

SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany the Development Application submitted for the proposed residential development at:

45-45a Oaks Ave, Dee Why

PREPARED BY: MACKENZIE ARCHITECTS INTERNATIONAL Pty Ltd
PREPARED FOR: Amersfoort Investment Group Pty Ltd as trustee for Renkum Family Trust

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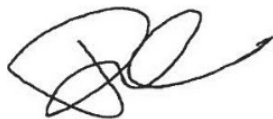
Verification of Qualifications/ Statement of Design

Dugald Mackenzie is a Registered Architect in New South Wales - Registration number is 6033. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale.

Dugald Mackenzie has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the Application.

Statement of Design

Mackenzie Architects International verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development, and Parts 3 and 4 of the Apartment Design Guide, are achieved for the proposed development as described in the following document.

A handwritten signature in black ink, consisting of a stylized 'D' followed by a series of loops and a long horizontal stroke extending to the right.

Dugald Mackenzie
Director
Registered Architect NSW, No. 6033

Site Description

The subject site is located at 45-45a Oaks Ave Dee Why and comprises of Title 1/DP593609 and 2/DP593609, Property ID: 928880 and 928879. The total lot size of the proposed site at 45-45a Oaks Ave is 768.7m² (by calc) and is situated on Oaks Ave off Pittwater Rd. The proposal has been designed for the construction of a new residential flat building comprising of 12 residential units.

The subject site is located within the Northern Beaches Council Local government area and has a total site area of 768.7m². The location of the subject site is illustrated in Image 1 below, where the subject site is outlined in red.

ADDRESS	LEGAL DESCRIPTION	SIZE
45-45a Oaks Ave, Dee Why	1/DP593609 2/DP593609	768.7m ² (by title)

From Sydney CBD, Dee Why is approximately 18.6 kilometres away. The drive is about a 37-minute drive along Pittwater Rd, Military Rd, Warringah Freeway and Western Distributer. There are several schools, parks, and shopping spaces within walking distance to the subject site. From the subject site, the Bus stop is 350m (on Pittwater Rd) or an approximate 5-minute walk.

The existing development comprises:

- 45-45a Oaks Ave: one storey brick exterior dual-occupancy (duplex).

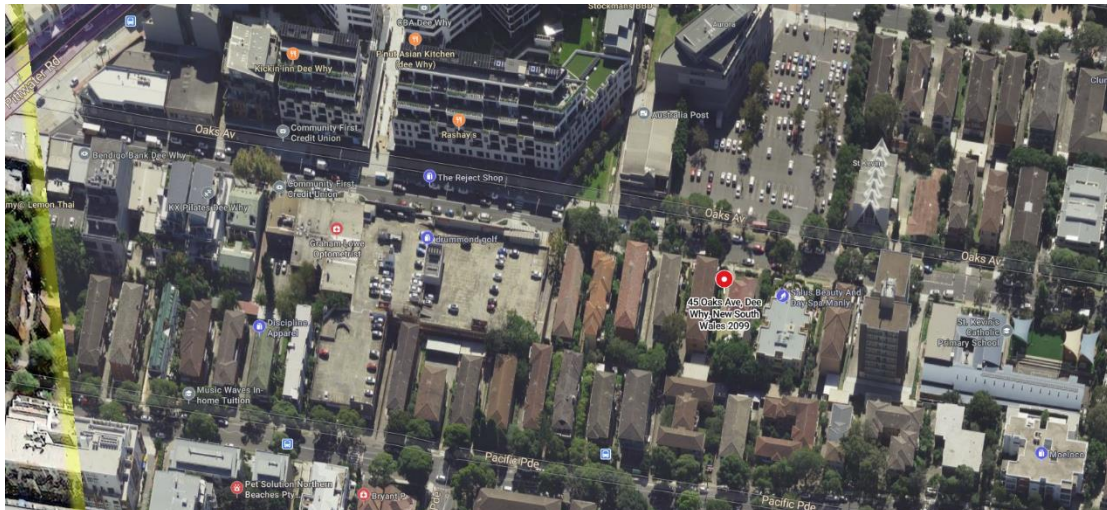
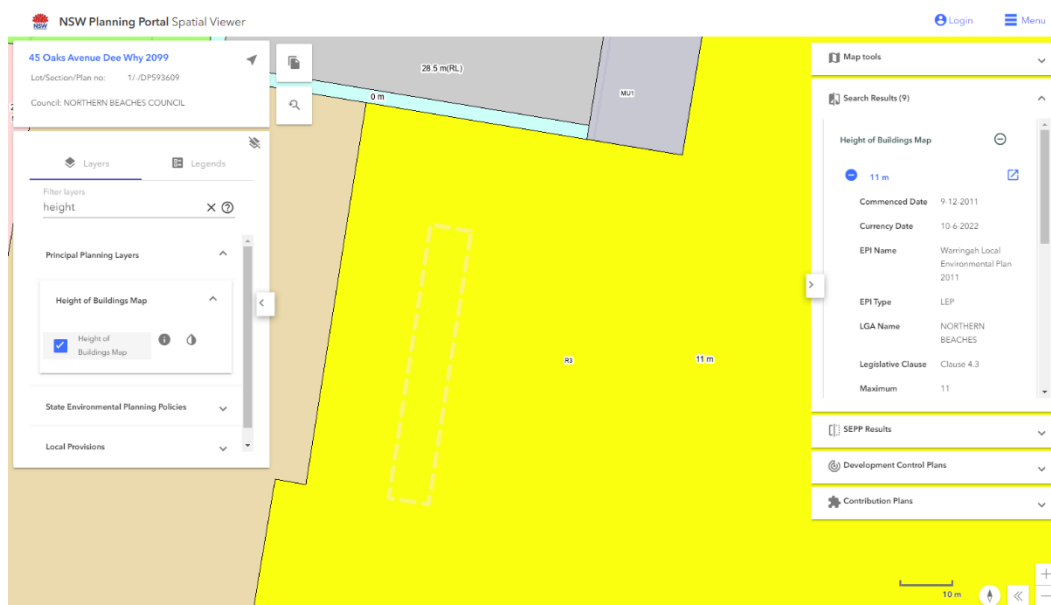


Image 1 – Aerial view of subject site and existing context

Source: Bing Maps

The subject site is zoned R3, Medium Density Residential under Northern Beaches Council (Warringah LEP 2011). There is no FSR restriction on the subject site. The SEPP 2021 (Housing) – Part 2 Division 1 will be used for this development. A maximum building height limit applies to the site at 11M (LEP) and 14.3M (SEPP 2021 HOUSING - PART 2 DIVISION 1)



ADDRESS	SIZE	ALLOWABLE HEIGHT
45-45a Oaks Ave Dee Why	768.7m ² (by calc)	11M (LEP) 14.3M (SEPP 2021 (HOUSING) - PART 2 DIVISION 1)

Image 2 – NSW planning portal spatial viewer, Height Map
Source: NSW Planning portal spatial viewer

SUBJECT SITE



Image 3 – View of subject site taken from Oaks Ave towards 45-45a Oaks Ave
Source: Google Maps



Image 4 – View of subject site taken from Pacific Pde towards the property of 45-45a Oaks Ave.
Source: Google Maps

Surrounding Context

Dee Why is approximately 18.6 kilometres North from Sydney CBD, approximately a 37-minute drive along Pittwater Rd, Military Rd, Warringah Freeway and Western Distributer.

The Bus stop is 350m west from the subject site (on Pittwater Rd), a 5-minute walk from the site. Several parks, shopping areas and schools are within walking distance to 45 Oaks Ave.



Image 5 – Neighbouring Residential building – 47-49 Oaks Ave
Source: Google Maps



Image 6 – Neighbouring Residential building – 43 Oaks Ave
Source: Google Maps

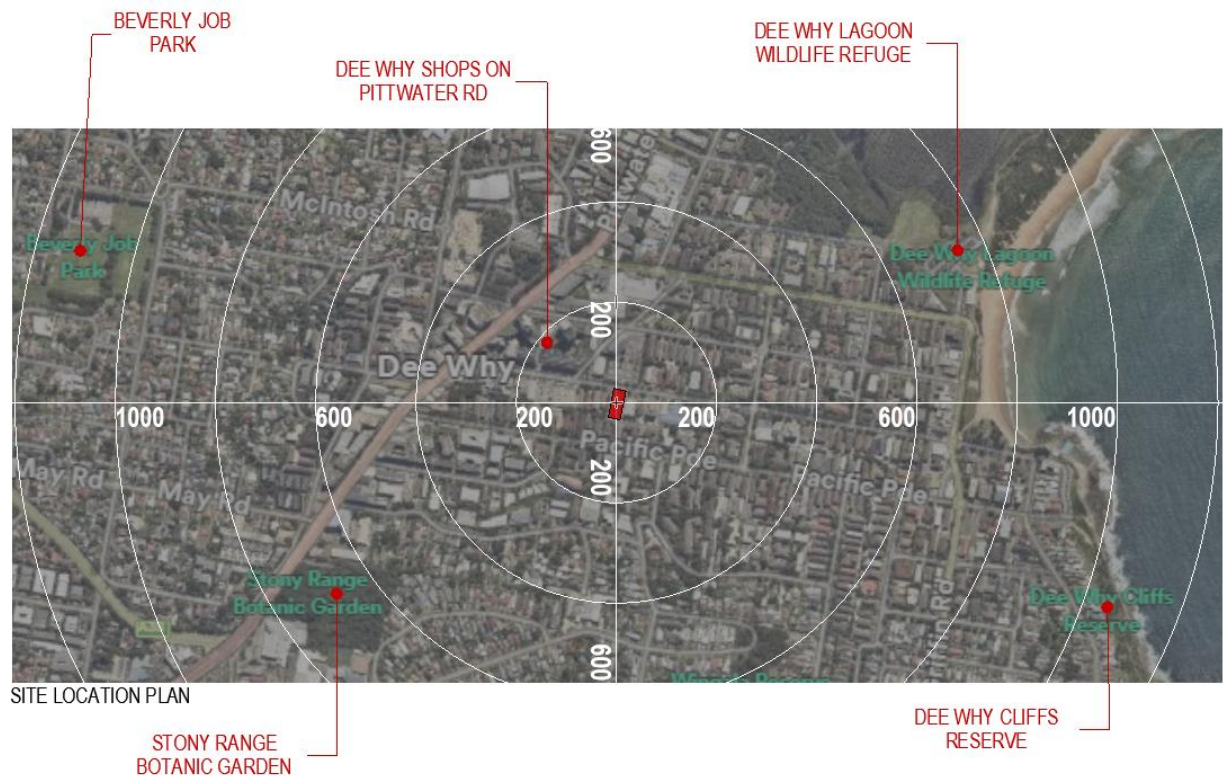


Image 7 – Broader Aerial Map of the Subject Site

Source: Mecone Mosaic & Near Maps

Design Proposal

The Development Proposal incorporates:

- Demolition of all existing structures on 45-45a Oaks Ave, including associated outbuildings/hardstand areas.
- Construction of a four storey residential flat building with vehicle entry on Oaks Ave.
- One level of basement car parking
- Car parking comprises a total of 11 car spaces being;
 - 11 Residential car spaces
 - Including 2 disabled spaces
- 12 residential apartments comprising:
 - One-bedroom – 3
 - Two-bedroom apartment - 7
 - Three-bedroom apartment – 2
- Basement levels comprise of
 - Unit storage
 - Bin rooms
 - Car parking
 - Plant room
 - Bin tug room
 - Pump room
 - Lift core with lobby

The SEPP 2021 (Housing) – Part 2 Division 1 will be used for this development.

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.

- Whilst the existing site contains a one-storey dual-occupancy (duplex), the adjoining neighbours have been quickly developed up to the residential standard.
- The subject site is zoned R3 Medium Density Residential, and a maximum building height of 11m (LEP) or 14.3m (SEPP 2021 HOUSING - PART 2 DIVISION 1) applies to the site.
- The development seeks to utilize the land in accordance with the zoning and take advantage of its proximity to public transport and services.
- The development aims to present a strong and attractive interface that addresses the site frontage whilst aiming to be consistent with the high-density character within and surrounding the subject block.

The proposal will increase housing stock within Warringah (Northern Beaches) by 12 additional dwellings.

- The proposed building responds to its immediate context through:
 - Façade design that responds to the existing and future street and adjacent urban forms, strengthening urban form, street alignments and street activation.
 - The facade scale is broken down by vertically proportioned articulation, glazing and coloured treatments
 - The building has access via Oaks Ave for the apartments and for basement access.

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 future context of the site has been described above. The proposal is designed to comply with the intended concentrated housing model that has been adopted by council for this area
- The articulation of the built form is designed to create a consistent architectural form when perceived from the street and surrounding location.
- The proposal is for four levels of residential development and one level of basement car parking. The street elevation clearly articulates the entryway. A number of materials and façade expressions including vertically and horizontal elements and textured elements create definition of the façade and assists in reducing the bulk of the development.
- The building has been designed to subtly activate the local area and encourage pedestrian movement within the site whilst being veiled.

Façade

- A careful composition of massing and detailing, building elements, textures, materials and colours contribute to the consideration of scale within the building design – the interplay of these ensure the building is respectful to the existing and future surrounding context.
- The building contains one level of car parking to allow for easy undercover access to apartments. The secure carpark is accessed via swipe card and intercom call points.
- Vertical elements and deep articulation within the façade identify the entry point for the development.
- Important building corners are given visual prominence through corner balconies, large windows and landscaping
- Facades lengths are an appropriate scale consistent with SEPP65 + ADG design objectives;

Accordingly, the proposal responds well to the topography and future urban context of the neighbourhood and the envisaged future character of the area.

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 residential development provides high density urban housing and comprises of 12 dwellings on the site at 45-45a Oaks Ave.
- The development comprises of the following unit mix in response to market demand in relation to typologies and living patterns.
 - One-bedroom apartment - 3
 - Two-bedroom apartment - 7
 - Three-bedroom apartment – 2
- The density of the development is considered sustainable within the existing availability of infrastructure, commercial and retail precincts, public transport, recreational and community facilities, and environmental qualities of the site. As such the proposal provides an appropriate density for a residential development in the immediate context
- The basement car parking houses car spaces as well as residential storage, garbage rooms and services areas.
 - 11 Residential car spaces
 - Including 2 disabled spaces

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

A comprehensive analysis of the building has been undertaken as part of the Basix Assessment however we note the following general inclusions as part of the proposal:

- 100% of units achieve cross ventilation (refer Mackenzie Architects International drawing A3003 REV. A)
- 75% of units will have a minimum of 3 hours direct solar access in mid-winter. (refer Mackenzie Architects International drawing A4001 REV. A and A4002 REV. A)
- Internal layouts and orientation have been arranged so as to provide good natural daylight and solar access to primary living areas, external private open space and courtyards;
- Typical floor plates have been used where possible to minimize structural transfers and false ceilings, other levels minimize transfers;
- Appropriate overhangs, awnings and screening as required to the façades
- Energy efficient appliances and fixtures as part of the internal fit out to minimize water consumption of resources
- Gas Instantaneous central hot water system
- Good access to public transport through bus routes linking to Sydney CBD, Parramatta CBD and the Northern Beaches.

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 future residents of the development will benefit from a good level of amenity assisted with provision made for the following:

- A good variety of apartment sizes, layouts and general configuration.
- Appropriate connections and subtle separation of spaces within the apartments to capture natural light
- Apartments achieve the cross-ventilation requirement with 100% cross ventilation achieved. A range of windows, sliding doors to balconies provide the residents a variety of options to altering their own internal environment (refer Mackenzie Architects International drawing A3003)
- Private recreational areas (balconies and terraces) accessed directly from main living spaces for each apartment.
- Excellent day lighting, solar access and natural ventilation for all habitable rooms within the apartments
- Carefully considered privacy measures to any balconies and bedroom windows facing adjoining properties
- Our solar study has indicated that 75% of the apartments achieve over 3 hours solar access at June 21. (refer Mackenzie Architects International drawing A4001 REV. A and A4002 REV. A)
- An accessible path of travel is available from the street entry to all units and to all primary common areas and car parking. Lifts will be accessible.

Principle 7: Safety

Good design optimizes 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 maximize 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.

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- Clearly identifiable main entrance allows for adequate surveillance. It is clearly visible from the street with a glass security door installed with security camera and intercom to identify visitors to the building complex.
- Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street/ public and common areas
- Secure basement car parking provided with keyed access. Fire stairs at carpark level provide paths for residents to escape. Clear circulation paths in the basement allow safe pedestrian movement, in particular when waiting at the lift and access to individual parking space and storage area.
- A clear definition between public and private spaces with clear, safe access points and adequate lighting of entrances and pedestrian areas including a separate access-way for pedestrian and for vehicles with a clear visibility.
- Communal spaces are located at ground floor, offering more privacy for the residents and a safe and accessible path to and from the units.

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

- The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants.
- As set out in DCP, at least 10% (2 units) achieve the requirements of designated adaptable apartments and at least 20% of units are silver level in the Livable housing design. In addition, the development has also provided generous width of lobbies for ease of accessibility and analysis has been conducted to ensure the development complies with the accessibility requirements. General access for people with disabilities has also been addressed in the design of the building.
- The primary communal space facility is on the third floor and well-designed landscaping on the roof level of site encourages social interaction amongst residents.
- Necessary facilities including public transport, supermarkets, major retail outlets, educational and leisure facilities as well as healthcare, are located nearby and include the following:
 - Retail, commercial and entertainment amenities within Dee Why Market on Oaks Ave, Dee Why Grand Shopping Centre on Pacific Pde, and Dee Why shops on Pittwater Rd
 - Parks, botanic garden, wildlife refuge, reserve, playing and sports fields;

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 contemporary architectural style coupled with the orientation and configuration of the site enables a highly articulated aesthetic broken down in the following elements:

- The elevations have a consistent architectural expression designed to respond to sun, setbacks and the site. The building has a modern and clean aesthetic, tempered by environmental control, site response and landscape elements.
- The building is characterized by its articulated form, balconies and glazing reducing its bulk and creating a visual division within the building form as well as providing a more human scale.
- The building will be predominantly precast concrete panels, concrete floor slab and metal cladding.
- An interplay of light and shade through various reveals, planes and recesses will assist to break down the massing of the building.
- All materials selected will be durable and hard wearing so the development does not prematurely age. This will enhance the long-term image of the building with its careful composition of building elements, textures, materials, colours, internal design and structure contributing positively to the desired future character of the vicinity.



Image 9 – Photomontage from Oaks Avenue

Source: Photomontage provided by Rockhunter

ADG Part	Objective	Adopted measures
3A Site analysis	<p>Objective 3A-1</p> <p>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 architectural plans No. A0002 (REV. A), A0003 (REV. A). The subject site in the urban context and the form and scale in the local context confirming the relationship of the built form to the adjoining properties and these plans provide an explanation on how the design responds to the site and surrounding development in the locality.
3B Orientation	<p>Objective 3B-1</p> <p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	The development proposal has been designed with an entry awning with direct pedestrian access to the building with the entry clearly visible from Oaks Ave.
	<p>Objective 3B-2</p> <p>Overshadowing of neighbouring properties is minimised during mid-winter</p>	<p>The development application is supported by solar modelling to allow for an assessment of the overshadowing on the adjoining properties. Shadow diagrams confirm that the solar access performance of the Neighbouring building is retained subject to development of the subject site.</p> <p>Please refer to Plan No. A4101 (REV. A), A4102 (REV. A), A4103 (REV. A), A4104 (REV. A), A4105 (REV. A), A4106 (REV. A) and A4107 (REV. A).</p>
3C Public Domain interface	<p>Objective 3C-1</p> <p>Transition between private and public domain is achieved without compromising safety and security</p>	The building has been designed with units orientated to Oaks Ave and Pacific Pde and the proposal defines the front boundary with a fence.
	<p>Objective 3C-2</p> <p>Amenity of the public domain is retained and enhanced</p>	The development does not interfere with public domain, but rather enhances overall public domain and accessibility with new footpaths etc.
3D Communal and public open space	<p>Objective 3D-1</p> <p>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</p>	<p>The development proposal has been designed with primary communal open space (COS) at the third floor and secondary COS at the roof, consisting of landscaped seating areas and planter box areas. Access has also been provided to the primary COS via accessible paths and ramps.</p> <p>The communal open space area meets the design criteria of the ADG</p> <p>Refer to Chapman Planning – Statement of Environmental Effects</p>
	<p>Objective 3D-2</p> <p>Communal open space is designed to allow for a range of activities, respond to site</p>	The development meets the design criteria as outlined in Objective 3D-2 through seating areas, and appropriate response to climate whilst upkeeping privacy.

	conditions and be attractive and inviting	
	<p>Objective 3D-3</p> <p>Communal open space is designed to maximise safety</p>	The development application is supported by Landscape Plans prepared by Paul Scrivener Landscape Architects. Dated 24.05.24
	<p>Objective 3D-4</p> <p>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>	<p>Public features are in keeping with adjoining existing structures</p> <p>Refer to Chapman Planning – Statement of Environmental Effects</p>
3E Deep soil zones	<p>Objective 3E-1</p> <p>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>	Objective 3E-1 states the minimum deep soil requirement is 7%. However, as the development is referring to SEPP 2021 (Housing) – Part 2 Division 1, the development achieves the minimum deep soil requirement of 15%. This is shown on plan A3001 (REV. A)
3F Visual privacy	<p>Objective 3F-1</p> <p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p>	This infill development does not contain other buildings on the same lot, and as a result building separation on the same lot does not apply. However, adequate attention to setbacks to the boundary and adjacent neighbours has been displayed, as shown on Plan No. A1001 (REV. A), A1002 (REV. A), A1003 (REV. A), A1004 (REV. A), A1005 (REV. A) and A1006 (REV. A).
	<p>Objective 3F-2</p> <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>	The building has been designed to address privacy between properties with adequate separation and the use of privacy frosted windows and extended blade walls.
3G Pedestrian access and entries	<p>Objective 3G-1</p> <p>Building entries and pedestrian access connects to and addresses the public domain</p>	The development proposal has been designed with a footpath entry structure on Oaks Ave, consistent with Objective 3G-1 and visible from the street frontage.
	<p>Objective 3G-2</p> <p>Access, entries and pathways</p>	The entry awning is clearly visible from the public domain, and there is direct pedestrian access from the street frontage to the building.

	are accessible and easy to identify	
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	Not applicable
3H 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	Vehicle access to the site has been designed in accordance with concurrence from the RMS and allows for vehicle movements from the site/basement parking, with a passing bay upon entry (approximately 6m). Refer Traffic report prepared by Terraffic PTY LTD dated 22.05.2024 - Ref: 24020
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	The development meets the car parking requirements contained in SEPP 2021 (Housing) – Part 2 Division 1, which overrides the requirements from Northern Beaches Council's DCP in this case.
	Objective 3J-2 Parking and facilities are provided for other modes of transport	Refer Traffic report prepared by Terraffic PTY LTD dated 22.05.2024 - Ref: 24020
	Objective 3J-3 Car park design and access is safe and secure	The basement car park will be access controlled.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	The efficiency of the basement minimises excavation and designed to meet the visual and environmental requirements of Objective 3J-4.
	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

ADG Part	Objective	Adopted measures
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	The building meets the design criteria at Part 4A-1 of the ADG 75% -3 hours between 9am-3pm Please refer to Plan No. A4001 (REV. A) and A4002 (REV. A)
	Objective 4A-2 Visual and environmental impacts of above ground enclosed car parking are minimised	Daylight access is maximised as showcased in Plan No. A4001 (REV. A) and A4002 (REV. A)

	Daylight access is maximised where sunlight is limited	
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	Several measures including extended balconies, extended walls and external louvres are in place for shading and glare control.
4B Natural ventilation	Objective 4B-1 All habitable rooms are naturally ventilated	The building meets the design criteria at Part 4B-1 and all habitable rooms are naturally ventilated.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	The proposed building has no single aspect units and have been designed to ensure natural ventilation is achieved. The proposed building also takes advantage of building articulation to allow for cross ventilation
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	The building meets the design criteria at Part 4B- 3 with 12 of 12 units - 100% being cross ventilated. Please refer to Plan No. A3003 (REV. A)
4C Ceiling heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	The development proposal has been designed to achieve a minimum 2.8m floor to ceiling height habitable rooms and 2.5m non-habitable rooms meeting the design criteria at Part 4C-1 of the ADG. This is achieved by floor to floor height of 3.2m to facilitate the structural depth and construction design details to meet 2.8m floor to ceiling height.
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	The development proposal has adequate floor to ceiling heights and meets the ADG design criteria.
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building	Not applicable to the development proposal and locality.
4D 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	The building meets the design criteria at Part 4D-1 of the ADG.
	Objective 4D-2 Environmental performance of the apartment is maximised	The development has been designed with open plan living areas and the kitchen on open plan layouts is not more than 8m from a window.
	Objective 4D-3 Apartment layouts are designed to accommodate a	The building meets the design criteria at Part 4D-3 of the ADG.

	variety of household activities and needs	
4E Private open space and balconies	<p>Objective 4E-1</p> <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p>	The building meets the design criteria at Part 4E-1 of the ADG.
	<p>Objective 4E-2</p> <p>Primary private open space and balconies are appropriately located to enhance liveability for residents</p>	The units have been designed with living areas providing direct access to private open space meeting the design criteria at Part 4E-2 of the ADG.
	<p>Objective 4E-3</p> <p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p>	The private open space - balconies contribute to the building articulation with the projecting balconies integrated into the design of the building.
	<p>Objective 4E-4</p> <p>Private open space and balcony design maximises safety</p>	The ground floor private open space has been designed as courtyards/balconies in accordance with the site slope.
4F Common circulation and spaces	<p>Objective 4F-1</p> <p>Common circulation spaces achieve good amenity and properly service the number of apartments</p>	The building has been designed with a maximum of 4 units per core meeting the design criteria at Part 4F-1 of the ADG
	<p>Objective 4F-2</p> <p>Common circulation spaces promote safety and provide for social interaction between residents</p>	The development proposal has been designed with a legible access to the building and common foyer areas are access controlled and have clear sight lines designed in accordance with the criteria at Part 4F-2 of the ADG
4G Storage	<p>Objective 4G-1</p> <p>Adequate, well designed storage is provided in each apartment</p>	The unit schedule on Plan No. A0001 (REV. A) confirms the storage meets the design criteria within units and sufficient storage allowed for in basements in Part 4G of the ADG.
	<p>Objective 4G-2</p> <p>Additional storage is conveniently located, accessible and nominated for individual apartments</p>	The storage for each unit meets the design criteria at Part 4G-2 of the ADG
4H Acoustic privacy	Objective 4H-1	The building has been designed to meet noise criteria with adequate separation and locating noisy

	Noise transfer is minimised through the siting of buildings and building layout	areas – living spaces and balconies away from bedrooms.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	The development proposal includes noise attenuation measures such as rooms with similar noise requirement are grouped together, doors separate use zones and wardrobes act as sound buffers.
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	The design includes articulation and landscaping to mitigate acoustic impacts and meets the design criteria.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Appropriate noise shielding and attenuation techniques such as louvres, articulation, vegetation are incorporated throughout the design to comply with Objective 4J-2
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	A large range of unit types have been included in this development including a mix of one, two and three bedroom units. Please refer to Plan No. A0001 (REV. A)
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building	The apartment mix is generally distributed evenly throughout the floors to ensure the apartment mix can accommodate for all needs on all floors.
4L Ground Floor apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	Private open spaces are located towards the street and primary windows/doors face the street as per Objective 4L-1
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	Louvres, glazing treatments and articulation have been utilised to deliver amenity and safety to residents.
4M Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	The development proposal has been designed to respect local character and in-keeping with visual interest of the street, with façade articulation and a variety of materials, and bulk and scale respecting the adjoining context on Oaks Ave,

		meeting the design criteria at Part 4M-1 of the ADG.
	Objective 4M-2 Building functions are expressed by the façade	The development proposal has been designed with prominent features, whilst in-keeping with local streetscape. The clear entry is located on Oaks Ave under the pedestrian awning.
4N Roof design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	The proposed roof is proportional to the building envelope on the below level. The overall building size, scale and form and holds character with extended eaves. The roof incorporates COS and vegetation as means to integrate better within the surrounding terrain of Oaks Ave.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	The roof space is utilised for open COS, as to maximise the opportunities for users.
	Objective 4N-3 Roof design incorporates sustainability features	The roof incorporates COS and an array of vegetation, with additional shading in accordance with 4N-3.
4O Landscape design	Objective 4O-1 Landscape design is viable and sustainable	The development application is supported by landscape plans prepared by Paul Scrivener Landscape Architects. The landscape works contribute to the landscape setting of the building. Refer to Landscape Plans prepared by Paul Scrivener Landscape Architects. Dated 24.05.24
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	The development application is supported by landscape plans prepared by Paul Scrivener Landscape Architects. The landscape works to contribute to the streetscape setting. Refer to Landscape Plans prepared by Paul Scrivener Landscape Architects. Dated 24.05.24
4P Planting on structures	Objective 4P-1 Appropriate soil profiles are Provided	The development application is supported by landscape plans prepared by Paul Scrivener Landscape Architects.
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	The development application is supported by Landscape Plans prepared by Paul Scrivener Landscape Architects. Refer to Landscape Plans prepared by Paul Scrivener Landscape Architects. Dated 24.05.24
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	The development is supported by Landscape Plans prepared by Paul Scrivener Landscape Architects Refer to Landscape Plans prepared by Paul Scrivener Landscape Architects. Dated 24.05.24

	<p>Objective 4P-2</p> <p>Plant growth is optimised with appropriate selection and maintenance</p>	<p>The development is supported by Landscape Plans prepared by Paul Scrivener Landscape Architects</p> <p>Refer to Landscape Plans prepared by Paul Scrivener Landscape Architects. Dated 24.05.24</p>
	<p>Objective 4P-3</p> <p>Planting on structures contributes to the quality and amenity of communal and public open spaces</p>	<p>The development is supported by Landscape Plans prepared by Paul Scrivener Landscape Architects</p> <p>Refer to Landscape Plans prepared by Paul Scrivener Landscape Architects. Dated 24.05.24</p>
4Q Universal design	<p>Objective 4Q-1</p> <p>Universal design features are included in apartment design to promote flexible housing for all community members</p>	At least 20% of apartments achieve the silver level of the liveable housing guidelines meeting the 20% requirement of Objective 4Q-1
	<p>Objective 4Q-2</p> <p>A variety of apartments with adaptable designs are provided</p>	At least 20% of apartments achieve the silver level of the liveable housing guidelines meeting the 20% requirement of Objective 4Q
	<p>Objective 4Q-3</p> <p>Apartment layouts are flexible and accommodate a range of lifestyle needs</p>	At least 20% of apartments achieve the silver level of the liveable housing guidelines meeting the 20% requirement of Objective 4Q
4R Adaptive reuse	<p>Objective 4R-1</p> <p>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</p>	The proposed building compliments and enhances the area's identity, aligning with scale/proportion of the high density residential developments of 47-49 and 43 Oaks Ave.
	<p>Objective 4R-2</p> <p>Adapted buildings provide residential amenity while not precluding future adaptive reuse</p>	The design features of the proposed building meet the design criteria of objective 4R-2
4S Mixed use	<p>Objective 4S-1</p> <p>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</p>	The development appropriately addresses the street with an active street frontage, scale and articulation, creating a seamless extension to the streetscape.
	<p>Objective 4S-2</p> <p>Residential levels of the building are integrated within the development, and safety and amenity is maximised for</p>	The design features of the proposed building meet the design criteria of objective 4S-2

	Residents	
4T Awnings and signage	<p>Objective 4T-1</p> <p>Awnings are well located and complement and integrate with the building design</p>	The design features of the proposed building meet the design criteria of objective 4T-1
	<p>Objective 4T-2</p> <p>Signage responds to the context and desired streetscape character</p>	Signage is to be integrated into the building design and respond to scale, proportion and detailing of the development.
4U Energy efficiency	<p>Objective 4U-1</p> <p>Development incorporates passive environmental design</p>	<p>The building has been designed to exceed the solar access and cross ventilation design criteria contained in the ADG</p> <p>Please refer to Plan No. A4001 (REV. A), A4002 (REV. A) and A3003 (REV. A)</p>
	<p>Objective 4U-2</p> <p>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</p>	The building meets the design criteria at Part 4U-2 of the ADG
	<p>Objective 4U-3</p> <p>Adequate natural ventilation minimises the need for mechanical ventilation</p>	<p>The building meets the design criteria at Part 4B- 3 with 12 of 12 units - 100% being cross ventilated.</p> <p>Please refer to Plan No. A3003 (REV. A)</p>
4V Water management and conservation	<p>Objective 4V-1</p> <p>Potable water use is minimised</p>	<p>The development application is supported by Stormwater Plans and Stormwater Management plan prepared by SGC Consulting Engineers.</p> <p>Refer to Stormwater plans prepared by S&G Consultants Revision A, dated 24.05.24, Ref. 20240075</p>
	<p>Objective 4V-2</p> <p>Urban stormwater is treated on site before being discharged to receiving waters</p>	<p>The development application is supported by Stormwater Plans and Stormwater Management plan prepared by SGC Consulting Engineers.</p> <p>Refer to Stormwater plans prepared by S&G Consultants Revision A, dated 24.05.24, Ref. 20240075</p>
	<p>Objective 4V-3</p> <p>Flood management systems are integrated into site design</p>	<p>The development application is supported by Stormwater Plans and Stormwater Management plan prepared by SGC Consulting Engineers</p> <p>Refer to Stormwater plans prepared by S&G Consultants Revision A, dated 24.05.24, Ref. 20240075</p>

<p>4W Waste management</p>	<p>Objective 4W-1</p> <p>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</p>	<p>Refer to Waste management plan prepared by AusWide Consulting Revision 1.1, dated May 2024.</p>
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	<p>Objective 4W-2</p> <p>Domestic waste is minimised by providing safe and convenient source separation and recycling</p>	<p>The waste storage area - basement has been designed to accommodate waste, green and recycling bins.</p> <p>Refer to Waste management plan prepared by AusWide Consulting Revision 1.1, dated May 2024.</p>
4X Building maintenance	<p>Objective 4X-1</p> <p>Building design detail provides protection from weathering</p>	The building has been designed for weather protection and ease of maintenance.
	<p>Objective 4X-2</p> <p>Systems and access enable ease of maintenance</p>	Addressed above.
	<p>Objective 4X-3</p> <p>Material selection reduces ongoing maintenance costs</p>	Addressed above.