

JACKSON TEECE

Project Number: 2017 019

11.7.2018

Project name: 181 ALLAMBIE RD, ALLAMBIE HEIGHTS NSW 2100

SEPP 65 - Design Verification Statement

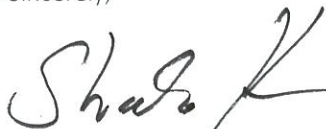
DA Application

Applicant - ALLAMBIE HEIGHTS VILLAGE LTD
Ciaran Foley - Chief Executive Officer
3 Martin Luther Place Allambie Heights NSW 2100

In respect to the above Development Application, we confirm that the design of the development has been designed & prepared by a Registered Architect and that the intent of the Design Quality of Residential Apartment Development - Design Quality Principles set out in Schedule 1 of the SEPP have been achieved for this development.

Below is a table demonstrating how the design meets the objectives.

Yours Sincerely,



Gregor Strachotta

Senior Architect


11.7.2018

Jackson Teece
Architecture

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JACKSON TEECE

REVISION REGISTER					
ISSUE	ISSUED FOR:	DATE	REVISION NO.	AUTHORISED	
				NAME / POSITION	SIGNATURE
1	DA	11/07/2018	1	Gregor Strachotta	

SEPP 65 & ADG

Table 1 – Principles of SEPP 65

Principle	Response
<p>Principle 1:</p> <p>Context and neighbourhood character</p>	<p>Site Address and current use site area:</p> <p>181 Allambie Road, Allambie Height – 37.29 ha</p> <p>Martin Luther Place is proposed as the existing access road from Allambie Road.</p> <p>The site is on Crown Land and on the fringe of existing extensive bushland. It is also neighbour to a residential area, to the 'Allambie Heights retirement community' and the 'Benevolent Society Help at Home' community. The existing 'Benevolent Society' is part of the actual site, but will not be affected by this application.</p> <p>The land is sloping down towards the south, with predominant long distant views beyond the Sydney Bay. The design of the proposed buildings is acknowledging the importance of the sloping site with its views and context and neighbourhood character and also considers the prelodgement advise by Northern beaches council (PLM2017/0135).</p>
<p>Principle 2:</p> <p>Built form and scale</p>	<p>Building Height and Setback</p> <p>The development proposes 2 main buildings with different uses. One Building is a single level Pool building with an adjacent gathering space and a gym. The other building complex is a 2 level Independent Living development and a carpark, nestled on along the existing slope.</p> <p>The placement and height of the buildings is chosen to maximise on views and solar but also largely complies with the height controls and existing neighbouring buildings scale.</p>
<p>Principle 3: Density</p>	<p>The site has an overall area of 37.29 ha and the project proposes 24 independent living units with a semi underground carpark and a pool building. The achieved FSR is only a small portion of the permissible FSR, proposing ample communal open space, including a large communal open area between the 2 main residential build forms.</p> <p>The large site and the landscape design has allowed for generous setbacks.</p>
<p>Principle 4: Sustainability</p>	<p>We have sited the proposed development considering passive solar principles. The building forms were developed to maximise on solar access into the cross through apartments, which are orientated North-South. 84% of units achieve 2 hours or more of sun in midwinter between 9am to 3pm.</p> <p>The apartments being all cross through apartments with dual aspects are maximised on natural ventilation. 100% of the apartments achieve natural cross ventilation.</p> <p>Additional, sustainable initiatives for waste management are provided with recycling points, water efficient fittings, water re-use, and indigenous landscaping strategies that requires a low level of irrigation.</p>
<p>Principle 5: Landscape</p>	<p>Landscape has been carefully considered and is the main design drivers of the project.</p> <p>All buildings are setback generously from the boundaries (with no basement underneath) and include external courtyards. The project provides for continuous deep soil and exceeds the minimum requirements.</p> <p>Additionally to the abundant landscaped areas, a communal landscaped podium is provided between the buildings, which is open to prevailing breezes, yet also offers partial protection</p>

Principle	Response
	<p>an arbour. Outside the 'open' carpark basement extent there is abundant allowance made for deep soil planting and the landscape strategy includes for significant native trees to grow. The communal open space combines hard and soft landscaped areas with BBQ and entertaining areas, providing active and passive spaces, with above ground planter pits for mature tree growth.</p>
<p>Principle 6: Amenity</p>	<p>Being next to existing bushland and with a large site footprint, the development strives for apartments with maximum amenity, and external areas have been intentionally designed to provide a variety of areas to gather and enjoy the bush like setting. Areas include a Put-Put lawn with existing and proposed trees and a bbq. area, as well as a new pond.</p> <p>The pool building provides a pool, gym and a multi-purpose / function room with a generous gathering deck.</p> <p>In most cases storage is greater than minimum required.</p>
<p>Principle 7: Safety</p>	<p>The proposal achieves a high level of distinction between public and private domain, with a clear entrance off the semi public street. The dwellings adapt passive and active security measures, such as swipe cards.</p> <p>Subtle external lighting will be provided to ensure surveillance is maintained during the night.</p>
<p>Principle 8: Housing diversity and social interaction</p>	<p>The development provides an opportunity for a diverse range of people to form a community, and it is linked through existing street and walkways to the established neighbourhood. The development improves the neighbourhood's variety by adding a pool building and activity areas for further social interaction.</p>
<p>Principle 9: Aesthetics</p>	<p>The proposed development will offer high-end apartments with the look and feel of an open resort. Through the use of regular materials and screens and simple forms it creates a desirable dwelling environment.</p> <p>The main building material used on all buildings will be high quality finished concrete – combined in a variety of contrasting paints and textures to bring vibrancy to the buildings. Contrasting screening screens add privacy and highlight important facades and prominent corners and the 'bookend' sandstone walls conclude the buildings in reflection of the surrounding materials. The fine nature of glazed balustrades to the curved balconies helps to define a finer rhythm to the built form, achieving a balance of steadiness, textures and gentleness.</p> <p>The Architecture uses visual intermissions between the balconies to emphasize the human scale and aesthetics of the project.</p>

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Compliance / Comment
PART 3: Siting the Dwelling		
3A 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		Complies. The opportunities and constraints of the site have been considered and building location form and scale have been designed in respect to them.
3B Orientation		
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	<ul style="list-style-type: none"> • Buildings along the street frontage define the street, by facing it and incorporating direct access from the street. • Where the street frontage is to the east or west, rear buildings should be orientated to the north. • Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west. 	<p>Complies. The residential Building has been designed to complement the existing Road.</p> <p>Complies. The residential build form orientates north / south and cross through apartments allow for solar access.</p> <p>Complies. Solar access is enhanced and maximised with Buildings cascading, following the natural slope of the land. Overshadowing is avoided.</p>
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter	<ul style="list-style-type: none"> • Living areas, private open space and communal open space should receive solar access. • Solar access to living rooms, balconies and private open spaces of neighbours should be considered. • Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%. • Overshadowing should be minimised to the south or downhill by 	<p>Complies. The orientation and layout of the apartments allows for the required solar access.</p> <p>Complies. The orientation and layout of the apartments allows for the required solar access.</p> <p>Complies. No overshadowing occurs between the buildings.</p> <p>Complies. No overshadowing occurs between the buildings.</p>

Objective	Design Guidance / Criteria	Compliance / Comment
	increased upper level setbacks.	
3C Public Domain Interface		
<p>Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security</p>	<ul style="list-style-type: none"> • Direct access to ground floor dwellings with changes in level to allow for privacy. • Upper level balconies and windows should overlook the public domain. • Front fences and walls along street frontages should use visually permeable materials and treatments. • Length of solid walls should be limited along street frontages. • Opportunities should be provided for casual interaction between residents and the public domain. • In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated. • Opportunities for people to be concealed should be minimised. 	<p>Complies. The interaction between the private and public domain has been carefully considered with respect to the security needs of the residents. Private terraces to all ground floor apartments, which separate them from the public space and provide a hierarchy of levels for differentiation.</p> <p>Complies. All upper level balconies overlook either the public street or the communal landscaped podium between the buildings.</p> <p>Complies. Private terraces utilise permeable fixed shutters for privacy and security.</p> <p>Complies. The buildings are interrupted by intermission gaps between the balconies, articulating and breaking down the overall build form. Solid walls overall are broken down strategically with window punctuation, balcony treatment and screening.</p> <p>Complies. Interaction by residents is encouraged through a leading landscape strategy that is designed to offer communal engagement spaces with a variety of uses. A Put-Put area, a pond, a pool building and ample designed outdoor spaces offer casual interaction between the residents and guests.</p> <p>n/a</p> <p>Complies. Landscaping measures remove the ability for people to be concealed from view.</p>

Objective	Design Guidance / Criteria	Compliance / Comment
<p>Objective 3C-2 Amenity of the public domain is retained and enhanced</p>	<ul style="list-style-type: none"> • Planting softens the edges of any raised terraces. • Mail boxes should be located in lobbies. • The visual prominence of underground car park vents should be minimised. • Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view. • Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels. • Durable, graffiti resistant and easily cleanable materials should be used. • On sloping sites protrusion of car parking above ground level should be minimised. 	<p>Complies. Heavily landscaped project, with significant sized trees within deep soil.</p> <p>Mailboxes are located in the main entry area.</p> <p>Complies. Heavily landscaped project, with significant sized trees within deep soil.</p> <p>Complies. Carpark is open and is naturally ventilated.</p> <p>Complies. Substation is placed out of view, concealed within an landscaped area. Waste area is hidden at a quite BoH area, with direct access from the main street.</p> <p>Complies. Circulation throughout the site is accessible and ramps minimised where possible on the sloping site.</p> <p>Complies. Materials within reach of the ground plane are generic in nature, and can be easily cleaned or covered in the event of graffiti.</p> <p>Complies. The carpark is located primarily underground, and the landscape levels outside its extent are graded and landscaped to ensure ease of transitioning.</p>
<p>3D Communal and Public Open Space</p>		
<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>Design Criteria</p> <ul style="list-style-type: none"> • 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 (mid winter). 	<p>Complies. The communal open space area is significantly larger than 25%.</p> <p>Complies.</p>

Objective	Design Guidance / Criteria	Compliance / Comment
	<p>Design Guidance</p> <ul style="list-style-type: none"> • Communal open space should be consolidated into a well-designed, easily identified and usable area. • Communal open space should have a minimum dimension of 3m. • Communal open space should be co-located with deep soil areas. 	<p>Complies. The landscaped communal areas are a set of differentiated spaces that are easily identified.</p> <p>Complies. The communal spaces are significant larger than 3m.</p> <p>Complies. Large areas of deep soil planting remain.</p>
<p>Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p>		<p>Complies. All the communal open spaces have been designed to cater for a range of activities. The main communal space between the buildings provides seating and walking opportunities, with an BBQ area, a Put-Put area and the multi-function area in the pool building etc..</p>
<p>Objective 3D-3 Communal open space is designed to maximise safety</p>		<p>Complies. These spaces have been considered with respect to safety, particularly for those elderly residents that this development caters for. All communal spaces are fully accessible.</p>
<p>Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>		<p>Complies. The proposed landscaped public open space is linking itself into the existing street and footpath network and invites the existing residents to use the extended communal spaces.</p>
<p>3E Deep Soil Zones</p>		
<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>Deep soil zones are to have minimum width of 6m and minimum of 7% of site area</p>	<p>Complies. Deep soil area exceeds the minimum required.</p>
<p>3F Visual Privacy</p>		
<p>Objective 3F-1 Adequate building separation distances are shared equitably between</p>	<p>Design Criteria</p>	

Objective	Design Guidance / Criteria	Compliance / Comment
<p>neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room</p>	<p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from habitable rooms and balconies to the side and rear boundaries are as follows:</p> <ul style="list-style-type: none"> • Up to 12m/4 storeys: 6m • Up to 25m/5-8 storeys: 9m • Over 25m (9+storeys): 12m <p>Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2 in the ADG).</p>	<p>Complies.</p>
<p>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>		<p>Complies. Further to building separation privacy is enhanced by fixed louvres.</p>
<p>3G Pedestrian Access and Entries</p>		
<p>Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain</p>		<p>Complies. The primary pedestrian entry is identifiable from the street; it is a single point for all residential buildings.</p>
<p>Objective 3G-2 Access, entries and pathways are accessible and easy to identify</p>		<p>Complies. All entries are accessible.</p>
<p>Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations</p>		<p>Complies. The main pedestrian thoroughfare is fully open to the air and links both main roads with the communal courtyard. Security between the public and private domain has been made via visibility, allowing pedestrian links through the site to remain highly visible and easy to navigate.</p>
<p>3H Vehicle Access</p>		
<p>Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between</p>		<p>Complies. The vehicle access point is clearly defined and separate to the</p>

Objective	Design Guidance / Criteria	Compliance / Comment
pedestrians and vehicles and create high quality streetscapes		pedestrian entry.
3J 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	<p>For development in the following locations:</p> <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 • the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less • The car parking needs for a development must be provided off street. 	Complies. Adequate car parking is provided, refer to the traffic report.
Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies. Separate Bicycle storage is provided.
Objective 3J-3 Car park design and access is safe and secure		Complies. Access into the carpark is safe.
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies. Carpark is mostly concealed and designed into the landscape.
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		Complies. Landscaping is the leading design factor.
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		n/a

PART 4 – DESIGNING THE BUILDING		
4A Solar and Daylight Access		
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Design Criteria 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.	Complies. The required dwellings receive 2 hours of direct sunlight between 9am and 3pm.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter.	Complies.
Objective 4A-2 Daylight access is maximised where sunlight is limited.		Complies.
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.		Complies. The apartment has shading and privacy screens.
4B Natural Ventilation		
Objective 4B-1 All habitable rooms are naturally ventilated		Complies. All habitable rooms are naturally ventilated.
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Complies. All dwellings are dual aspect.
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	Design Criteria At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Complies. All dwellings are cross ventilated.
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies.

4C Ceiling Heights		
<p>Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access</p>	<p>Design Criteria</p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"> • Habitable: 2.7m • Non habitable: 2.4m • Ground/First Floors: 3.3m 	Complies.
<p>Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</p>		Complies. Rooms are well proportioned.
<p>Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building</p>		n/a
4D 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>Design Criteria</p> <p>Apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"> • Studio: 35sqm • 1 bed: 50sqm • 2 bed: 70sqm • 3 bed: 90sqm <p>The minimum internal areas include only one bathroom. Additional</p>	Complies. In excess of the minimum required figures.

	<p>bathrooms increase the minimum internal area by 5sqm each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.</p>	
	<p>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>	Complies.
<p>Objective 4D-2 Environmental performance of the apartment is maximised</p>	<p>Design Criteria</p> <p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p>	Complies.
	<p>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	Complies.
<p>Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs</p>	<p>Design Criteria</p> <p>Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)</p>	Complies.
	<p>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p>	Complies.
	<p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 	Complies.
	<p>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>	Complies.
<p>4E Private Open Space and Balconies</p>		

<p>Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p>	<p>Design Criteria</p> <p>All apartments are required to have primary balconies as follows:</p> <p>Minimum area:</p> <ul style="list-style-type: none"> • Studio: 4sqm • 1 bed: 8sqm • 2 bed: 10sqm • 3 bed: 12sqm <p>Minimum depth:</p> <ul style="list-style-type: none"> • Studio: - • 1 bed: 2m • 2 bed: 2m • 3 bed: 2.4m <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p>	<p>Complies.</p>
	<p>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 15sqm and a minimum depth of 3m.</p>	<p>Complies.</p>
<p>Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.</p>		<p>Complies.</p>
<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>Complies. The balconies have been designed so that they are part of the envelope of the building.</p>
<p>Objective 4E-4 Private open space and balcony design maximises safety.</p>		

4F Common Circulation and Spaces		
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	Design Criteria The maximum number of apartments off a circulation core on a single level is eight.	Complies.
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	n/a
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Complies.
4G Storage		
Objective 4G-1 Adequate, well designed storage is provided in each apartment	Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <ul style="list-style-type: none"> • Studio: 4m3 • 1 bed: 6m3 • 2 bed: 8m3 • 3 bed: 10m3 At least 50% of the required storage is to be located within the apartment.	Complies.
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.	
4H Acoustic Privacy		
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.		Complies.
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.		Complies.

4J 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.	n/a – not a hostile environment
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Complies. Refer to acoustic report for the wall requirements.
4K 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.	Complies. The dwelling is adding a different typology to the existing neighbourhood.
Objective 4K-2 The apartment mix is distributed to suitable locations within the building	n/a - all apartments are ILU's
4L Ground Floor Apartments	
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	n/a.
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	Complies.
4M Facades	
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	Complies. Design is engaging and open yet private.
Objective 4M-2 Building functions are expressed by the facade	Complies.
4N Roof Design	
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies. Roof is largely concealed from the site.
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Complies. Pool building has a green roof and roof over carpark is landscaped.
Objective 4N-3 Roof design incorporates sustainability features	Complies. The roof has large skylights, increasing the amount of light into dining and living areas.

4O Landscape Design	
Objective 4O-1 Landscape design is viable and sustainable	Complies. Refer to landscape documentation, mainly native plants are proposed.
4P Planting on Structures	
Objective 4P-1 Appropriate soil profiles are provided	Complies. Yes, the landscape design is one of the main drivers of this project.
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies. Mainly native local plants are proposed.
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies. Yes the roof over the carpark has been designed to allow for landscaping and communal open space, other areas are within the deep soil zones and intentionally provide amenity to the project.
4Q Universal Design	
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	Complies. Apartments are generous in layout and can adapt to the needs of the user.
Objective 4Q-2 A variety of apartments with adaptable designs are provided	Complies. The project proposes 2 different types of apartment layouts.
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies. Apartments are all adaptable and can be adjusted to different needs.
4R 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
4S Mixed Use	
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that	n/a

encourage pedestrian movement	
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Complies.
4T Awnings and Signage	
Objective 4T-1 Awnings are well located and complement and integrate with the building design	Complies, awnings and screens provide protection and also enhance the buildings overall appearance.
Objective 4T-2 Signage responds to the context and desired streetscape character	Complies, clear signage proposed.
4U Energy Efficiency	
Objective 4U-1 Development incorporates passive environmental design	Complies. The dwelling has been designed with consideration to siting, solar access, cross ventilation and 5 star rating to services.
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies.
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Complies.
4V Water Management and Conservation	
Objective 4V-1 Potable water use is minimised	Sustainable water usage appliances can be used for the development overall.
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Complies. Retention tank under pool building.
Objective 4V-3 Flood management systems are integrated into site design	Complies. Retention tank under pool building.
4W Waste Management	
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies. Facility is located at "BoH" area.
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies. Enhancing and promoting effective recycling for residents,

	making the task easy and convenient.
4X Building Maintenance	
Objective 4X-1 Building design detail provides protection from weathering	Complies. Robust external cladding materials combined with reveal glazing allow for maximum protection from the elements. Deep balconies also assist to protect against weathering.
Objective 4X-2 Systems and access enable ease of maintenance	Complies. Most of the windows are on a balcony, making cleaning very accessible. Any other glazing location can be reached with the help of extension poles.
Objective 4X-3 Material selection reduces ongoing maintenance costs	Complies. The use of robust external cladding materials and concrete will minimise the required maintenance for the life of the development. Other screen and balustrade materials will be chosen to allow a longer maintenance free lifespan whilst keeping their original appearance.