

A22039

Design Verification Statement
1955 Pittwater Road, Bayview

30 April 2024
Aplus Design Group
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Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

**SENIORS HOUSING DEVELOPMENT AT
1955 PITTWATER ROAD, BAYVIEW NSW 2104**

DESIGN VERIFICATION STATEMENT

Pursuant to section 29(2) of the Environmental Planning and Assessment Regulation 2021, I hereby declare that I am a qualified designer, which means *a person registered as an architect in accordance with the Architects Act 2003* as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2021.

I directed the design of the residential flat development stated above for which the original development consent was granted and for the modification of the development. I confirm that the design achieves the design quality principles and meets the objectives set out in the Apartment Design Guide 2015, published in conjunction with the State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development 2015.

A table is annexed to this Design Verification Statement addressing the relevant design objectives and design criteria in Parts 3 and 4 Apartment Design Guide.

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

The site is known as 1955 Pittwater Road, Bayview, and consists of a single allotment. The site is located on the south-western side of Pittwater Road with a total area of 1296.5m². The proposed development is a seniors housing development comprising 4 units.

The site is located within the R2 Low Density Residential zone and is currently under construction pursuant to DA2019/0154 approved for a seniors housing development. The site is not heritage listed and not located within a heritage conservation area nor identified as flood prone land. The proposed development is located on the south-western side of Pittwater Road, and adjoined predominantly by 1-3 storey dwelling houses.

The proposal involves modification of development consent DA2019/0154 granted for demolition works and construction of a seniors housing development.

The proposed development responds to the context of the site by providing built forms that sit in a landscaped setting, providing a positive contribution to the public domain. Vehicular access into the car parking is via a driveway access ramp off Pittwater Road.

PRINCIPLE 2: BUILT FORM AND SCALE

The proposed development achieves an appropriate built form in terms of building alignment, proportion and manipulation of building elements. The approach to the design proposal is to create

simple, yet elegant built forms as well as floating roof elements that sit harmoniously within the existing contextual environment.

The balconies have been designed to be an extension of the living spaces so that views and outdoor living can be maximised.

The scale of the building has been carefully modulated in bulk, height, landscaped area and spatial separation controls to represent an expression of the desired future character of the site within the locality.

The development as it is proposed to be modified will remain substantially the same as the development that was originally approved.

PRINCIPLE 3: DENSITY

The objective of the design proposal is to respect the character and scale of the desired future character of the site, with the buildings designed to reinforce the existing topography, as well as containing within the established setback controls.

The proposed modified development does not involve any change in approved floor space.

PRINCIPLE 4: SUSTAINABILITY

Sustainable design techniques have been employed to ensure resource, energy and water efficiency. The planning and arrangement of the units are repeated where possible to maximise the efficiency in planning and hence servicing.

All units have been designed to achieve cross ventilation. The design of the building maximises passive solar design to the units, as well as having the ability for solar control, with balconies providing outdoor living areas.

The buildings also provide for use of energy efficient building materials and achieve a compliant BASIX score and NatHERS Rating.

PRINCIPLE 5: LANDSCAPE

The proposed landscape design is an integral part of the overall design intent. Provision is made for a multitude of canopy trees around the perimeter of the site. Planting along the street frontage provides privacy and a softening to the built form, with planting along the eastern, southern and western boundaries creating a buffer from the adjoining properties.

The planting species have been selected for their endemic nature, low maintenance, tolerance to low water use and suitability to provide privacy and accent.

PRINCIPLE 6: AMENITY

The planning and arrangement of the units ensure an appropriate mix of 2 and 3 bedroom units, with all units achieving solar access. The planning also maximises cross ventilation, minimising the need for active heating and cooling. Indoor and outdoor living spaces have been incorporated into the planning through good-sized living areas and generous balconies.

The design and siting of the proposal also maximises visual privacy by avoiding overlooking through the effective location of windows and balconies.

PRINCIPLE 7: SAFETY

Safety and security have been well considered within the design process of the proposal. The massing of the buildings means that there will be passive surveillance of Pittwater Road. Appropriate lighting will promote safety and security. Vehicular entry to the car parking will also be secured with garage door and an intercom system for the purposes of safety and security.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

The proposed development provides an appropriate mix of 2 and 3 bedroom units, contributing to the housing stock of the area. Wheelchair access via a continuous accessible path of travel is provided to all dwellings.

PRINCIPLE 9: AESTHETICS

The proposal contains an appropriate composition of building and landscape elements, textures, materials and colours to reflect the positive elements of the existing neighbourhood. The overall design proposal is intended to achieve a clean modern aesthetic through a selected palette of materials, as well as the articulation of the building mass.

CONCLUSION

The basis of the proposal is to provide a new standard in high quality residential development. The proposal resembles and relates to the existing streetscape, ensures that a modern and dynamic development is created and will provide a benchmark for architectural design in the locality.

The proposed development, as modified, achieves the design quality principles and meets the objectives set out in Apartment Design Guide 2015. The modifications do not diminish or detract from the design quality, or compromise the design intent of the development for which development consent was originally granted.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Kaichi Leung', written in a cursive, fluid style.

KAICHI LEUNG
Registered Architect NSW 7133

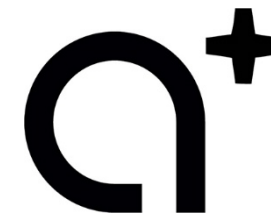
Annexure

**Apartment Design Guide
Compliance Table**

1955 Pittwater Road, Bayview

A22039

30/04/2024



Apartment Design Guide – Design Objectives and Design Criteria

PART 3 SITING THE DEVELOPMENT

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Site Analysis	Objective 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		<p>The proposed development is orientated along the street frontage.</p> <p>The building has been designed to respond to the surrounding context.</p>
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		The development has been orientated to maximise solar access to living spaces.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		The proposal is not considered to adversely impact on the solar access of adjoining development and minimise overshadowing to adjacent buildings.
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		Landscaping has been used to delineate between private and public space.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		The proposal provides positive contribution to the public domain. Active street frontage is proposed along Pittwater Road, promoting safety and security.

	OBJECTIVE	DESIGN CRITERIA			PROPOSED
Communal Open Space	Objective 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			Not applicable.
		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 9am and 3pm on 21 June (mid winter)			Not applicable.
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting				Not applicable.
	Objective 3D-3 Communal open space is designed to maximise safety				Not applicable.
Deep Soil Zones	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	Deep soil zones are to meet the following minimum requirements:			Not applicable.
		Site Area	Min. Dimensions	Deep soil zone (% of site area)	
		Less than 650m ²	-	7%	
		650m ² – 1500m ²	3m		
		Greater than 1500m ²	6m		
		Greater than 1500m ² with significant tree cover	6m		
Visual Privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required				

	OBJECTIVE	DESIGN CRITERIA			PROPOSED
	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	separation distances from buildings to the side and rear boundaries are as follows:			The proposal complies. Layouts take into consideration of privacy for occupants to reduce the possibility for overlooking.
		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				The proposal complies. Layouts take into consideration of privacy for occupants to reduce the possibility for overlooking.
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain				Entrance relates to the street. Building entry is clearly identifiable..
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify				The proposal has been designed with an appropriate, identifiable, secure, safe and accessible entry.
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations				Not applicable.
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				As approved. There is adequate separation from the proposed driveway to surrounding intersections. The driveway has been designed with minimum impact on the streetscape. Pedestrian and vehicular entries are provided for separately.
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in	For development in the following locations:			The proposal includes 9 car spaces within the carparking level which complies with council parking controls.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	metropolitan Sydney and centres in regional areas	<ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</p> <p>The car parking needs for a development must be provided off street.</p>	
	Objective 3J-2 Parking and facilities are provided for other modes of transport		The proposal includes car spaces within the carparking level which complies with council controls.
	Objective 3J-3 Car park design and access is safe and secure		Access is clear of visual obstructions and carpark design minimises opportunities for hiding and concealment.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		The proposal complies with this control.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		Not applicable.
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		Not applicable.

PART 4 DESIGNING THE BUILDING

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Solar and Daylight Access	Objective 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 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	The proposed development has been orientated to maximise the northern aspect. The layout of units and window location provide satisfactory daylight access. All units will receive 2 hours direct sunlight at the winter solstice.
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	Not applicable.
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	No apartments will receive no direct sunlight between 9 am and 3 pm at mid winter.
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Full height windows are proposed to achieve maximum daylight.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		The proposal complies with this control.
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		All habitable rooms are naturally ventilated.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Not applicable. There are no single aspect apartments in the proposal.
	Objective 4B-3 The number of apartments with natural cross ventilation	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	All apartments are naturally cross ventilated.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	is maximised to create a comfortable indoor environment for residents	Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Overall depth of cross-through apartments does not exceed 18m, measured glass line to glass line.
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Minimum floor to ceiling height of 2.7m is provided to the habitable rooms.
		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	
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		The proposal complies with this control.
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		The proposal complies with this control.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	
Apartment Size and Layout	Objective 4D-1 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:	All apartments comply with minimum unit size requirements.	
		Apartment Types		Minimum Internal Area
		Studio		35m ³
		1 bedroom		50m ³
		2 bedroom		70m ³
		3 bedroom		90m ³
		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each.		
		A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each.		
	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	The proposal complies with this control.		
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	The proposal complies with this control.	
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		The proposal complies with this control. The maximum habitable room depth is no more than 8m from a window.		
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	The proposal complies with this control. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ²		

	OBJECTIVE	DESIGN CRITERIA	PROPOSED															
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	The proposal complies with this control. 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 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	The proposal complies with this control. Living rooms or combined living/dining rooms have a minimum width of 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	The width of cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.															
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	The proposal complies with this control, with each apartment having access to at least one private open space with compliant minimum area. Balconies have been designed to articulate the building façades with compliant minimum depth.															
		<table><tr><td>Dwelling type</td><td>Minimum Area</td><td>Minimum Depth</td></tr><tr><td>Studio</td><td>4m³</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m³</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m³</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m³</td><td>2.4m</td></tr></table>		Dwelling type	Minimum Area	Minimum Depth	Studio	4m³	-	1 bedroom	8m³	2m	2 bedroom	10m³	2m	3+ bedroom	12m³	2.4m
		Dwelling type		Minimum Area	Minimum Depth													
		Studio		4m³	-													
		1 bedroom		8m³	2m													
		2 bedroom		10m³	2m													
		3+ bedroom		12m³	2.4m													
		The minimum balcony depth to be counted as contributing to the balcony area is 1m																
2. For apartments at ground level or on a podium or similar structure, a private open space is	Not applicable.																	

	OBJECTIVE		DESIGN CRITERIA		PROPOSED
			provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.		
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents			Generous balconies are provided adjacent to the living areas in all apartments and designed to be an extension of the living areas.	
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building			Balconies have been designed to articulate the building façades. Solid balustrades are selected to respond to the location, to allow views and passive surveillance of the streets, while maintaining visual privacy and allowing for a range of uses on the balcony.	
	Objective 4E-4 Private open space and balcony design maximises safety			Design of balconies avoids opportunities for climbing and falls.	
Common Circulation and Spaces	Objective 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		There is a maximum of 2 apartments off a circulation core in the proposed development.	
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		Not applicable.	
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents			The proposal complies with this control. Direct and legible access is provided between vertical circulation points and apartment entries to give straight, clear sight lines.	
Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		Required storage has been provided within apartments as well as secured storage in carparking area. At least 50% of the required storage is located within the apartment.	
		Dwelling Type	Storage size volume		

	OBJECTIVE	DESIGN CRITERIA		PROPOSED
		Studio	4m³	
		1 bedroom	6m³	
		2 bedroom	8m³	
		3+ bedroom	10m³	
		At least 50% of the required storage is to be located within the apartment		
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments			The proposal complies with this control.
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		The proposal complies with this control.	
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		The proposal complies with this control.	
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		Noise from external sources will be treated to ensure compliance.	
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		The proposal complies with this control.	
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		The proposal provides an appropriate mix of 2 and 3 bedroom units, contributing to the housing stock of the area.	
	Objective 4K-2		The proposal complies with this control.	
	The apartment mix is distributed to suitable locations within the building			

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Not applicable. There are no ground floor apartments in the proposal.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		Not applicable. There are no ground floor apartments in the proposal.
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		<p>The building elements have been designed with regard to the elements, textures, materials and colours of the existing neighbourhood.</p> <p>The design of the façades is intended to reduce the visual bulk of the building and offers an interesting dialogue of horizontal and vertical elements.</p>
	Objective 4M-2 Building functions are expressed by the facade		The proposal complies with this control.
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		The roof design incorporates smaller elements to avoid bulk and is proportionate to the overall building size, scale and form.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Not applicable.
	Objective 4N-3 Roof design incorporates sustainability features		The proposal complies with this control. Eaves and overhangs shade walls and windows from summer sun.
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		The proposal complies with this control. Refer to landscape design.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		The proposal complies with this control. Refer to landscape design.
	Objective 4P-1 Appropriate soil profiles are provided		The proposal complies with this control.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Planting on Structures	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		The proposal complies with this control. The planting species have been selected for their endemic nature, low maintenance, tolerance to low water use and suitability to provide privacy and accent.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		The proposal complies with this control. Refer to landscape design.
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		<p>Apartments in the proposal have been designed to:</p> <ul style="list-style-type: none"> - be an appropriate mix for the local market; - allow modifications over time; - respond to site characteristics; - provide appropriate kitchen and storage facilities; - enable furniture removal and replacement, and - provide adequate solar access and natural ventilation.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		The proposal provides an appropriate mix of 2 and 3 bedroom units, which is considered appropriate for the local market.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		The proposal complies with this control.
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Not applicable.
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		Not applicable.
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Not applicable.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Not applicable.
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design		Appropriate awning and lighting will be provided to the building entry on Pittwater Road.
	Objective 4T-2 Signage responds to the context and desired streetscape character		The proposal complies with this control.
Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design		The application achieves a compliant BASIX score and NatHERS Rating.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		The proposal complies with this control.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Natural ventilation requirements are met, which minimises the need for mechanical ventilation.
Water Management and Conservation	Objective 4V-1 Potable water use is minimised		<p>A BASIX Certificate has been submitted with the modification application. The proposed development complies with the requirements of BASIX.</p> <p>Low energy fixtures and fittings will be implemented.</p> <p>The planting species have been selected for their endemic nature, low maintenance, and tolerance to low water use. Refer to landscape design.</p>
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Not applicable.
	Objective 4V-3 Flood management systems are integrated into site design		Not applicable.

	OBJECTIVE	DESIGN CRITERIA	PROPOSED
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		The proposal complies with this control. Refer to Waste Management Plan.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		The proposal complies with this control. Refer to Waste Management Plan.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering		The proposal complies with this control.
	Objective 4X-2 Systems and access enable ease of maintenance		The proposal complies with this control.
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Robust and durable materials and finishes that weather well are selected to reduce ongoing maintenance costs.