.

Principle 8: Market Demand and Accessibility

The development is designed to meet the demand for owner-occupied residences, with apartments targeting the mid to high socio-economic group. A portion of the apartments meets the Silver Level of the Livable Housing Code, with provisions for future retrofitting. The site's proximity to essential services ensures convenience for residents. The proposed modifications seek to be in keeping with the original design intent with this principle.

Principle 9: Massing and Façade Design

The building's massing and facade respect the neighborhood's character while optimizing site conditions. A restrained material palette of concrete, stone, and weatherboard cladding ensures the development complements the surrounding architecture. The design incorporates environmental controls, landscape integration, and durable materials to create a lasting contribution to the area's aesthetic. The proposed modifications seek to be in keeping with the original design intent with this principle.

Section 3: Apartment Design Guide Compliance Analysis (Part 3 and Part 4)

APARTMENT DESIGN GUIDE COMPLIANCE ANALYSIS (Part 3 & 4)			
PROVISIONS	DESIGN CRITERIA	PROPOSED	COMPLIES
Site Analysis		Site analysis has been provided as part of the design documentation.	Yes
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	<p>The development site is located along Beaconsfield Street which runs east to west. The development is consistent bulk and scale to its neighbours and addresses the street frontage.</p> <p>Furthermore, the height and density of developments within the surrounding area are likely to increase as a result the DCP and LEP controls to keep up with the growing demand for housing.</p> <p>The proposed building is designed with consideration of the required street setbacks and residential entry lobby is directly accessed at ground level.</p>	Yes

	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter.	The development building form was informed by the controls in the ADG and DCP. The result of this is that majority of the nearby buildings will only be overshadowed for a short period of time. Refer to the shadow diagrams.	Yes
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	<p>Building entry lobby has a street address. Ground floor apartments facing the street have direct frontage entries and private garden and fences. Encourage passive surveillance of the space leading up to the building entry.</p> <p>Mailboxes are appropriately located to the street in front of the entry lobby for opportunities for casual pedestrian interactions.</p> <p>Waste storage for residential is located within the building on ground floor.</p> <p>Low wall and planting on the front boundary of building delineate the streetscape.</p> <p>Park Carparking is concealed, located entirely below ground level. The driveway void has been integrated into the building structure with landscapes and courtyard areas over the driveway to lessen the impact of the driveway.</p>	Yes
	Objective 3C-2 Amenity of the public domain is retained and enhanced.	Bin storage and plant areas are provided within internal rooms in the basement and are out of view from the street, with a concealed bin holding area at street level.	Yes

Communal and Public Open Space	<p>Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</p> <p>Communal open space has a minimum area equal to 25% of the site.</p> <p>50% of the principal COS should receive 2 hours of sunlight between 9am and 3pm.</p> <p>Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies.</p> <p>Facilities are provided within communal open spaces and common spaces for a range of age groups, incorporating some of the following elements:</p> <ul style="list-style-type: none">• seating for individual or groups.• barbecue areas • play equipment or play area.	<p>Communal open space is consistent with the original approval.</p> <p>Large gardens are provided at ground level for communal use, however the majority of the amenity is provided on the roof terrace.</p>	Yes															
Deep Soil Zones	<p>Objective 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</p> <p>Minimum 7%. Minimum dimension is 3m.</p> <table><tr><td>Site area</td><td>Minimum dimensions</td><td>Deep soil zone (% of site area)</td></tr><tr><td>less than 650m2</td><td>-</td><td>7%</td></tr><tr><td>650m2 - 1,500m2</td><td>3m</td><td></td></tr><tr><td>greater than 1,500m2</td><td>6m</td><td></td></tr><tr><td>greater than 1,500m2 with significant existing tree cover</td><td>6m</td><td></td></tr></table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m2	-	7%	650m2 - 1,500m2	3m		greater than 1,500m2	6m		greater than 1,500m2 with significant existing tree cover	6m		<p>Development has deep soil is consistent with the original DA approval.</p> <p>See the Architectural Plans and Landscape Plan.</p>	Yes
Site area	Minimum dimensions	Deep soil zone (% of site area)																
less than 650m2	-	7%																
650m2 - 1,500m2	3m																	
greater than 1,500m2	6m																	
greater than 1,500m2 with significant existing tree cover	6m																	

Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal	The development provides setbacks consistent with the ADG and DCP Requirements.	On Merit												
	<p>visual privacy.</p> <table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> <p>Minimum separation distances for buildings are: <i>Up to four storeys (approximately 12m):</i></p> <ul style="list-style-type: none">• 12m between habitable rooms/balconies• 9m between habitable and non-habitable rooms• 6m between non-habitable rooms <p><i>Five to eight storeys (approximately 25m):</i></p> <ul style="list-style-type: none">• 18m between habitable rooms/balconies• 12m between habitable and non-habitable rooms• 9m between non-habitable rooms <p>Communal open space, should be separated from private open space and windows to apartments.</p>	Building 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	<p>For rear building separation, 6m min separation.</p> <p>Communal is dedicated to the roof for increase privacy and separation from residential units.</p>	
	Building 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													
	Objective 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.	<p>Ground floor Balustrades of Courtyards are equipped with aluminium at 1.8m high vertical aluminium batten screens for visual privacy.</p> <p>Windows and Habitable rooms are offset from overlooking.</p> <p>Balconies are located adjacent to living and dining rooms of all apartments.</p>	Yes												

Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain.	The proposal provides appropriate access to the apartments via designated lobby area on the ground floor. Entry lobby with increases width and glazing and letterboxes are clearly identifiable off adjacent street.	Yes
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify.	Ground floor apartments have balcony/courtyards facing the street frontage and pedestrian entry which aids to encourage passive surveillance of the space leading up to the building entry. Electronic access and audio/video intercom will be provided to manage access to the apartments and carpark.	Yes
Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Paving, floor marking and signage is provided throughout pedestrian paths for site. Car park entry for the development is located on Beaconsfield St. Waste collection is proposed from Beaconsfield St with holding area off the front boundary for easy of collection and maintenance.	Yes
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas 0.6 spaces per 1 bed unit 0.9 spaces per 2 bed unit 1.4 spaces per 3 bed unit 1 space per 5 units.	Car parking provision is based on rates for residential in the Traffic report. All car parking is located within basements Bicycle parking is provided undercover within the basement.	Yes
	Objective 3J-2 Parking and facilities are provided for other modes of transport.	Charging facilities provisions have been allowed for within basement car parks	Yes
	Objective 3J-3 Car park design and access is safe and secure.	Car park entry and access is located on Beaconsfield Street. The vehicle access point is clear and legible, and separate to the pedestrian entries. Clear sight lines are provided at pedestrian and vehicle crossing to ensure safety of pedestrians.	Yes

	Objective 3J-4 Visual and environmental impacts of underground car parking is minimized.	Vehicular driveway ramp has been provided to the south-east corner of the development. Car parking is located entirely below ground. Refer to the traffic report for further details.	Yes
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	For all dwellings, 10 out of 13 units receive solar access 76 % living rooms and private open spaces of apartments and POS receive min. 2 hours direct sunlight between 9am and 3pm Mid-Winter, which complies with the numerical requirement (see solar analysis drawings).	Yes
	Objective 4A-2 Daylight access is maximised where sunlight is limited.	Skylights are provided to the upper level units for additional access to daylight.	Yes
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.	The extent of balconies provides shading from summer sun to living areas. Balconies to the north sit within the building envelope for shading in summer and protection of weather.	Yes
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated.	All habitable rooms are naturally ventilated, exceeding the requirement of minimum 5% of the floor area served. Sliding and awning windows are used to capture prevailing breezes for natural ventilation to habitable rooms.	Yes
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.	Apartment depths to single aspect habitable rooms are maximum 8m. Layout and design of single aspect apartments maximize natural ventilation.	Yes

	<p>Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p>	<p>Natural cross ventilation is achieved to 9/13 (69%) apartments.</p> <p>Building has dual aspect and corner apartments to achieve natural cross ventilation.</p> <p>Area of external window and door openings on opposite sides of cross-through apartments are approximately the same.</p>	Yes														
Ceiling Heights	<p>Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access.</p> <table><tr><td colspan="2">Minimum ceiling height for apartment and mixed use buildings</td></tr><tr><td>Habitable Rooms</td><td>2.7m</td></tr><tr><td>Non- Habitable</td><td>2.4m</td></tr><tr><td>For 2 Storey Apartments</td><td>2.7m for main living area floor</td></tr><tr><td></td><td>2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic Spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>	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	Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	<p>Ceiling heights in habitable and non-habitable rooms comply with the minimum ceiling heights.</p> <p>Habitable rooms have 2.7m minimum ceiling.</p>	Yes
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																
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Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope																
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use																
	<p>Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</p>	<p>Living rooms and bedrooms have 2.7m ceiling heights. Services are located in bulkheads over robes and kitchen joinery, and over wet areas.</p> <p>Living and dining rooms are rectangular in shape.</p>	Yes														
	<p>Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.</p>		N/A														

Apartment Size and Layout	<p>Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</p> <p>1. Apartments are required to have the following minimum internal areas:</p> <table><tr><th>Apartment Types</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> <p>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.</p> <p>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.</p>	Apartment Types	Minimum Internal Area	Studio	35m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²	<p>Minimum internal areas are strictly in accordance with the ADG table.</p> <p>All habitable rooms windows in external walls with a total minimum glass area of not less than 10% of the floor area of the room.</p> <p>Kitchens are planned to be outside the main internal circulation spaces.</p> <p>Windows are visible from any point in habitable rooms.</p>	Yes
	Apartment Types	Minimum Internal Area											
Studio	35m²												
1 bedroom	50m²												
2 bedroom	70m²												
3 bedroom	90m²												
	<p>Objective 4D-2 Environmental performance of the apartment is maximized.</p> <p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</p>	<p>Bedrooms are under 5.2m depth (2.5 x 2.7 ceiling height).</p> <p>Habitable room depths in open plan layouts are maximum 8m from a window, including from the front face of kitchen cupboards.</p> <p>living areas and bedrooms have external windows.</p> <p>All living areas and bedrooms are located on the external face. Main living spaces are oriented to the adjacent streets where there is the primary outlook and aspect or internal courtyards</p>	Yes										

	<p>Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs.</p> <ol style="list-style-type: none"> 1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m². 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) (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. 	<p>Bedrooms and living rooms comply with the minimum areas and dimensions.</p> <p>Living rooms and combined living/dining rooms comply with minimum widths.</p> <p>Bathrooms and laundries are separated from living areas.</p> <p>Robes in bedrooms have a minimum length of 1.5m.</p> <p>There are no studio apartments.</p>	Yes
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Private Open Space and Balconies	<p>Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <p>1. All apartments are required to have primary balconies as follows:</p> <table><tr><th>Dwelling type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio</td><td>4m²</td><td>~</td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m²</td><td>2.4m</td></tr></table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p> <p>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.</p>	Dwelling type	Minimum Area	Minimum Depth	Studio	4m²	~	1 bedroom	8m²	2m	2 bedroom	10m²	2m	3+ bedroom	12m²	2.4m	<p>Apartments at ground levels to courtyards and streets have private open spaces have minimum area of 15sqm.</p> <p>Primary balconies of apartments comply with minimum areas and depth and are generally more than minimum standards.</p>	Yes
	Dwelling type	Minimum Area	Minimum Depth															
	Studio	4m²	~															
	1 bedroom	8m²	2m															
2 bedroom	10m²	2m																
3+ bedroom	12m²	2.4m																
	<p>Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.</p>	<p>Primary open spaces and balconies are located adjacent to living spaces</p> <p>Primary open spaces face adjacent streets or internal courtyards.</p>	Yes															
	<p>Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</p>	<p>The balcony design is an integra part of the building design and features. Balustrades to balconies provide visual privacy and safety.</p> <p>Downpipes and balcony drainage is concealed. Air conditioning condenser units are fully integrated with the building design roof plant. Balconies of apartments are provided with a rainwater outlet.</p> <p>Apartments below roofs will be insulated above the ceiling as required by BASIX.</p>	Yes															
	<p>Objective 4E-4 Private open space and balcony design maximises safety</p>	<p>Balconies are designed to be an extension of the internal unit with flush transition detailing. Balustrades are design to avoid opportunities for climbing falls.</p>	Yes															

Common Circulation and Spaces	<p>Objective 4F-1 Common circulation spaces achieve good amenity and</p> <p>1. The maximum number of apartments off a circulation core on a single level is eight</p> <p>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p>	<p>The maximum number of units accessible a single lift at each level is 3. Total number of units is 13.</p>	Yes										
	<p>Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents</p>	<p>All lift lobbies have natural daylight.</p> <p>Legible signage will be provided for apartment numbers, common areas and general wayfinding; circulation spaces will have clear signage and lighting.</p> <p>Ground entry lobby for opportunities for casual pedestrian interactions.</p>	Yes										
Storage	<p>Objective 4G-1 Adequate, well designed storage is provided in each apartment</p> <table><tr><th>Dwelling Type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedroom</td><td>10m³</td></tr></table> <p>At least 50% of the required storage is to be located within the apartment</p>	Dwelling Type	Storage size volume	Studio	4m ³	1 bedroom	6m ³	2 bedroom	8m ³	3+ bedroom	10m ³	<p>All storage is accessible from the circulation in living areas.</p> <p>50% or more required storage is provided within apartments and additional within the basement/ground floor car parks located in cages.</p> <p>Bulky goods storage is provided in the basement waste room.</p>	Yes
	Dwelling Type	Storage size volume											
Studio	4m ³												
1 bedroom	6m ³												
2 bedroom	8m ³												
3+ bedroom	10m ³												
	<p>Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments</p>	<p>Additional storage is located in cages in the basement and ground floor car parks, accessible by lifts.</p>	Yes										
Acoustic Privacy	<p>Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout</p>	<p>The balconies are appropriately located to minimise the transmission of noise between apartments, particularly at the internal corners. Windows and door openings are generally oriented away from noise sources. Party walls between apartments are limited and are appropriately insulated.</p>	Yes										
	<p>Objective 4H-2 Noise impacts are mitigated within</p>	<p>Layouts of apartments, grouping bedrooms together, robes as buffers between bedrooms</p>	Yes										

Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	The general setback of the development will create a buffer along with dense and larger landscaping to mitigate noise transmission.	Yes
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Landscaping will create a strong buffer between Beaconsfield St and the new development. Acoustic treated materials such as walls and glazing specified by the Acoustic Report will be used to mitigate noise transmission.	Yes
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	Development has a range of apartments for owner occupiers, investors and key workers. Development has a total of 13 apartments, comprising of all 3 bedrooms which is appropriate for its context in the local market.	Yes
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building.	Apartments are located to achieve a successful façade composition as well as access to daylight, cross ventilation and private open space.	Yes
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.	Ground floor apartments facing the street. Residents enter the entry lobby directly from the adjoining street; letterboxes are set outside the main lobby to encourage casual interaction of residents with the street.	Yes
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents.	Privacy and safety fences to the front apartments enable casual surveillance.	Yes
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area.	Built form is modulated with recesses to create a horizontal element that break down the building's mass and bulk. The proposed materials have been selected in response to the local and immediate context.	Yes
	Objective 4M-2 Building functions are expressed by the facade	Built form is distinctive with modulated facades articulated with strong white expressed block balconies and glazed balustrades, shrouds and vertical cladding with strong stonework to the ground floor.	

Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.	Communal open space on roof terrace of has outdoor seating and a bbq; planting; facilities for well-being, relaxation and social engagement; outlook and solar access.	
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximized.	Communal open space is provided on the roof terrace. It is safe and secure without impacting on the privacy of adjoining neighbours.	
	Objective 4N-3 Roof design incorporates sustainability features	The roof terrace has a open plan with landscaping around all sides and a bbq for residents and visitors. Provision for solar panels are provided for the roof. Skylights to be provided for some top levels units for additional daylight.	
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable.	Landscape design is environmentally sustainable and diverse. Communal open space at Ground and roof terrace has large and medium sized trees and planters; with low and medium sized shrubs. Refer to landscape architects plans and statement.	
	Objective 4O-2 Landscape design contributes to the streetscape and amenity.	Landscape design responds to orientation and topography.	
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided.	Deep soil zones are provided on all around the site.	
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance.	Planting will be diverse and drought tolerant. Planting will be supported by irrigation and drainage systems.	
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	There is substantial planting on Ground level communal courtyards and roof terrace and perimeter and street setback zones. Refer to landscape plans and statement.	
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members.	Development has sought to provide housing for all community members, explicitly providing additional housing needs to assist with Livable Housing.	

	Objective 4Q-2 A variety of apartments with adaptable designs are provided.	Development has 20% silver livable apartments in accordance with Council's DCP requirements. Refer to Access Report.	
		All communal open spaces are accessible. Larger car spaces for accessibility are provided in the basement car parks	
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs.	Development has a range of apartment types and layouts with open plan living for flexible use.	
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.		N/A
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse.		N/A
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	No retail is provided. Carpark driveway entry is clearly defined on the street.	Yes
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents.	The residential entry is clearly defined on the street. Landscaping is provided on both the communal roof terraces	Yes
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	Gutters and downpipes are concealed. No street awnings are provided.	Yes
	Objective 4T-2 Signage responds to the context and desired streetscape character	Signage will be limited to the building and navigation identification.	N/A

Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	All apartments achieve the minimum required access to natural daylight.	Yes
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Efficient glass will be used as required by BASIX. Acoustic glazing will be provided as required by the Acoustic Report Flooring of living areas will be timber-like tiles on acoustic mat and carpet Apartment will be fitted with energy efficient, reverse cycle, split AC	Yes
		systems consisting of a single condenser unit and multiple fan coil units; individual controls in each room and the ability to run one room of the entire dwelling reduces energy consumption.	
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Natural ventilation is achieved to 69% apartments Adequate natural ventilation is provided to minimise mechanical ventilation.	Yes
Water Management and Conservation	Objective 4V-1 Potable water use is minimised	Potable water use is minimised by using water efficient fittings and appliances as required by BASIX. Rainwater will be collected, stored and reused on the site.	Yes
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Refer to the civil engineering documents for further information.	Yes
	Objective 4V-3 Flood management systems are integrated into site design	No specific flood zoning is specified on this site. On-site rainwater retention (RWT) in addition to OSD, will be provided in accordance with BASIX requirements	Yes
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Central waste storage rooms for the building are provided in the basement Waste bins will be taken from the central waste storage rooms for waste collection inside the street boundary. Additional bulky goods stores are located adjacent to the central waste storage rooms In the basement. Refer to the Waste Management Plan	

	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	There is space for waste and recycling storage within the apartments. Provision for general waste and recycling bins provided within the waste areas facilitate for safer and convenient disposal of waste.	Yes
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	The façade is detailed including overhangs to prevent staining and protect walls below; planter boxes to sit above paving levels for drainage and to minimise maintenance of waterproof membranes, Overhanging slabs will be detailed with drip lines to avoid staining.	Yes
	Objective 4X-2 Systems and access enable ease of maintenance	Suitable access for cleaning will be provided from the shared common circulation or appropriately controlled roof access;	Yes
	Objective 4X-3 Material selection reduces ongoing maintenance costs	Minimised painted surfaces and maximised natural and durable materials to be used.	Yes

Appendix 1 – Architectural Drawings