

SEPP 65 DESIGN VERIFICATION STATEMENT

SEPP 65 statement supporting the Development Application for a residential building, Building D at:

70 Willandra Road, Beacon Hill NSW 2100



Vigor Master Pty Ltd

Friday 21th July 2021

Prepared by:

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Verification of Qualifications/ Statement of Design

gregory pickworth is a Registered Architect in New South Wales and a member of the Australian Institute of Architects – NSW Registration number 4632. He is a qualified Architect with appropriate experience in the design of residential aged care and retirement developments.

gregory pickworth has been involved in the design of building D.

Statement of Design

The project has been designed to provide a development that is compliant with local planning and design controls in WLEP2000 and is respectful of the best practice design principles described in SEPP No. 65.

gregory pickworth verifies the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 and Design Quality of Residential Apartment Development have been considered and reflected in the proposed building.

It is noted that SEPP 65 applies to residential flat buildings that are three or more storeys in height and have four or more dwellings. The proposed Building D is a three-storey residential apartment building consisting of two residential levels above a parking level.

This statement has been provided to assist Council's evaluation of the proposal.

gregory pickworth
Architect
Registered Architect NSW No. 4632

1.0 Site Description

The subject site, 70 Willandra Road, Beacon hill (Lots 806 in DP 752038), is located within the Beacon Hill Lady Penrhyn Drive Precinct. Access to the site is via Willandra Road and Lady Penrhyn Drive. The site is part of Warringah Local Environmental Plan 2000 Locality B2: Oxford Falls Valley.

The precinct is located to the north of Beacon Hill centre and while the precinct is within an 250m to bus stop, 3.5km to Warringah Mall and 26km to Sydney CBD. It is a convenient distance from shops and offices, beaches, medical services and public transport.

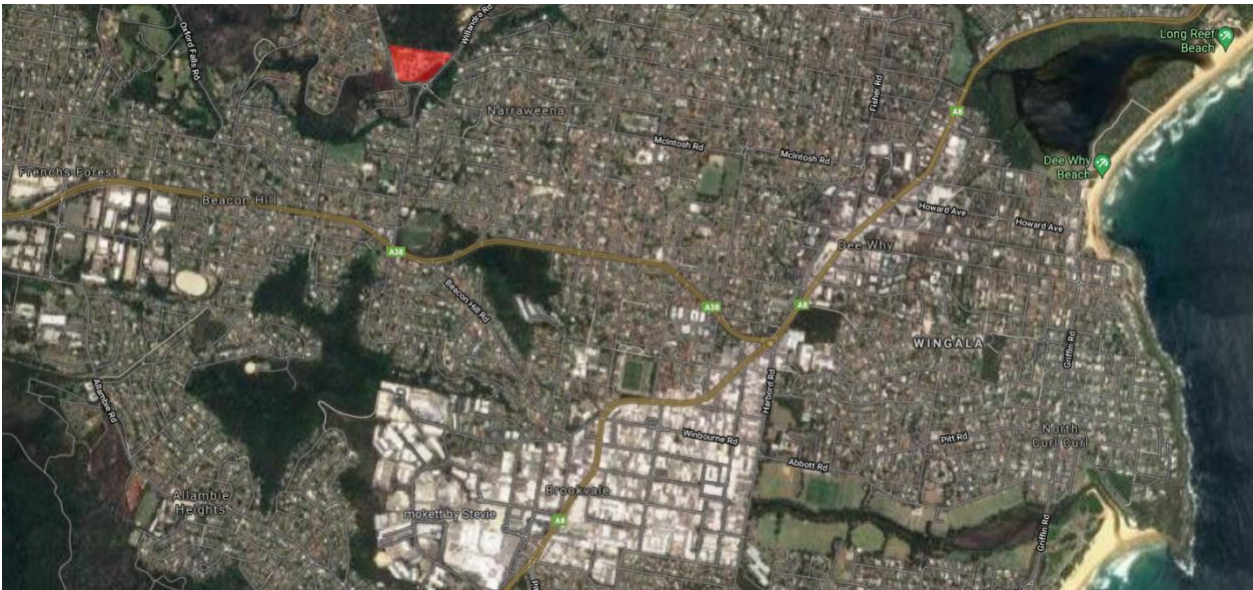


Image 1 Local context map of 70 Willandra Road, Beacon hill

The site has an existing retirement village reflecting part of approved DA No 2009/0800. Construction of Buildings “A2”, “B1”, “B2”, “C1”, “C2”, “B3”, “B4” and a Community Centre has been completed and are now occupied.



Image 2 Aerial view of subject site, showing the existing retirement facilities and the location of proposed building D.



Image 3 View of the main entrance into the Marston retirement village off Willandra Road



Image 4 View of the internal road off Willandra Road accessing the existing buildings and the

proposed building D.



Image 5 View looking north along Lady Penrhyn Drive and the temporary access way.



Image 6 View of the existing fence and the existing bushes contributing to the streetscape.
View is looking south along Lady Penrhyn Drive.

2.0 Surrounding Context

The site is located within the “B2 Oxford Falls Valley Locality” and is subject to Warringah Local Environment Plan 2000 (“WLEP 2000”).

Land uses surrounding the site comprise of:

- Bush land is adjacent the site’s north, east and south west boundaries;
- Urban low density development (detached housing) is to the west and further south of the site;
- Two retirement villages, one recently approved village are located within 500 meters to the north east of the site. The existing Willandra Village and Willandra Bungalows contain 358 residences. The recently approved village located at 53 Little Willandra Road contains 40 units; and
- Residential land (Narraweena suburb) supporting typically one and two detached style dwelling houses located to the east of Willandra Road within the Warringah LEP 2000 urban area.



Image 7 Intersection between Willandra Road & Lady Penrhyn Drive



Image 8 Existing Willandra village & Willandra Bungalows. Village has 358 residences in close proximity to sit



Image 9 Bus station, located 250m south of the site (view from Willandra road)



Image 10 Beacon Hill Public School, located 700m southwest of the site (view from Tristram road)

The proposed development is situated close to schools, restaurants and park lands. Bus stops as well as major arterial roads are conveniently located within walking distance from the site.

Given the extensive surrounding facilities the site is appropriate for its existing and proposed retirement residential use. Existing buildings along with the proposed building D collectively as a retirement village contribute positively to the residential amenity of the neighborhood.

3.0 Design Proposal

This Development Proposal incorporates the construction of a three-storey (the building consists of two residential levels above a parking level) independent living, retirement, residential building, referred to as Building D.

Details of the proposed building D are:

- Basement carpark level providing parking for 12 spaces and 8 shared spaces, lift, stair access, bin storage and domestic storage with secured entry for residents. RL 98.00
- Ground level contains a total of 5 units: four of 2 bed + study units, one of 1 bed + study unit. Two units face north, three units face east. RL 100.80
- First level contains a total a total of 5 units: four of 2 bed + study units, one of 1 bed + study unit. Two units face north, three units face east. RL 103.70

4.0 SEPP 65 Schedule 1 Design quality principles

Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

- The site is located at 70 Willandra Road identified as Lot 806 in DP 752038 and has a total area of 2.6 hectares. The site has a level of RL 73 on the front boundary along Willandra Road raising up to RL 118 on the secondary Lady Penrhyn Drive to the rear. The site has a predominant frontage presenting towards Willandra Road and a minor presence in Lady Penrhyn Drive.
- The subject site is situated within the B2 Oxford Falls Valley Locality as per The Warringah Local Environmental Plan 2000. The proposed development is sited within a residential area consisting of mainly two to three dwellings, as well as medium to large scale development further down Willandra Road.
- The immediate context of the site involves two and three dwellings to the west along Lady Penrhyn Drive. The existing single dwelling on the North West corner of the subject site has a front building setback along Lady Penrhyn Drive ranging from 6.5 to 9.0 meters. To the north of the site there is extensive bushland.
- The proposed building D has a height under 8.5 meters, where height is defined as the distance measured vertically between the topmost point of the building and the natural ground level below.
- The proposed building D complies with the maximum building height of 8.0 meters for aged persons housing where the height is measured from the natural ground level to the underside of the of the uppermost ceiling at any point through the building.

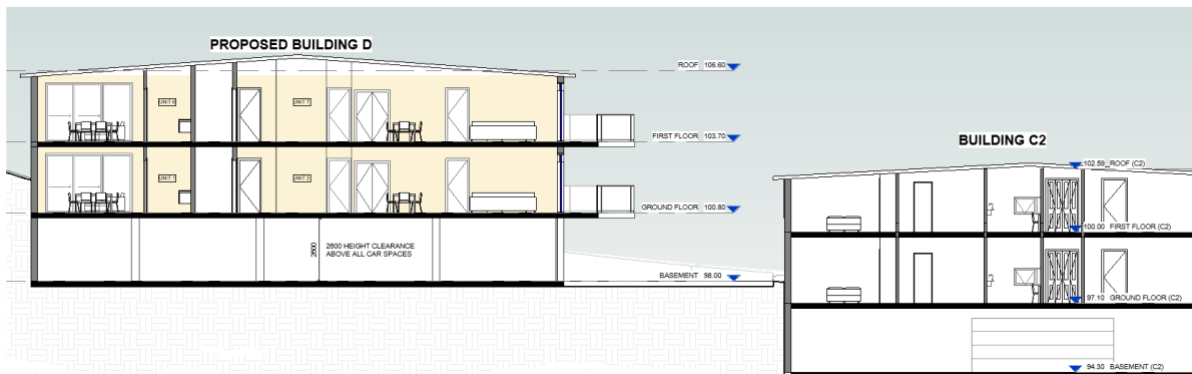


Image 11 Section showing the building D, number of storeys, and parking level below natural ground level.

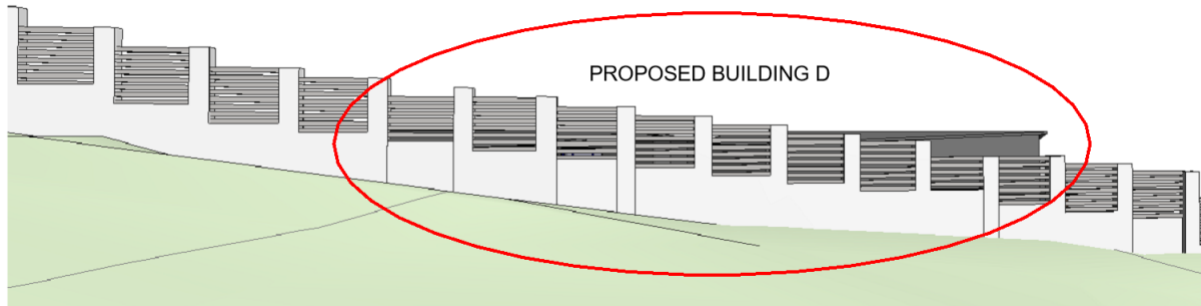


Image 12 Elevation showing the proposed building D massing in Lady Penrhyn Drive.

- An existing fence to the subject site has a stepped height of approximately 1.8 meters at the boundary. The fence has a greater height when viewed from Lady Penrhyn Drive due to the topography falling away from the boundary.
- Directly opposite the subject site and building D there is extensive rocky bushland. No dwellings in Lady Penrhyn Drive are impacted by the proposed building D, similarly within the village no residents are adversely impacted by the proposed building D. The proposed massing of building D in the Lady Penrhyn Drive context is of limited visual significance and will be concealed behind the existing fence and future deep soil landscaping within the 20 meters building setback.
- The proposed building D massing and the proposed landscaping within the 20 meters building setback will contribute appropriately to the streetscape in Lady Penrhyn Drive.

Principle 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

- The proposed building D contributes favorably to the streetscape of Lady Penrhyn Drive and the existing retirement village. The proposed building D contributes variety and interest to the massing of buildings currently on site.
- With respect to the Lady Penrhyn Drive streetscape the proposed building is appropriate in terms of the DFC, in terms of scale massing and landscaping.
- Proposed landscaping, the existing fence, the grade and orientation of Lady Penrhyn Drive plus the site falling steeply away from Lady Penrhyn Drive will result in building

D having no adverse visual impact in the Lady Penrhyn Drive streetscape.

- The immediate existing Lady Penrhyn Drive streetscape has two diverse elements. To the west there is bushland and elevated three-storey buildings and to the lower east side there is one single storey residence and predominant bush land.
- The proposed building D is consistent with this current situation in presenting minimal massing and significant landscaping into the Lady Penrhyn Drive streetscape.
- The ridge line of Lady Penrhyn Drive is determined by existing dwellings to the west side of Lady Penrhyn Drive and the adjacent building on site.
- The proposed building D has an articulated pavilion massing. RL 107.11 at Northern residential block and RL 107.01 at Southern residential block.
- Proposed colours, finishes, materials, fenestration and other design elements will be consistent with the existing village esthetic.

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.

- The proposed building density is consistent with the desired future character ("DFC") statement for development to be low intensity and low impact use set out in Warringah Local Environment Plan 2000 ("WLEP")
- The existing retirement village has 28 independent living units and a constant population of approximately 50 residents.
- Within the broader retirement village community 50 residents is a relatively low social density. The existing community is minimal when attempting to maintain a financially viable community. Industry guides suggest an ideal community of approximately 100 residents.
- Specifically, the amenity of the existing village will be enhanced with a greater number of people creating an active stable community and a greater number of people contributing to the recurrent funding.
- One of the main reasons people choose retirement living is to be part of a community. The more stable, and socially active the village community the greater the quality of life for the residents. Retirement village residents' personal health, general well-being, financial amenity and happiness is very much related to the quality of the village community.

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 livability 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.

A comprehensive analysis of the building has been undertaken as part of the Basix Assessment. We note the following:

- A high degree of cross ventilation is achieved in the unit design.
- Unit orientation provides good natural daylight and solar access to the primary living areas, external private open space and courtyards.
- Typical floor plans have been achieved whenever possible to minimize structural transfers and false ceilings.
- A number of bathrooms are naturally ventilated, and all others will be mechanically exhausted.
- Appropriate overhangs, awning and screening is proposed to the north & west facades to mitigate the solar issues.
- An onsite detention tank is to be integrated into the village services.
- Energy efficient appliances and fixtures are proposed to minimize water and energy consumption.
- Thermal comfort will be assisted through appropriate orientation of units towards north and north-east.
- Shading to the west will be provided with suitable deep soil landscaping along the 20 meters setback area to Lady Penrhyn Drive

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, coordinating water and soil management, solar access, micro-climate, 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.

- Landscaping to the village strategically focuses on low maintenance planting of various heights and density appropriate for a retirement village community.
- Throughout the greater site and in relation to the proposed building D deep soil landscaping along boundaries and to the larger open areas is proposed.
- More specifically, building D has a setback of 20 meters off Lady Penrhyn Drive which allows for deep soil planting. Substantial landscaping to the Lady Penrhyn Drive setback will provide shading to the west units, and visual separation between building D and Lady Penrhyn Drive.
- Balconies of units to building D appropriately reflects the topography and provides good design as well as variety and interest to the massing of the village.

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.

- The orientation of units is generally to the north and east providing a high degree of natural light and access to sunshine.
- Views from the majority of units is towards the east towards the ocean, distant suburbs and the coastal areas.
- Unit design generally and room sizes specifically are of generous proportions suitable for a high standard of retirement independent living.
- Every unit has a main bedroom, ensuite, living dining areas, plus a kitchen suitable for disabled residents.
- Construction standards will exceed the minimal BCA standards to ensure a high degree of audible privacy, and reduced maintenance costs.
- Unit planning allows for a high degree of natural ventilation generally and to majority of bedrooms and habitable spaces. Adequate natural ventilation and lighting within the units has been achieved.
- Visual Privacy. Building D is elevated above the adjoining buildings C1 and C2 to

the east. This vertical separation between the buildings significantly minimizes any visual privacy issues to the upper level of building D. To the lower level there is no direct level visual conflict. Building D has a formal outlook while Buildings C1 and C2 have informal outlooks which further mitigates the potential for adverse visual conflict. Visual conflicts with buildings A1 and B2 similarly will be resolved through vertical separation avoiding direct conflicts plus appropriate window positions and screens. Given the visual separation between the buildings, the formal/informal outlooks it is proposed to mitigate any minor visual conflicts with screens and suitable devices.

- Residents with disabilities may travel throughout the village and building D without encountering stairs or other physical obstacles.

Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

- The internal road system and entrances to the existing buildings is legible and well established.
- In turn formal and informal spaces associated with the road system as planned have been created and are working successfully.
- Building D as with the existing buildings has been planned to encourage informal and formal surveillance by the residents of the entire site.
- Residents and visitors generally will be observed by others as they enter and move around the village. Currently there is a strong sense of community by the residents.
- Building D will have an identifiable, legible main entrance clearly visible from an external pedestrian pathway. The main entrance has a glass front door and an open area for adequate surveillance. Security cameras and intercoms are installed in all units to identify visitors entering the building.
- Residential apartments have main living areas and balconies facing the internal street and other public areas.
- Secure basement car parking is provided with keyed access.
- Clear circulation paths in the basement allow safe pedestrian movement, particularly when waiting at the lift. Access to individual parking spaces and storage areas maybe casually observed by residents.

- Generally, within the village and to building D there is clear definition between public and private spaces, similarly between formal and informal spaces.
- Planning throughout building D provides for obvious, safe access points with adequate lighting.
- Wheelchair access, as approved throughout the existing village, has been incorporated into the building D design. Disabled residents may negotiate all buildings the site without encountering stairs or other barriers.

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.

- Retirement village residents have the opportunity to live in closer proximity with their neighbours than those living in broader suburban housing. Community involvement and social interaction between residents is an important aspect of a retirement village lifestyle.
- Planning for obvious recognition of formal and informal spaces assists in the well-being of the village residents. Social interaction between residents is similarly very important and ideally achieved informally, casually and with choice.
- Within the village there are formal community facilities, clear presentation of each independent living unit and many informal spaces throughout the village. There is a high degree of legibility in the planning.
- Access throughout the village and to building D for people with disabilities has been addressed in the design. Residents with disabilities may move throughout the village site and building D free of steps or other barriers.
- Building D is an appropriate use of the site both physically and socially. Additional residents will improve the village amenity generally. A greater number of residents will enhance the community socially and strengthen the financial sustainability of the village.
- The village generally and specifically building D is located within close proximity to all facilities, including public transport, supermarkets, hospitals, healthcare facilities, schools and leisure facilities.
- Significant facilities include:

- Warringah Mall with banks and a post office.
- Northern Beaches Hospital.
- Beacon Hill Public School and the Forest High School.

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.

- The surrounding built environment is predominantly low rise residential buildings set amongst a combination of natural bush land and introduced landscaping.
- The existing retirement buildings have a three-storey massing relating to the topography. The overall design of the existing buildings is contemporary in colour, massing, roof form, materials and appearance.
- The existing collection of contemporary buildings remains to be further softened as the landscaping matures.
- The design of building D appropriately reflects the massing, scale and appearance of the existing buildings. Materials externally will be durable to avoid premature deterioration and expensive maintenance.
- Design elements of building D reflects the independent retirement living. The design of building D provides for livable open balconies, a generous approach to the fenestration, safe pedestrian pathways, along with well landscaped gardens.
- Spaces between the buildings are inclusive social elements in the design of the retirement village. The amenity of a retirement village depends more than in traditional housing on the collective involvement of the residents.
- Security in a retirement village requires residents take some responsibility for more than their immediate home accordingly the spaces between buildings is open well landscaped and socially adhesive.
- Access to building D has been well integrated into the existing village planning. The formal main entrance to building D is located towards the east linking to the immediate existing buildings. Similarly, pedestrian pathways and vehicle access has been incorporated into the current village layout.
- The visual appearance of the existing village and the introduction of building D responds appropriately to the existing residential context. The scale and presentation of building D and the village generally is a desirable response to the surrounding environment and adjacent streetscapes.

5.0 Compliance Assessment against the objectives of the ADG

Part 3		
Clause	Requirements	Compliance
3A Site Analysis	Appendix 1 Site Analysis Checklist	Yes Site Analysis has been provided.
3B Orientation	Building types and layouts respond to the streetscape and site while optimising solar access within the development; Overshadowing of neighbouring properties is minimised during mid winter.	Yes The proposed building orientation is designed to be balanced with the maximum solar access, the providing for the ocean view, and the protection of visual privacy of the existing buildings in the village. Given the Warringah LEP requires dense bushland buffer within the street setback area and the building is within an existing retirement village, the building is not facing Lady Penrhyn Drive but gets access internally.
3C Public domain interface	Transition between private and public domain is achieved without compromising safety and security; Amenity of the public domain is retained and enhanced.	N/A Because of the level difference and the accessibility requirements, the building was design to face the village internally instead of facing the street. The 20m street setback area will be densely landscaped to retain the bushland setting when viewed from Lady Penrhyn Drive.
3D Communal and public open space	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 9 am and 3 pm on 21 June; Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting; Communal open space is designed to maximise safety; Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	Yes The existing community open spaces in the village will be used for the residents of new building D. The existing communal open space including the balcony and roof space in the community building, and the common garden and mini golf located within the northern setback area which accounts for approximately half of the site area.
3E Deep soil zones	Deep soil zone needs to achieve 7% of the site area and has a minimum dimension of 6m; On some sites it may be possible to provide larger deep soil zones,	Yes The existing deep soil area in the village is in exceed of 15% of the site area.

	<p>depending on the site area and context:</p> <ul style="list-style-type: none"> • 15% of the site as deep soil on sites greater than 1,500m². 							
3F Visual privacy	<p>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:</p> <table border="1"> <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> </table> <p>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>	Building height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	<p>Yes</p> <p>Consideration has been taken into the design of the windows/balconies below.</p> <p>Unit 1 – 6.1m to B1 – Bed 1</p> <p>Unit 2 – 6.9m to B1 – Bed 2, study, balcony side; 6.1m to C2 – Bed 1, living, balcony</p> <p>Unit 3 – 6.1m to C2 – Bed 1, living, balcony</p> <p>Unit 4 – 6.1m to C1– Bed 1, living, balcony</p> <p>Unit 5 – 6.1m to C1– Bed 1, living, balcony</p> <p>Unit 6 – 6.9m to A1 B1 - Bed 1, living, balcony</p> <p>Unit 7 – 6.9m to B1 – Bed 2, study, balcony side</p>
Building height	Habitable rooms and balconies	Non-habitable rooms						
Up to 12m (4 storeys)	6m	3m						
3G Pedestrian access and entries	<p>Building entries and pedestrian access connects to and addresses the public domain;</p> <p>Access, entries and pathways are accessible and easy to identify;</p> <p>Large sites provide pedestrian links for access to streets and connection to destinations.</p>	<p>Yes</p> <p>The building entries and pedestrian access have been designed to connect the existing retirement village internally. Accessible pathway has been designed to connect all the residential buildings and community facilities within the village, which also connects to both Lady Penrhyn Drive and Willandra Road.</p>						
3H Vehicle access	<p>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</p>	<p>Yes</p> <p>Vehicle access is provided via the internal road of the village. It provides safe access and is not visible from the street</p>						
3J Bicycle and car parking	<p>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas;</p> <p>Parking and facilities are provided for other modes of transport;</p> <p>Car park design and access is safe and secure;</p> <p>Visual and environmental impacts of underground car parking are minimised;</p> <p>Visual and environmental impacts of on-grade car parking are minimised;</p>	<p>Yes</p> <p>A secure basement parking is proposed. The parking layout complies with relevant standards and controls.</p>						

	Visual and environmental impacts of above ground enclosed car parking are minimised.	
Part 4		
4A Solar and daylight access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area; Daylight access is maximised where sunlight is limited; Design incorporates shading and glare control, particularly for warmer months.	Yes 77.27% of units (34 out of 44) will receive a minimum of 2 hours direct sunlight between 9am and 3pm during mid-winter.
4B Natural Ventilation	All habitable rooms are naturally ventilated; The layout and design of single aspect apartments maximises natural ventilation; At least 60% of apartments are naturally cross-ventilated in the first nine storeys of the building.	Yes 100.00% of units will achieve natural cross ventilation.
4C Ceiling heights	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <ul style="list-style-type: none"> - Habitable rooms 2.7m - Non-habitable 2.4m Ceiling height increases the sense of space in apartments and provides for well proportioned rooms; Ceiling heights contribute to the flexibility of building use over the life of the building.	Yes 2.9m floor to floor height including 150mm concrete slab and 50mm service bulkhead is proposed. 2.7m floor to ceiling height is designed to all habitable rooms.
4D Apartment size and layout	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity; Environmental performance of the apartment is maximised (4D-2); Apartment layouts are designed to accommodate a variety of household activities and needs. 4D-2: In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	The proposed design can be amended to achieve this requirements or to reduce the room depth to maximum.

4E Private open space and balconies	<p>All apartments are required to have primary balconies as follows:</p> <table><tr><td>Dwelling type</td><td>Minimum area</td><td>Minimum depth</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr></table> <p>Primary private open space and balconies are appropriately located to enhance liveability for residents; Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building; Private open space and balcony design maximises safety.</p>	Dwelling type	Minimum area	Minimum depth	2 bedroom apartments	10m ²	2m	<p>Yes</p> <p>The proposed 10 units are provided with balcony. The size of the private open spaces and balconies comply with this clause.</p>
Dwelling type	Minimum area	Minimum depth						
2 bedroom apartments	10m ²	2m						
4F Common circulation and spaces	<p>The maximum number of apartments off a circulation core on a single level is eight; Common circulation spaces promote safety and provide for social interaction between residents.</p>	<p>Yes</p> <p>All common areas are accessible. Common circulation spaces have been provided on each level and serve 5 units.</p>						
4G Storage	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table><tr><td>Dwelling type</td><td>Storage size volume</td></tr><tr><td>2 bedroom apartment</td><td>8m³</td></tr></table> <p>At least 50% of the required storage is to be located within the apartment; Additional storage is conveniently located, accessible and nominated for individual apartments.</p>	Dwelling type	Storage size volume	2 bedroom apartment	8m ³	<p>Yes</p> <p>It is capable to provide sufficient storage both inside the unit and in the basement.</p>		
Dwelling type	Storage size volume							
2 bedroom apartment	8m ³							
4H Acoustic privacy	<p>Noise transfer is minimised through the siting of buildings and building layout; Noise impacts are mitigated within apartments through layout and acoustic treatments.</p>	<p>Yes</p> <p>The lift shafts have been positioned to avoid any unreasonable acoustic impact.</p>						
4J Noise and pollution	<p>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings; In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</p>	<p>N/A</p> <p>There is no significant noise source near the proposed building.</p>						
4K Apartment mix	<p>A range of apartment types and sizes is provided to cater for different</p>	<p>Yes</p>						

	household types now and into the future; The apartment mix is distributed to suitable locations within the building.	8 two-bedroom units and 2 one-bedroom units are proposed to achieve apartment mix objective.
4L Ground floor apartments	Street frontage activity is maximised where ground floor apartments are located; Design of ground floor apartments delivers amenity and safety for residents.	Yes The one north facing units on the ground floor are provided with at-grade private open space.
4M Facades	Building facades provide visual interest along the street while respecting the character of the local area; Building functions are expressed by the façade.	Yes The building facades is designed to be consistent with the existing buildings in the village.
4N Roof design	Roof treatments are integrated into the building design and positively respond to the street; Opportunities to use roof space for residential accommodation and open space are maximised; Roof design incorporates sustainability features.	Yes The ridge line comprises of the roofs of existing dwellings to the west of Lady Penrhyn Drive.
4O Landscape design	Landscape design is viable and sustainable; Landscape design contributes to the streetscape and amenity.	Yes Detailed landscape design is proposed with an extensive planting schedule.
4P Planting on structures	Not applicable.	Not applicable.
4Q Universal design	Universal design features are included in apartment design to promote flexible housing for all community members; A variety of apartments with adaptable designs are provided; Apartment layouts are flexible and accommodate a range of lifestyle needs.	Yes Universal design has been achieved wherever is possible.
4R Adaptive reuse	Not applicable.	Not applicable.
4S Mixed use	Not applicable.	Not applicable.
4T Awnings and signage	Not applicable.	Not applicable.
4U Energy efficiency	Development incorporates passive environmental design; Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer;	Yes BASIX certificates have been provided to each unit.

	Adequate natural ventilation minimises the need for mechanical ventilation.	
4V Water management and conservation	Potable water use is minimised; Urban stormwater is treated on site before being discharged to receiving waters; Flood management systems are integrated into site design.	Yes WSUD elements approved by the original DA have been completed. The proposed new building will be connected to the existing system.
4W Waste management	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents; Domestic waste is minimised by providing safe and convenient source separation and recycling.	Yes The waste storage room is provided in the basement.
Building maintenance	Building design detail provides protection from weathering; Systems and access enable ease of maintenance; Material selection reduces ongoing maintenance costs.	Yes The village operator will take charge of the day to day building maintenance.