



TUMUT BUILDING
DESIGN

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Low Rise Design Verification Statement

Proposed Unit Development

54 Clarke Street,
TUMUT NSW 2720

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2.4 Multi-Dwelling Housing

2.4A Building Envelopes

Objectives	Design Criteria
<p>2.4A-1</p> <p>The building height is consistent with the desired scale and character of the street and locality and provides an acceptable impact in the amenity of adjoining properties</p>	<ol style="list-style-type: none"> 1. The overall building height of stage 2 units comply with the current DCP provisions however the stage 1 unit along the rear boundary has a max. height of 9.125m. Variation is sought for departure from the control because of the steep topography. Slightly higher building height is considered favourable to extensive earthworks 2. The units are compliant with the maximum 2 storeys permitted in the R2 zone 3. As provided in point 1, variation is sought for stage 1 unit to exceed the max. height allowed
<p>2.4A-2</p> <p>The development provides a setback from the front boundary or public space that:</p> <ul style="list-style-type: none"> - Defines the street edge - Creates a clear threshold and transition from public to private space - Assists in achieving visual privacy to ground floor dwellings from the street - Contributes to the streetscape character and landscape - Relates to the existing streetscape and setback pattern or the desired future streetscape pattern if different to the existing 	<ol style="list-style-type: none"> 4. The proposed units exceed the current DCP requirements for front setback 5. Not applicable, the proposed units are behind the building line of the existing dwelling 6. Not applicable, the site is zoned R2 7. Not applicable – there is no secondary road 8. Setback from classified road: 9m - NA 9. Setback from public reserve: 3m - NA
<p>2.4A-3</p> <p>The development provides side boundary setbacks that reflect the character and form intent of the area where is characterised by the separation of buildings</p>	<ol style="list-style-type: none"> 10. The proposed units meet the required side setbacks for multi-dwelling developments in the current DCP
<p>2.4A-4</p> <p>The development provides rear boundary setback that provides opportunity to retain and protect or establish significant landscape trees in deep planting areas</p>	<ol style="list-style-type: none"> 11. The proposed units meet the required rear boundary setback for multi-dwelling developments in the current DCP 12. Not applicable – DCP applies 13. Not applicable – no rear lane

2.4B Gross Floor Area/Floor Space Ratio

Objectives	Design Criteria
<p>2.4B-1</p> <p>To ensure that the bulk and scale is appropriate for the context, minimises impacts on surrounding properties and allows for articulation of the built form</p>	<ol style="list-style-type: none"> 14. The current DCP allows for a maximum 40% site coverage. The proposed development has 536 sqm building footprint area equating to 26.17%

2.4C Landscaped Area

Objectives	Design Criteria
<p>2.4C-1</p> <p>To provide adequate opportunities for the retention of existing and provision of new vegetation that:</p> <ul style="list-style-type: none"> - Contributes to biodiversity - Enhances tree canopy and 	<ol style="list-style-type: none"> 15. Where the LEP or DCP does not contain a minimum landscaped area the minimum landscaped area is 30% for R2 zoned land.

<ul style="list-style-type: none">- Minimises urban runoff	<ul style="list-style-type: none">- The proposed development has at least 750 sqm of lawn, approximately 36.6% of the lot area16. There are no landscaped areas less than 1.5m wide17. At least 50% of the area forward of the building line is to be landscaped area – complies with the existing building considered the building line																																			
<p>2.4C-2</p> <p>Landscape design supports healthy plant and tree growth and provides sufficient space for growth of medium sized trees</p>	<ul style="list-style-type: none">18. An ongoing maintenance plan is to be provided as part of the landscape plan – noted however <i>included</i> landscape area of 750 sqm is lawn and each unit has its own separate area19. Minimum soil standards for plant sizes are provided in accordance with the Table below:<table><tr><th>Tree Size</th><th>Height</th><th>Spread</th><th>Min Soil Area</th><th>Min Soil Depth</th></tr><tr><td>Large</td><td>>12m</td><td>>8m</td><td>10mx10m</td><td>1.2m</td></tr><tr><td>Medium</td><td>8-12m</td><td>4-8m</td><td>6mx6m</td><td>1.0m</td></tr><tr><td>Small</td><td>5-8m</td><td><4m</td><td>3.5mx3.5m</td><td>0.8m</td></tr><tr><td>Shrubs</td><td></td><td></td><td></td><td>0.5-0.6m</td></tr><tr><td>Groundcover</td><td></td><td></td><td></td><td>0.3-0.45m</td></tr><tr><td>Turf</td><td></td><td></td><td></td><td>0.2m</td></tr></table>20. If DCP does not specify tree planting of a particular size or species the following is to be provided:<ul style="list-style-type: none">- Front: 1 tree with mature height of 5m if primary road setback is greater than 3m – Complies, there is an existing large tree within the road reserve- Rear: 1 tree with mature height of 8m – There is an existing tree towards the rear of the lot (shown on the site plan). This can be replaced with a larger variety if determined unsuitable by a qualified arborist	Tree Size	Height	Spread	Min Soil Area	Min Soil Depth	Large	>12m	>8m	10mx10m	1.2m	Medium	8-12m	4-8m	6mx6m	1.0m	Small	5-8m	<4m	3.5mx3.5m	0.8m	Shrubs				0.5-0.6m	Groundcover				0.3-0.45m	Turf				0.2m
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<p>2.4C-3</p> <p>Retain existing natural features of the site that contribute to neighbourhood character and reduce visual and privacy impacts on existing neighbourhood dwellings</p>	<ul style="list-style-type: none">21. Mature trees are to be retained, particularly those along the boundary (except those where approval is granted by Council for their removal).<ul style="list-style-type: none">- SVC doesn't have a tree preservation policy however only one tree will need to be removed to allow for the proposed development22. Landscape features including trees and rock outcrops are retained where they contribute to the streetscape character or are located within the rear setback – Not applicable																																			
<p>2.4C-4</p> <p>Landscape design contributes to a local sense of place and creates a micro climate</p>	<ul style="list-style-type: none">23. The landscape plan is to provide for a combination of tree planting – for shade, mid height shrubs, lawn and ground covers<ul style="list-style-type: none">- Proposed landscaping consists of separate lawns to each unit only, to provide low-maintenance unit living, as shown on the proposed site plan24. The landscape plan indicated that at least 50% of the overall number and trees and shrubs are species native to the region – Noted, native variety of lawn shall be selected																																			

2.4D Local Character and Context

Objectives	Design Criteria
<p>2.4D-1 The built form, articulation and scale relates to the local character of the area and the context</p>	<p>25. Provide a description of how the built form of the development contributes to the character of the local area using the guidance in Section 3D Local Character and Context</p> <ul style="list-style-type: none"> - The new units have been positioned inline along the length of the site to provide a 'benched' look at protect the privacy of each unit. - External design and materials have been selected for the new units to match the surrounding area which is predominately cladded construction - Only three additional units are proposed despite the ability for the site to accept more so each unit has enough private open space as is expected for a rural town and is more sympathetic of a low density environment - Modest sized cladded dwellings are typical of the surrounding area

2.4E Public Domain Interface

Objectives	Design Criteria
<p>2.4E-1 Provide activation and passive surveillance to the public streets</p>	<p>26. The front door of each dwelling is directly visible from the street – Complies at different angles from the street</p> <p>27. Each dwelling has a habitable room that faces the street or public space – Complies, stage 1 unit faces Clarke Street, stage 2 units face the shared driveway</p>
<p>2.4E-2 Front fences and walls do not dominate the public domain instead they respond to and complement the context and character of the area (including internal streets)</p>	<p>28. Private courtyards within the front setback are only located within articulation zones and/or behind the required front building line</p> <ul style="list-style-type: none"> - Complies, there are no courtyards forward of the building line <p>29. Front fences – Not applicable, no front fencing proposed</p> <p>30. High solid walls are only used to shield the dwelling from the noise of classified roads – Not applicable, no high solid walls proposed</p> <p>31. Retaining walls greater than 600mm within the front setback are to be softened by planting – Not applicable, no retaining walls within the front setback proposed</p>
<p>2.4E-3 The secondary frontage of a development positively contributes to the public domain by providing an active edge and semi-transparency to the boundary treatment</p>	<p>32. Not applicable – the development site does not have a secondary frontage</p>

2.4F Pedestrian and Vehicle Circulation

Objectives	Design Criteria
<p>2.4F-1 Internal vehicle and pedestrian circulation should function like a street, minimise the dominance of the driveway and minimise impact on habitable spaces</p>	<p>33. Vehicle circulation and parking complies with AS2890.1 – Complies, parking space size are in accordance with AS2890.1 and sufficient manouvering space has been provided to allow for forward exit from the new driveway</p> <p>34. Dwellings are to be connected by new internal street and lanes which are overlooked by windows from habitable rooms and/or private open space – Complies, the new units have living area glazing facing the common internal driveway</p> <p>35. Not applicable – no new streets or lanes</p> <p>36. Where less than 20 car spaces are provided carriageway widths can be reduced to 3.5m with passing areas as required by AS2890.1 – There is sufficient space for vehicles to wait at the end of the proposed driveway for traffic entering the site</p> <p>37. Internal vehicle circulation must be:</p> <ul style="list-style-type: none"> - At least 1m setback from a fence - At least 1m setback from another dwelling - At least 2.5m setback from a window in a habitable room if the window exceeds 1sqm; and - The setbacks should contain plants to soften edges <p>- The open design of the site between the existing dwelling and proposed units provides adequate circulation area while maintaining the above setbacks. Planting has been minimised to complement low-maintenance living as is desirable with unit living</p> <p>38. Terminate driveways and streets with trees, open space or the window of a dwelling – Complies, proposed stage 1 unit at the rear of the lot terminates the new proposed driveway</p> <p>39. Not applicable – no new streets proposed however the proposed driveway and circulation space have been designed to accommodate passenger vehicles as is expected for the development residents</p> <p>40. Not applicable – sufficient off-street parking has been provided</p> <p>41. Car parking not associated with a dwelling – Not applicable. Parking for each unit is located near the associated unit</p> <p>42. Not applicable – no new streets or lanes</p>

<p>2.4F-2</p> <p>Provide safe, connected environment for pedestrians</p>	<p>43. The proposed driveway area is considered safe for sharing with vehicles, pedestrians and cyclists as it is an open area servicing the residents of only three units</p> <p>44. Not applicable – there are not more than 20 dwellings</p> <p>45. Not applicable – pedestrian circulation is not required to be separated as per 44</p> <p>46. No separate lighting is proposed. New dwellings will have their own external lighting not of a floodlight nature on the front façade to not interfere with neighbours</p>
<p>2.4F-3</p> <p>Visual and environmental impact of car parking are minimised</p>	<p>47. Not applicable, no basement parking</p> <p>48. Not applicable, no basement parking</p> <p>49. Not applicable, no basement parking</p> <p>50. Not applicable, the tree within the road reserve has adequate clearance from both existing and proposed driveways</p>

2.4G Orientation, Siting and Subdivision

Objectives	Design Criteria
<p>2.4G-1</p> <p>To ensure that the development site area will have sufficient area for the dwelling, vehicle access, landscaping, parking and amenity and are consistent with the desired future character of the area</p>	<p>51. The proposed development lot of 2048.3 sqm exceeds the minimum lot size for multi-dwelling housing of 900 sqm in the current DCP</p>
<p>2.4G-2</p> <p>The development responds to the streetscape and respect the privacy of adjoining single dwelling houses</p>	<p>52. Each dwelling is to have a frontage to an existing public street or a new pedestrian or vehicle street or lane – Complies, the new units have frontage to the common driveway/circulation area</p> <p>53. The frontage measured at the building line it to be at least 5m – Complies, dimensions provided on the proposed site plan</p> <p>54. Dwellings should be orientated away from side boundaries and towards the front and rear of the lot – Complies, the stage 1 unit goes along the rear boundary facing the front boundary. The stage 2 units face the side boundary (but with setbacks complying with the DCP) to optimise views and provide privacy between the units</p>

<p>2.4G-3</p> <p>Reasonable solar access is provided to the living rooms and private open spaces of adjoining dwellings</p>	<p>55. A window that is more than 3m from the boundary to a living room of an adjoining dwelling is to receive more than 3 hrs of direct sunlight – Complies, stage 1 unit has multiple living area windows facing north and stage 2 units have living area windows facing west</p> <p>56. Not applicable, the location of windows has been provided on the proposed floor plan</p>
<p>2.4G-4</p> <p>The development responds to the natural landform of the site, reducing the visual impact and avoiding large amounts of cut and fill and minimise the impacts of retaining walls</p>	<p>57. Unless a dwelling is over a basement, the ground floor is not more than 1.3m above ground level, and no more than 1.0m below ground level – The height above ground level has been kept as low as possible given the site constraints of the steep topography.</p> <p>58. Dwellings are located to step with the topography – Complies</p>
<p>2.4G-5</p> <p>Independent services and utilities are available to service each lot</p>	<p>59. All lots must have access to reticulated water and sewer, electricity, telecommunications and gas – Complies, the development has no subdivision proposed at this stage however separate services will be provided in case future subdivision is undertaken</p>
<p>2.4G-6</p> <p>To minimise impacts to vegetation on adjoining properties and allow for vegetation within the setbacks</p>	<p>60. Not applicable, no basement parking</p>
<p>2.4G-7</p> <p>Provide adequate space between buildings to allow for landscape, provide visual separation, reduce visual bulk and daylight access between buildings</p>	<p>61. The minimum separation between two or more buildings containing dwelling on the same lot is 3m – Complies, the closest distance is 7.8m between stage 2 units</p> <p>62. Not applicable, building length is less than 45m</p>

2.4H Solar and Daylight Access

Objectives	Design Criteria
<p>2.4H-1</p> <p>To optimise sunlight received to habitable rooms and private open spaces. Solar access enables passive solar heating in winter and provides a healthy indoor environment</p>	<p>63. The living room or private open space in each dwelling is to receive a minimum of 2 hours direct sunlight – Complies, stage 1 unit has multiple living room windows facing north and the two stage 2 units have living area windows facing east and west</p>
<p>2.4H-2</p> <p>To provide good access to daylight suited to the function of the room and to minimise reliance on artificial lighting and improve amenity</p>	<p>64. Daylight may not be borrowed from other rooms – Complies</p> <p>65. No part of a habitable room is to be more than 8m from a window – Complies</p> <p>66. No part of a kitchen work surface is to be more than 6m from a window or skylight – Complies</p> <p>67. Not applicable, no courtyards proposed</p> <p>68. A window is visible from 75% of the floor area of a habitable room - Complies</p>

2.4I Natural Ventilation

Objectives	Design Criteria
2.4I-1 All habitable rooms are naturally ventilated	69. Natural ventilation is available to each habitable room – Complies 70. Each dwelling is to be naturally cross ventilated – Complies, living areas have windows on opposite elevations

2.4J Ceiling Height

Objectives	Design Criteria
2.4H-1 Ceiling height achieves sufficient natural ventilation and daylight access and provides spatial quality	71. Minimum ceiling heights are in accordance with the provisions of the current NCC for class 1a dwellings

2.4K Dwelling Size and Layout

Objectives	Design Criteria
2.4K-1 The dwelling has a sufficient area to ensure the layout of rooms are functional, well organised and provide a high standard of amenity	72. Dwellings are to have the following minimum internal floor areas: - 3 Bedrooms = 115sqm - Complies, stage 1 unit is 168.33 sqm and stage 2 units are 152.21 sqm 73. The minimum internal areas outlined above only contain one bathroom with 5 sqm added for each additional bathroom – Complies, stage 1 unit exceeds 120 sqm and stage 2 units have only one bathroom 74. Not applicable, no additional bedrooms 75. Kitchens should not be part of a circulation space such as a hallway - Complies
2.4K-2 Room sizes are appropriately sized for the intended purpose and number of occupants	76. One bedroom has a minimum area of 10sqm excluding space for a wardrobe – Complies 77. Bedrooms have a minimum dimension of 3m in any direction - Complies 78. Combined living and dining area rooms are to have a minimum area of 28sqm for 3 bedroom dwellings – Complies 79. Living room or lounge rooms are to have a minimum width of 4m - Complies

2.4L Principal Private Open Space

Objectives	Design Criteria
2.4L-1 Dwellings provide appropriately sized private open space and balconies to enhance residential amenity	80. Private open space for the proposed units meets the current DCP requirements of at least 18sqm with minimum width of 3m
2.4L-2 Principal private open space and balconies are appropriately located to enhance liveability for residents	82. The principal private open space is located behind the front building line – Complies 83. The principal private open space is to be located adjacent to the living room, dining room or kitchen to extend the living space – Complies 84. 8sqm of private open space should be covered to provide shade and protection from rain – Complies

2.4M Storage

Objectives	Design Criteria
<p>2.4M-1 Adequate, well designed storage is provided in each dwelling</p>	<p>85. In addition to storage in kitchen and bedrooms the following storage with a minimum dimension of 500mm is to be provided:</p> <ul style="list-style-type: none"> – 3 Bedrooms: 10m³ <p>- Complies, stage 1 unit has a walk in linen closet and generous under floor storage and stage 2 units have 2 x linen closets each and generous under floor storage</p> <p>86. At least 50% of the required storage is to be located inside the dwelling – Complies in terms of the building footprint as there is generous under floor storage to each unit</p> <p>87. Storage not located in dwellings is secure and clearly allocated to specific dwelling if in a common area – NA</p>

2.4N Car and Bicycle Parking

Objectives	Design Criteria
<p>2.4N-1 Car parking is provided appropriate for the scale of the development</p>	<p>88. Car parking is provided at the rate required for multi-dwelling housing within the applicable DCP – Complies, two parking spaces have been provided per proposed unit</p> <p>89. A visitor parking space is required for 4 x dwellings under the current DCP provisions and has been provided</p> <p>90. Car parking and circulation are to comply with AS2890.1:2004 - Complies</p>
<p>2.4N-2 Parking facilities are provided for bicycles</p>	<p>91. Covered space is to be provided for the secure storage of at least 1 bicycle per dwelling – Complies, here is ample space under the dwellings for storage of a bicycle which can be secured against the steel uprights if desired</p>
<p>2.4N-3 Visual and environmental impacts of car parking and garages do not dominate the streetscape and have appropriate scale relationship with the dwelling</p>	<p>92. Not applicable, no basement parking</p> <p>93. Not applicable, no basement parking</p> <p>94. Not applicable, the tree within the road reserve has ample clearance to the existing and proposed driveways</p> <p>95. The setback of a car space from a primary, secondary or parallel road is to be at least 1m behind the building line – Complies with the existing dwelling representing the building line</p> <p>96. Not applicable, no garage doors proposed</p>

2.4O Visual Privacy

Objectives	Design Criteria
<p>2.4O-1 The separation of windows and terraces, decks and balconies within a site and to adjoining existing or future buildings provide a degree of visual privacy without the reliance on fixed screening</p>	<p>97. Orientate living room windows, primary private open space to the street or rear – Complies, stage 1 unit has most of the windows on the front and rear elevations and stage 2 units have the majority of living room windows facing the proposed common driveway</p>

	<p>98. At least one window for each habitable room is provided without the need for a privacy screen – Complies, separation distances are in accordance with current DCP requirements to eliminate need for screening</p> <p>99. Not applicable, separation distances between dwellings, inclusive of dividing fences are achieved</p> <p>100. Not applicable, as above</p>
<p>2.4O-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>	<p>101. Not applicable, no screens proposed</p>

2.4P Acoustic Privacy

Objectives	Design Criteria
<p>2.4P-1</p> <p>Noise transfer is minimised through the siting of buildings and building layout</p>	<p>102. Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create 'offensive noise' – Complies, there is sufficient separation between units to minimise noise transfer</p>

2.4Q Noise and Pollution

Objectives	Design Criteria
<p>2.4Q-1</p> <p>Ensure outside noise levels are controlled to acceptable levels in living and bedrooms of dwellings</p>	<p>103. Not applicable, development is not within the 20 ANEF contour</p> <p>104. Not applicable, development is not within 100m of a classified road or 80m from a rail corridor</p>

2.4R Architectural Form and Roof Design

Objectives	Design Criteria
<p>2.4R-1</p> <p>The architectural form is defined by a balanced composition of elements. It responds to internal layouts and desirable elements in the streetscape</p>	<p>105. Provide in the Design Verification Statement a description as to how the architectural form reduces the visual bulk and responds and provides a cohesive design response</p> <ul style="list-style-type: none"> - In consideration of the steep topography, skillion roofs have been used to reduce the overall building height. - The units are modest size and clad construction as is typical of the homes surrounding the development site - The units are articulated, with front veradah roofs separate from the main roof to provide visual interest and distinct building entries
<p>2.4R-2</p> <p>The roof treatments are integrated into the building design and positively respond to the street</p>	<p>106. The roof design is integrated harmoniously with the overall building form – Complies, the roofs are simple skillion design</p> <p>107. Skylights and ventilation systems are integrated into the roof design – Not Applicable</p>

2.4S Visual Appearance and Articulation

Objectives	Design Criteria
<p>2.4S-1 To promote well designed buildings of high architectural quality that contribute to the local character</p>	<p>108. Provide in the Design Verification Statement a description as to how the aesthetics and articulation contribute to the character of the local area</p> <ul style="list-style-type: none"> - The units have been designed with extensive glazing to optimise on the views available from the elevated site. The glazing also breaks up solid panels of wall cladding for visual interest - Verandahs are provided to each unit to clearly identify the buildings' entry - Neutral colours will be selected to harmonise the units within the surrounding environment - The units have a modern design that will benefit an aging streetscape <p>109. Not applicable, no elements proposed within articulation zone</p>

2.4T Pools and Detached Development

Objectives	Design Criteria
<p>2.4T-1 The location of swimming pools and spas minimise the impacts of adjoining properties</p>	<p>110. Not applicable, no swimming pools or spas proposed</p> <p>111. Not applicable, no swimming pools or spas proposed</p> <p>112. Not applicable, no swimming pools or spas proposed</p>
<p>2.4T-2 The location of the detached development minimise the impact of adjoining properties</p>	<p>113. Maximum height above ground level is 4.5m – Not applicable, no detached development</p> <p>114. Not applicable, no studio proposed</p> <p>115. Maximum floor area for each dwelling is 45 sqm – Not applicable, no detached development</p> <p>116. Not applicable, no detached development</p> <p>117. Not applicable, no deck, patio, pergola or terrace within 2.5m of the rear boundary</p>

2.4U Energy Efficiency

Objectives	Design Criteria
<p>2.4U-1 Development incorporates passive environmental design</p>	<p>118. Provide an outdoor area for clothes drying that can accommodate at least 16m of clothes line for each dwelling – Complies, external clotheslines have been provided for each unit</p> <p>119. Any clothes drying area should be screened from public and communal areas – Complies, clotheslines are in the private yard of each unit</p>

2.4V Water management and Conservation

Objectives	Design Criteria
<p>2.4V-1 Urban stormwater is treated onsite before being discharged to receiving waters</p>	<p>120. A stormwater system must comply with the requirements of the DCP that applies to the land; and be approved under S68 of the Local Government Act – Complies, stormwater collection and discharge is in accordance with</p>

	the current DCP provisions which does not specify treatment onsite
2.4V-2 Flood management systems are integrated into the site design	121. Detention tanks are to be located under paved areas, driveways or in basements – Ground water run off and pits shall be addressed with the Construction Certificate

2.5W Waste Management

Objectives	Design Criteria
2.4W-1 Waste storage facilities meet the needs of the residents, are easy to use and access and enable efficient collection of waste	122. Provide storage space for the type and number of bins designated in Council's waste policy or DCP – Complies, each unit has sufficient side and rear yard for storage of their individual bins 123. Not applicable, no communal waste storage area 124. Not applicable, no basement 125. Not applicable, no rear lane 126. No on-site waste vehicle access for less than 20 dwellings 127. Not applicable, waste vehicle access to the site not required as above 128. Not applicable per 127
2.4W-2 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of the residents	129. Storage areas for rubbish and recycling bins are to be provided within garages; in screened enclosures; or in the basement carpark – Bins are located behind fencing, screened from view from the road and shared driveway 130. Not applicable, no communal waste areas

2.4X Universal Design

Objectives	Design Criteria
2.4X-1 Universal design features are included in dwelling design to promote flexible housing for all community members	131. All dwellings are to include the Liveable Housing Design Guideline's Silver level universal design features – Not adopted by NSW in the current NCC

2.4Y Communal Areas & Open Space

Objectives	Design Criteria
2.4Y-1 Adequate area for communal open space is provided that enhances residential amenity	132. Not applicable, less than 10 dwellings 133. Not applicable per 133 134. Not applicable per 133
2.4Y-2 Communal areas are designed to enhance residential amenity and maximise safety and connectivity to the dwelling and promote social interaction between residents	135. Not applicable, no communal areas or open space required per 133 136. Not applicable per 133 137. Not applicable per 133
2.4Y-3 Common circulation spaces achieve good amenity with access to daylight and ventilation	138. Daylight and natural ventilation is provided to all common circulation above ground – Complies, common driveway and hardstand has north-west aspect 139. Not applicable, no common spaces