

October 2024



Design Statement

Housing SEPP Verification Statement

33 Cross Street, Double Bay



Housing SEPP Verification Statement

Contents Page

1.0

Design Verification Statement

2.0

Design Quality Principles

2.1

Context and Neighbourhood Character

2.2

Built Form and Scale

2.3

Density

2.4

Sustainability

2.5

Landscape

2.6

Amenity

2.7

Safety

2.8

Housing Diversity and Social Interaction

2.9

Aesthetics

3.0

Apartment Design Guide Assessment

Discipline	Representation
Architecture	COX Architecture
Project Management	Metis Group
Planner	Group GSA
Landscape Architecture	Dangar Barin Smith
Structure	Webber Design
Sustainability	Finding Infinity
Building Services	Neuron
Building Services Peer Review	Collective Engineering
BCA	Jensen Hughes
Fire Engineer	NDY
Acoustic	Renzo Tonin
Waste	Elephants Foot
Traffic	JMT Consulting
Civil and Stormwater	JN
Wind	RWDI
Geotechnical Engineer	EI Australia
Accessibility	Jensen Hughes
Surveyor	Beveridge Williams
BASIX	IGS
Heritage	Weir Phillips

DOCUMENT REGISTER

ISSUE	AMENDMENT	DATE	CHECKED
A	ISSUED FOR DA	31/10/2024	John Caldwell (COX)

Housing SEPP Verification Statement

1.0 Design Verification Statement

33 Cross Street, Double Bay

(DEVELOPMENT APPLICATION)

I can confirm that I designed, or directed the design of, the development at 33 Cross Street, Double Bay

I believe the proposal addresses:

- the design principles for residential apartment development
- each of the objectives in Parts 3 and 4 of the Apartment Design Guide (ADG)

I am a registered architect in New South Wales and am enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921.

My registration number is 10,000

Ramin Jahromi
Registered NSW Architect #10,000
Director
Cox Architects



Artist's Impression from Cross Street

Housing SEPP Verification Statement

2.1 Design Principle 1: Context and Neighbourhood Character

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

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change."

The site is located in Double Bay on the northern side of Cross Street between Transvaal Avenue and Bay Street. The subject site one of the largest single landholdings in Double Bay town centre and is currently occupied by the Intercontinental Hotel building and is proposed to be converted into a mixed use development.

The precinct is characterised by small scale retail and cafe lined streets in multi-storey developments of varying age. The site's block is typified by an emerging street-wall to the southern side of Cross Street and to the adjoining east boundary development. For the most part Cross Street remains level with a slight drop toward the east. The site is also accessed via the rear Galbraith Walkway cutting through existing residences to the north before connecting the site to Transvaal Avenue.

The proposed design introduces a more civic character to the precinct to reflect the mixture of uses that invite the wider community to the site. An improved 6m wide central pedestrian link joins Cross Street to Galbraith Walkway via a light filled courtyard to the northern boundary. An additional pedestrian walkway is proposed to link the public domain of the adjoining Ode development to Galbraith Walkway via the eastern boundary of the site.

The proposal's civic appearance in combination with quality finishes is an appropriate response to the character of the neighbourhood and the new connectivity that the development allows will serve to provide a new standard of lifestyle in Double Bay.



Site Plan



Surrounding Context Images

Housing SEPP Verification Statement

2.2 Design Principle 2: Built Form and Scale

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

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

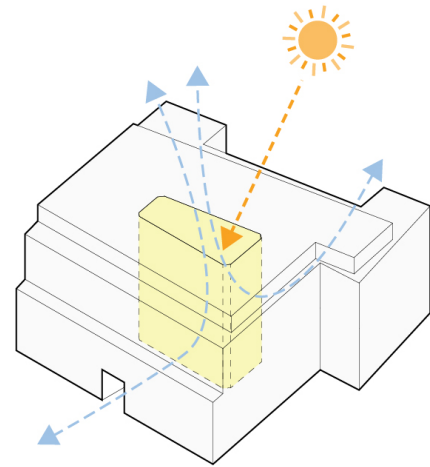
Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook."

The proposed building mass responds directly to the height of the existing Intercontinental Hotel building on the subject site.

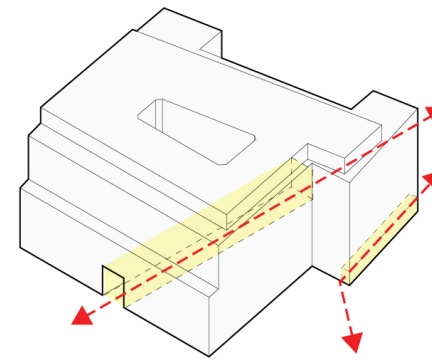
In the context of the precinct; the subject site is unique in scale which gives opportunity to reduce the building bulk through the introduction of a northern courtyard; open to the public during operational hours. This forms a 10.1m setback to the majority of the northern boundary.

Two setbacks have been introduced to the Cross Street elevation. The podium height matches that of the new Ode development to the east with a 6.3m building setback to match that of the Woollahra DCP envelope. An additional 9m setback has been proposed to the uppermost level to aid in reducing the perceived building mass at street level and prevent overshadowing to the apartments located at the southern side of Cross Street.

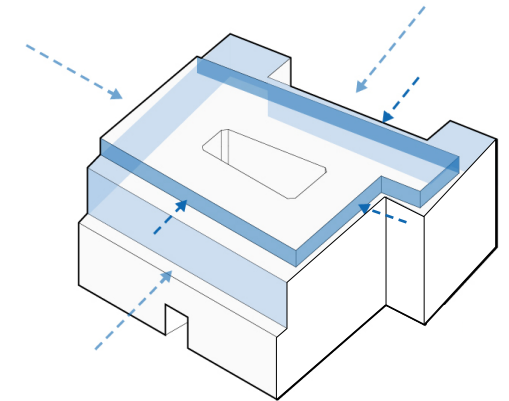
For the most part the proposal follows the setbacks adopted by the existing approved envelope, or follows a 0m setback against existing blank walls.



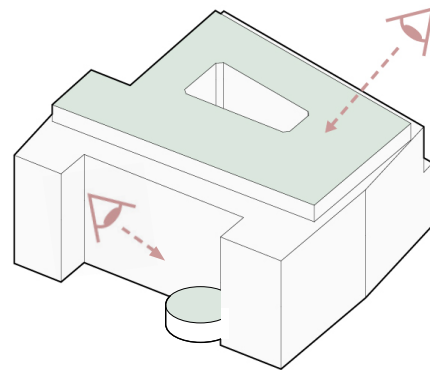
1. Solar Access



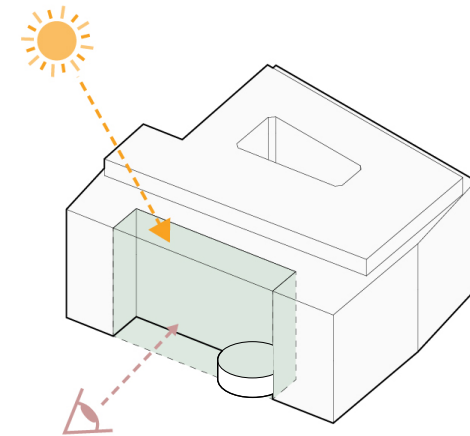
2. Site Through Links



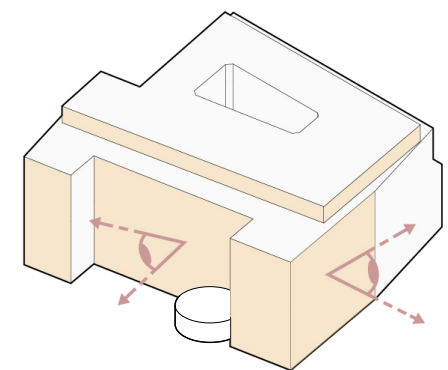
3. Setbacks



4. Green Roof and Pavilion Roof



5. Courtyard



6. Views

Diagrams indicating proposed built form, setbacks and site controls

Housing SEPP Verification Statement

2.3 Design Principle 2: 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."

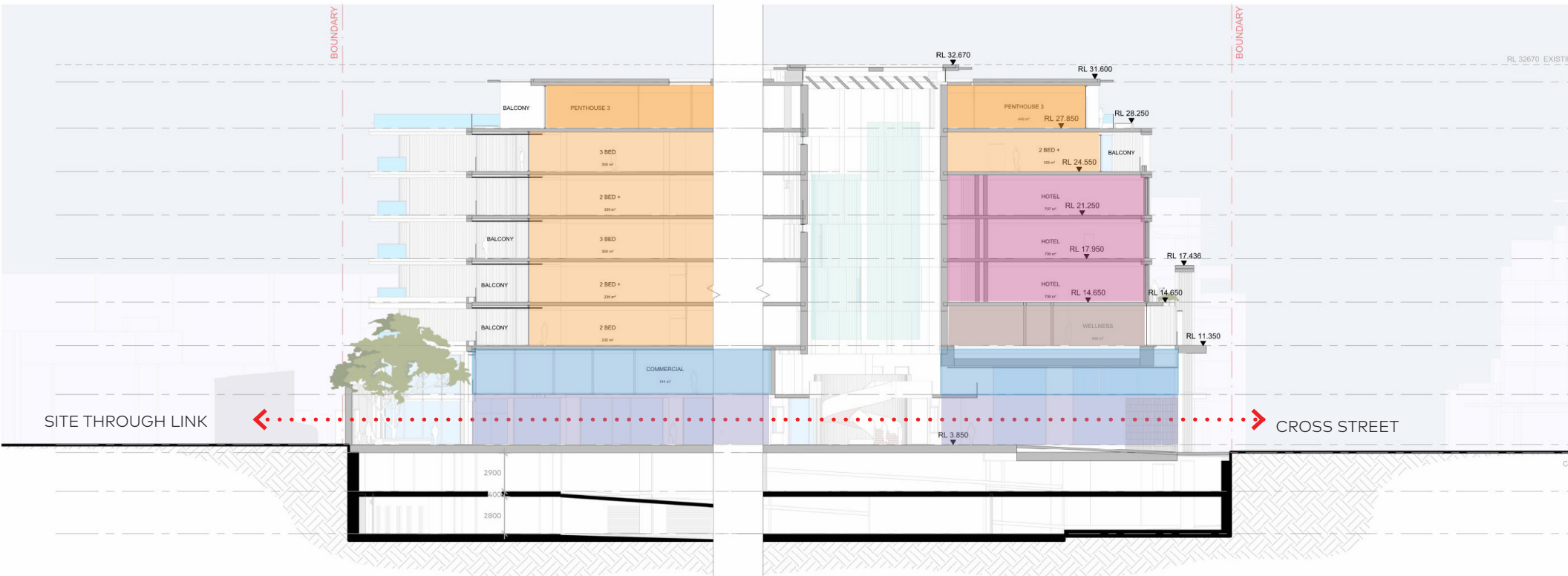
Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment."

The proposal centres around connectivity and accessibility of public space whilst providing a curated selection of uses to create a vibrant mixed-use precinct.

The proposed balance of 29 residential apartments with a luxury 39 room hotel ensures the site at all times is occupied with on site occupants.

The size of the proposed apartments is in direct response to market needs of the area, and therefore the proposal's density sits comfortably within the context of Double Bay.

The additional building elements; community space, wellness, commercial suites, retail, hospitality and cinema all work in unison to provide ample amenity for both the on-site population and visitors to the



Cross Street to William Street Section

- Legend**
- Residential
 - Commercial
 - Retail
 - Hotel
 - Wellness

Housing SEPP Verification Statement

2.4 Design Principle 4: Sustainability

"Good design combines positive environmental, social and economic outcomes.

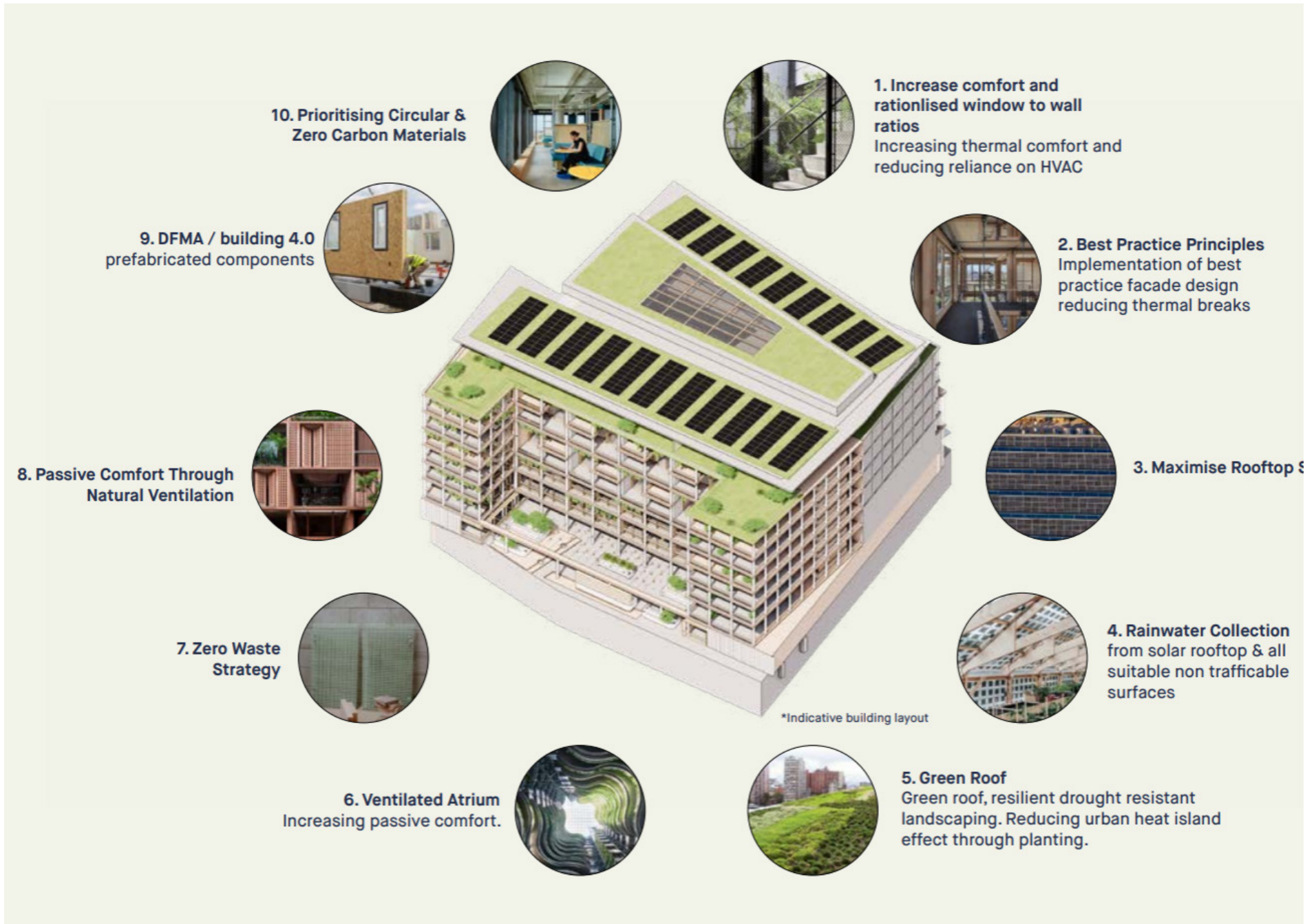
Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and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

In addition to meeting the ADG requirements of solar and cross ventilation; the proposal consists of a number of other sustainable measures:

- Existing basement retention to save embodied carbon
- Maximisation of solar PV
- Maximisation of rooftop planting
- Combined precinct air chiller for energy efficient heating/cooling
- A highly performative building envelope of solid to glass, roof and wall insulation, and glazing performance.
- Naturally ventilated atrium for passive heating and cooling
- Rainwater collection from solar roof

Additionally; the building's waste management has been developed around access and usability to ensure residents and tenants are able to stream waste and recycling with the greatest ease.

	No. Apts	Compliance
Cross Ventilation	23 / 29	79%
Solar Access	25 / 29	86%
No Solar Access	4 / 29	13%



Axonometric of ESD Initiatives

Housing SEPP Verification Statement

2.5 Design Principle 5: Landscape

"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood."

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management."

A major sustainable feature of the proposal is the retention of the existing basement structure to save the embodied carbon within.

This does present the unique challenge of providing ample landscape in an already built up suburb.

By committing 1,200m² of rooftop planting in addition to 345m² of publicly open space to the north of the site; on site residents, commercial tenants and the wider community have access to a verdant light filled space activated at its edges by retail and hospitality whilst enjoying a building protected by planting.

Additional structural allowance has been designed into the proposal to allow for planting on structure with sufficient depth for substantial trees.

To add variety to this landscape amenity a grassed zone and loose furniture allow for flexible and casual use of the space.

The development's commitment to landscape continues through the building proposal, with planted edges and a predominantly planted roof, included for both sustainable and aesthetic benefits.



Proposed Landscape Plan - Ground Floor

Housing SEPP Verification Statement

2.6 Design 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 degree of mobility."

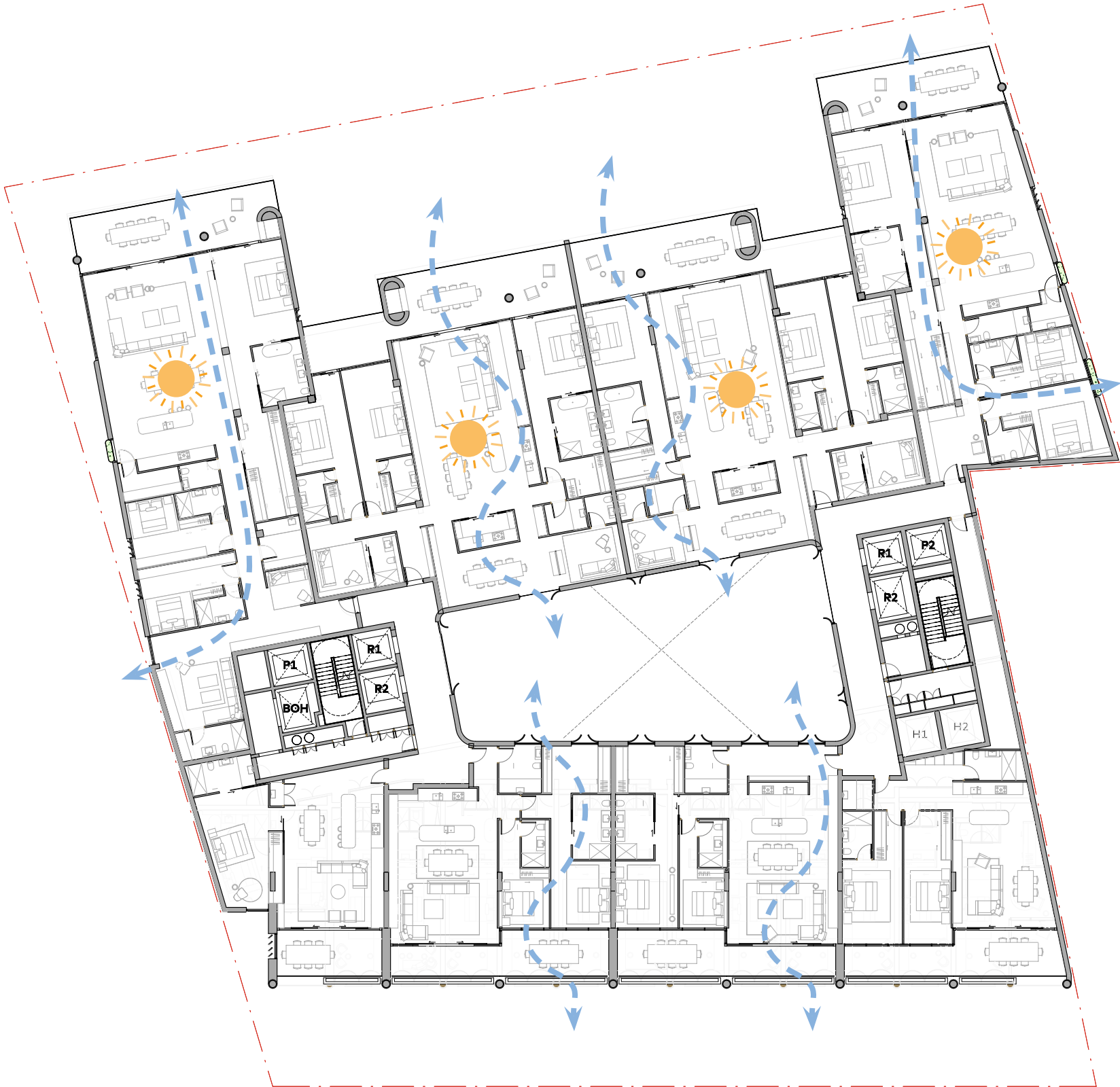
The anticipated market for the residential apartments will be down-sizers and families seeking more practical and maintainable homes.

The needs of this demographic have been provided for in both the scale and layout of the proposed apartments.

All apartments provide incredible amenity to residents through larger than required internal dimensions, balcony areas and circulation provisions.

In addition to the 10% adaptable and 20% Silver level Liveable design features; most apartments have been designed to be consistent with these requirements as a minimum standard.

Additionally clear internal layouts with total building connectivity allow residents of all abilities to move safely through the entirety of the building.



Level 6 Floorplate

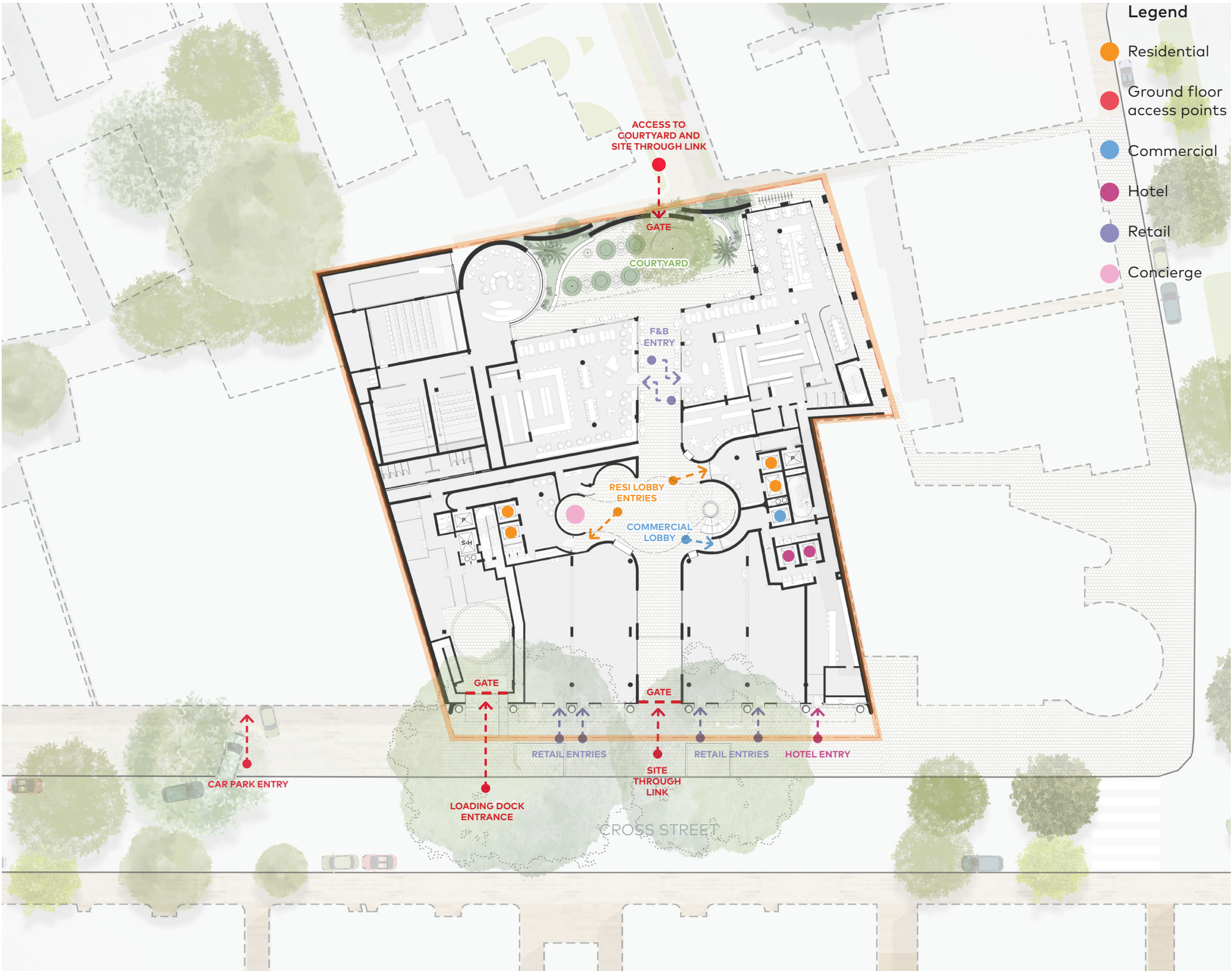
Housing SEPP Verification Statement

2.6 Design Principle 7: Safety

"Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose."

The design proposes the following security measures to restrict and control communal access in and around the proposed development:

- Residential entry points and circulation areas are clearly identified and secure.
- Publicly accessible areas will be secured outside of hours of operation.
- Central location of the building concierge allows for surveillance of all building internal entrances.
- Deep balconies and louvred windows offer privacy whilst allowing for passive surveillance.
- High quality architectural lighting proposed throughout the development will assist in securing the area at night.
- Lighting and CCTV will be designed into the building with safety as priority



Proposed Ground Level Plan

Housing SEPP Verification Statement

2.6 Design 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 and providing opportunities for social interaction among residents."

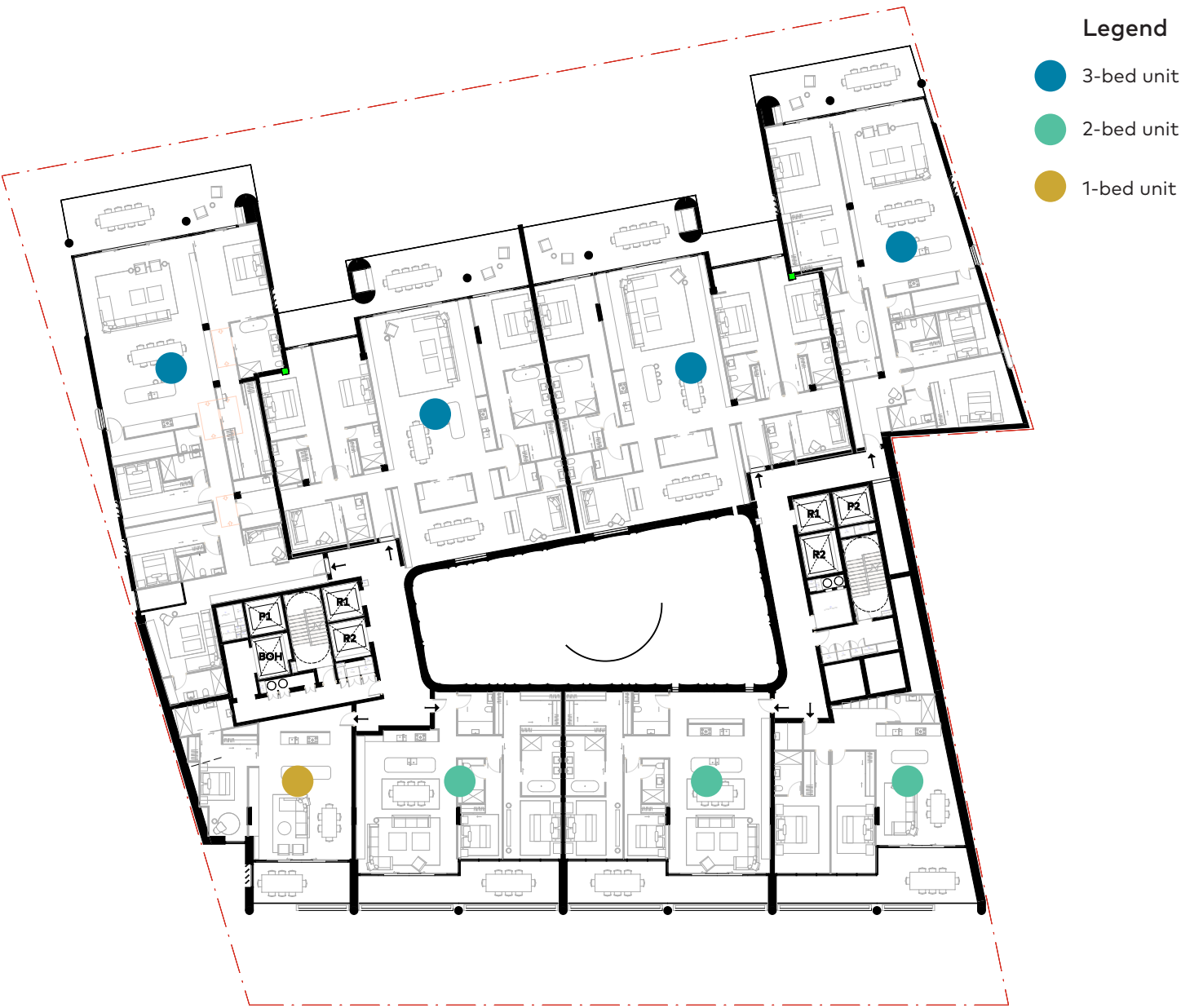
The proposed development being situated on the periphery of the Sydney CBD incorporates an appropriate selection of apartment types to meet market needs in the area whilst designing in flexibility for future adaption.

This mix of apartments has also been evenly distributed across the proposal to give additional variety to purchaser access alongside physical interaction of residents from a variety of backgrounds.

The proposed apartments feature additional internal spaces to meet the needs of residents, such as media rooms, formal dining rooms and generous laundries. Whilst meeting current needs, these spaces also provide opportunity for adaption in future as additional storage or children’s playrooms; as examples.

The courtyard amenity area provides for a variety of enhanced residential experiences whilst the mixture of uses cater for a broad range of residents. Well designed shared circulation areas provide further opportunities for social interaction.

	No. Apts	Percent
1 Bed	3	10%
2 Bed	7	24%
3 Bed	16	56%
Penthouse	3	10%
Total	29	100%



Proposed Typical Floor Plan

Housing SEPP Verification Statement

2.6 Design Principle 8: 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 a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape."

Whilst the scale of the subject site is somewhat of an anomaly to the context of Double Bay; the quality and detailing of the facade, alongside ordering and proportion of form ensure the building appropriately sits within its surrounds.

The general approach to the appearance of the proposal takes cues from classically ordered architecture resulting in a civic expression of the building.

The intent is to create a timeless order of columns and lintels that adapt across the development to appropriately scale openings for outlook and privacy in response to context.

The whole development is tied together through a consistent use of quality materials; terrazzo cladding, crafted glass and anodised bronze. These materials speak to the quality and character of Double Bay; whilst aligning with our shared vision of what Cross Street as a precinct will grow to be in future.



Orders:

Column



Horizontal

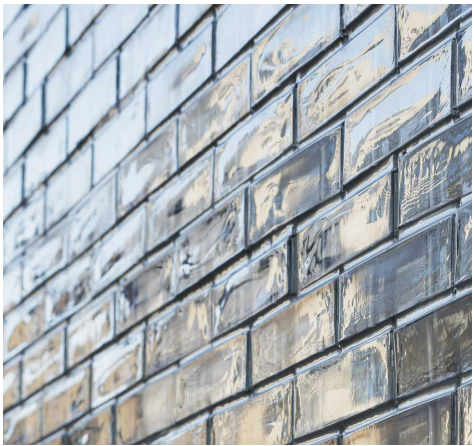


Sized Openings

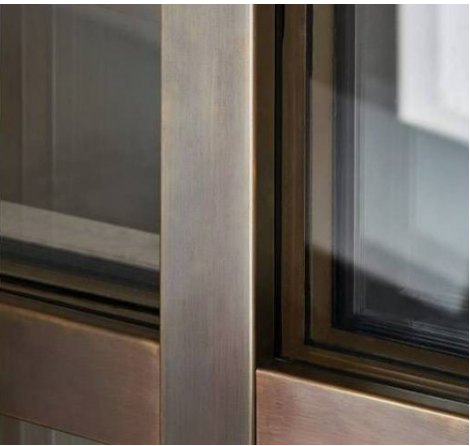


Materials:

Terrazzo



Crafted Glass



Bronze



Detailing:

Flat



Corrugated



Verticals

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
PART 3	SITING THE DEVELOPMENT		
3A	SITE ANALYSIS		
3A-1	Objective: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.		✓
	Design Guidance		
	Each element in the Site Analysis Checklist is addressed.		YES
3B	ORIENTATION		
3B-1	Objective: Building types & layouts respond to the streetscape & site while optimising solar access within the development		✓
	Design Guidance		
	Buildings along the street frontage define the street by facing it & incorporating direct access from the street		YES
	Where the street frontage is to the east or west, rear buildings are orientated to the north		NA
	Where the street frontage is to the north or south, over-shadowing to the south is minimised & buildings behind the street frontage are orientated to the east & west	Building Height and overshadowing consequence has been determined by the existing building height.	YES
3B-2	Objective: Overshadowing of neighbouring properties is minimised during mid winter.		✓
	Design Guidance		
	Living areas, private open space & communal open space receive solar access in accordance with section 3D Communal & Public Open Space and section 4A Solar & Daylight Access		YES
	Solar access to living rooms, balconies & private open spaces of neighbours are considered	The proposal retains compliance of surrounding buildings for solar access	YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	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%		N/A
	If the proposal will reduce the solar access of neighbours, building separation is increased beyond minimums contained in 3F Visual Privacy		N/A
	Overshadowing is minimised to the south or downhill by increased upper level setbacks	Two setbacks occur to the south, at the fourth storey and the uppermost level	YES
	Buildings are orientated at 90 deg to the boundary with neighbouring properties to minimise overshadowing & privacy impacts, particularly where minimum setbacks are used & where buildings are higher than the adjoining development		N/A
	A minimum of 4 hours of solar access is retained to solar collectors on neighbouring buildings		YES
3C	PUBLIC DOMAIN INTERFACE		
3C-1	Objective: Transition between private & public domain is achieved without compromising safety & security.		✓
	Design Guidance		
	Terraces, balconies and courtyard apartments have direct street entry, where appropriate		N/A
	Changes in level between private terraces, front gardens & dwelling entries above the street level provide surveillance & improve visual privacy for ground level dwellings		N/A
	Upper level balconies & windows overlook the public domain		YES
	Front fences & walls along street frontages use visually permeable materials & treatments. Height of solid fences or walls is limited to 1m	No transition between private and public domain required at the front of the site (Cross Street)	YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Length of solid walls is limited along street frontages	Wall has been designed with relief and variation in height	YES
	Opportunities for casual interaction between residents & the public domain is provided for. Design solutions may include seating at building entries, near letter boxes & in private courtyards adjacent to streets	Seating has been proposed in the lightwell space, as well as the communal courtyard space.	YES
	In developments with multiple buildings and/or entries, pedestrian entries & spaces associated with individual buildings/entries are differentiated to improve legibility for residents, using the following design solutions: • Architectural detailing • Changes in materials • Plant Species • Colours • Opportunities for people to be concealed are minimised	Capable of complying	YES
3C-2	Objective: Amenity of the public domain is retained & enhanced.		✓
	Design Guidance		
	Planting is used to soften the edges of any raised terraces to the street, for example above sub-basement car parking.		N/A
	Mail boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Located at residential lobbies	YES
	The visual prominence of underground car park vents is minimised & located at a low level where possible	All parking underground	YES
	Substations, pump rooms, garbage storage areas & other service requirements are located in basement car parks or out of view	Majority services below ground or concealed from public domain	YES
	Ramping for accessibility is minimised by building entry location & setting ground floor levels in relation to footpath levels	The design features only one 1:20 ramp at the entry to mitigate flood levels and provide access to the rear of the site	YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Durable, graffiti resistant & easily cleanable materials are used		YES
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface & uses the following design solutions: - Street access, pedestrian paths & building entries are clearly defined - Paths, low fences & planting are clearly delineated between communal/private open space & the adjoining public open space - Minimal use of blank walls, fences & ground level parking	Design integrates into the existing public domain network	YES
	On sloping sites protrusion of car parking above ground level is minimised by using split levels to step underground car parking	All parking underground	YES
	COMMUNAL & PUBLIC OPEN SPACE		
3D-1	Objective: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.		✓
	Design Criteria		
1	Communal open space has a minimum area equal to 25% of the site	345m ² (12%) of site area has been provided as communal space in the northern courtyard at ground. As the site is in a built up area, providing shared amenity with access to pool and gym amenity in the wellness area is seen as a desirable option. Larger than required balconies have also been proposed to the residential units.	COMPLIES ON MERIT
2	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)		✓
	Design Guidance		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Communal open space is consolidated into a well designed, easily identified & usable area		YES
	Communal open space have a minimum dimension of 3m. Larger developments should consider greater dimensions		YES
	Communal open space are co-located with deep soil areas		YES
	Direct, equitable access are provided to communal open space areas from common circulation areas, entries & lobbies		YES
	Where communal open space cannot be provided at ground level, it is provided on a podium or roof		YES
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they need to: • Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • Provide larger balconies or increased private open space for apartments • Demonstrate good proximity to public open space & facilities and/or provide contributions to public open space	Generous balconies have been proposed in addition to shared amenities between the mixture of uses on the site.	N/A
3D-2	Objective: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting		✓
	Design Guidance		
	Facilities are provided within communal open spaces & common spaces for a range of age groups (see 4F Common Circulation & Spaces), incorporating the following: • Seating for individuals or groups • Barbeque areas • Play equipment or play areas • Swimming pools, gyms, tennis courts or common rooms	Refer to Landscape Design prepared by DBS	YES
	Location of facilities responds to microclimate & site conditions with access to sun in winter, shade in summer & shelter from strong winds & down drafts	COS has been located to the north for solar access with appropriate shade and wind protection provided	YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Visual impacts of services are minimised, including location of ventilation duct outlets from basement car parks, electrical substations & detention tanks		YES
3D-3	Objective: Communal open space is designed to maximise safety.		✓
	Design Guidance		
	Communal open space & public domain should be readily visible from habitable rooms & private open space areas while maintaining visual privacy. Design solutions include: • Bay windows • Corner windows • Balconies		YES
	Communal open space is well lit		YES
	Communal open space/facilities that are provided for children & young people are safe and contained		YES
3D-4	Objective: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood		✓
	Design Guidance		
	Public open space is well connected with public streets along at least one edge	POS provided at through connection	YES
	POS is connected with nearby parks & other landscape elements	POS provided within existing network of pedestrian connectivity	YES
	POS is linked through view lines, pedestrian desire paths, termination points & the wider street grid		YES
	Solar access is provided year round along with protection from strong winds		YES
	Opportunities for a range of recreational activities is provided for people of all ages		YES
	Positive street address & active street frontages are provided adjacent to POS	Café spillout and Cinema pavilion all adjacent to POS	YES
	Boundaries are clearly defined between POS & private areas		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance												
3E	DEEP SOIL ZONES														
3E-1	Objective: Deep soil zones are suitable for healthy plant& tree growth, improve residential amenity and promote management of water and air quality.		✓												
	Design Criteria														
1	Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site Area (sqm)</th><th>Minimum Dim. (m)</th><th>Deep Soil Zone (% of site area)</th></tr><tr><td>Less than 650</td><td>-</td><td rowspan="4">7</td></tr><tr><td>650-1500</td><td>3</td></tr><tr><td>Greater than 1500</td><td>6</td></tr><tr><td>Greater than 1500 with significant existing tree cover</td><td>6</td></tr></table>	Site Area (sqm)	Minimum Dim. (m)	Deep Soil Zone (% of site area)	Less than 650	-	7	650-1500	3	Greater than 1500	6	Greater than 1500 with significant existing tree cover	6	Due to the retention of existing basement there is no change to the existing deep soil provision on site. Generous planting on structure has been proposed to the northern courtyard, including raised planters for substantial shade trees. Additionally, all apartments have access to planters integrated into the proposed balconies, and the roof is majority covered in planting.	COMPLIES ON MERIT
Site Area (sqm)	Minimum Dim. (m)	Deep Soil Zone (% of site area)													
Less than 650	-	7													
650-1500	3														
Greater than 1500	6														
Greater than 1500 with significant existing tree cover	6														
	Design Guidance														
	On some sites it may be possible to provide larger deep soil zones, depending on the site area & context: 10% of the site as deep soil on sites with an area of 650sqm -1,500sqm 15% of the site as deep soil on sites greater than 1,500sqm		N/A												

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Deep soil zones are located to retain existing significant trees & to allow for the development of healthy root systems, providing anchorage & stability for mature trees. Design solutions may include: • Basement & sub-basement car park design that is consolidated beneath building footprints • Use of increased front & side setbacks • Adequate clearance around trees to ensure long term health • Co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil		N/A
	Achieving the design criteria may not be possible on some sites including where: • location & building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) • there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management is achieved & alternative forms of planting provided	Rooftop planting and rainwater collection form a large part of the buildings proposal	YES
3F	VISUAL PRIVACY		
3F-1	Objective: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.		✓
	Design Criteria		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance												
1	Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows: <table><tr><th>Building Height (m)</th><th>Habitable Rooms & Balconies (m)</th><th>Non-Habitable Rooms (m)</th></tr><tr><td>Up to 12 (4 storeys)</td><td>6</td><td>3</td></tr><tr><td>Up to 25 (5-8 storeys)</td><td>9</td><td>4.5</td></tr><tr><td>Over 25 (9+ storeys)</td><td>12</td><td>6</td></tr></table> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	Building Height (m)	Habitable Rooms & Balconies (m)	Non-Habitable Rooms (m)	Up to 12 (4 storeys)	6	3	Up to 25 (5-8 storeys)	9	4.5	Over 25 (9+ storeys)	12	6	Generally building separation at boundaries is consistent with the setbacks of the current approved building envelope. (DA/671/2010) The proposal further improves upon this unbuilt proposal through overlooking mitigation and single aspect orientation to better respond to immediate context.	COMPLIES ON MERIT
Building Height (m)	Habitable Rooms & Balconies (m)	Non-Habitable Rooms (m)													
Up to 12 (4 storeys)	6	3													
Up to 25 (5-8 storeys)	9	4.5													
Over 25 (9+ storeys)	12	6													
	Design Guidance														
	Generally, as the height increases, one step in the built form is desirable due to building separations. Any additional steps do not cause a 'ziggurat' appearance	One step in built from is proposed to reduce the scale of the proposal	YES												
	For residential buildings next to commercial buildings, separation distances are measured as follows: - Retail, office spaces & commercial balconies use the habitable room distances - Service & plant areas use the non-habitable room distances	See response to Design Criteria above	N/A												
	New developments are located & oriented to maximise visual privacy between buildings on site & for neighbouring buildings. Design solutions include: - site layout & building are orientated to minimise privacy impacts (see 3B Orientation) - on sloping sites, apartments on different levels have appropriate visual separation distances (see pg 63 figure 3F.4)		YES												

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Apartment buildings have an increased separation distance of 3m (in addition to 3F-1 Design Criteria) when adjacent to a different zone that permits lower density residential development, to provide for a transition in scale & increased landscaping (pg 63 figure 3F.5)	Generally building separation at boundaries is consistent with the setbacks of the current approved building envelope. (DA/671/2010) The improvements to the relationships with surrounding buildings through orientation and view mitigation are seen as a better interface with the lower scale buildings adjoining the proposal site.	COMPLIES ON MERIT
	Direct lines of sight are avoided for windows & balconies across corners		YES
	No separation is required between blank walls		YES
3F-2	Objective: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.		✓
	Design Guidance		
	Communal open space, common areas & access paths are separated from private open space & windows to apartments, particularly habitable room windows. Design solutions include: • setbacks • solid or partially solid balustrades on balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction & outlook in another • raising apartments or private open space above the public domain or communal open space • planter boxes incorporated into walls & balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels on windows and/or balconies		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Bedrooms, living spaces & other habitable rooms are separated from gallery access & other open circulation space by the apartment's service areas		YES
	Balconies & private terraces are located in front of living rooms to increase internal privacy		YES
	Windows are offset from the windows of adjacent buildings		YES
	Recessed balconies and/or vertical fins are used between adjacent balconies		YES
3G	PEDESTRIAN ACCESS & ENTRIES		
3G-1	Objective: Building entries & pedestrian access connects to and addresses the public domain.		✓
	Design Guidance		
	Multiple entries (including communal building entries & individual ground floor entries) activate the street edge	Generally building entries have been designed at the centre of the development to activate laneway connection whilst retail activation lines Cross Street	YES
	Entry locations relate to the street & subdivision pattern, and the existing pedestrian network		YES
	Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries		YES
	Where street frontage is limited, a primary street address should be provided with clear sight lines and pathways to secondary building entries		YES
3G-2	Objective: Access, entries & pathways are accessible & easy to identify.		✓
	Design Guidance		
	Building access areas including lift lobbies, stairwells & hallways are clearly visible from the public domain & communal spaces		YES
	The design of ground floors & underground car parks minimise level changes along pathways & entries		YES
	Steps & ramps are integrated into the overall building & landscape design		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	For large developments 'way finding' maps are provided to assist visitors & residents		YES
	For large developments electronic access & audio/video intercom are provided to manage access		YES
3G-3	Objective: Large sites provide pedestrian links for access to streets & connection to destinations.		✓
	Design Guidance		
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres & public transport		YES
	Pedestrian links are direct, have clear sight lines, are overlooked by habitable rooms or private open spaces of dwellings, are well lit & contain active uses, where appropriate		YES
3H	VEHICLE ACCESS		
3H-1	Objective: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.		✓
	Design Guidance		
	Design solutions include: - materials & colour palette minimise visibility from street - security doors/gates minimise voids in the facade - where doors are not provided, visible interiors reflect façade design, and building services, pipes & ducts are concealed		YES
	Car park entries are located behind the building line		YES
	Vehicle entries are located at the lowest point of the site, minimising ramp lengths, excavation & impacts on the building form and layout		YES
	Car park entry & access are located on secondary streets or lanes where available	Loading dock entry located at the existing vehicle entry to the west of the site boundary at Cross Street.	YES
	Vehicle standing areas that increase driveway width & encroach into setbacks are avoided		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Access point is located to avoid headlight glare to habitable rooms		YES
	Adequate separation distances are provided between vehicle entries & street intersections		YES
	The width & number of vehicle access points are limited to the minimum		YES
	Visual impact of long driveways is minimised through changing alignments & screen planting		N/A
	The need for large vehicles to enter or turn around within the site is avoided	Access restricted to waste removal and the occasional moving/supplier vehicle	YES
	Garbage collection, loading & servicing areas are screened	Located in loading dock	YES
	Clear sight lines are provided at pedestrian & vehicle crossings		YES
	Traffic calming devices, such as changes in paving material or textures, are used where appropriate		YES
	Pedestrian & vehicle access are separated & distinguishable. Design solutions include: • Changes in surface materials • Level changes • Landscaping for separation		YES
3J	BICYCLE & CAR PARKING		
3J-1	Objective: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.		✓
	Design Criteria		
1	For development in the following locations: • on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & 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.	Carparking to meet Woollahra DCP Requirements	✓

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Design Guidance		
	Where a car share scheme operates locally, car share parking spaces are provided within the development.	2 x EV car share spaces are provided	YES
	Where less car parking is provided in a development, council do not provide on street resident parking permits		N/A
3J-2	Objective: Parking & facilities are provided for other modes of transport.		✓
	Design Guidance		
	Conveniently located & sufficient numbers of parking spaces are provided for motorbikes & scooters		YES
	Secure undercover bicycle parking is provided & easily accessible from both public domain & common areas		YES
	Conveniently located charging stations are provided for electric vehicles, where desirable		YES
3J-3	Objective: Car park design & access is safe and secure		✓
	Design Guidance		
	Supporting facilities within car parks, including garbage, plant & switch rooms, storage areas & car wash bays can be accessed without crossing car parking spaces		YES
	Direct, clearly visible & well lit access is provided into common circulation areas		YES
	Clearly defined & visible lobby or waiting area is provided to lifts & stairs		YES
	For larger car parks, safe pedestrian access is clearly defined & circulation areas have good lighting, colour, line marking and/or bollards		YES
3J-4	Objective: Visual & environmental impacts of underground car parking are minimised.		✓
	Design Guidance		
	Excavation minimised through efficient car park layouts & ramp design		YES
	Car parking layout is well organised, using a logical, efficient structural grid & double loaded aisles		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Protrusion of car parks do not exceed 1m above ground level. Solution include stepping car park levels or using split levels on sloping sites	Parking provided in basements	YES
	Natural ventilation is provided to basement & sub-basement car parking	Mechanical Ventilation is provided as existing basement parking is fully underground	COMPLIES ON MERIT
	Ventilation grills or screening devices for car parking openings are integrated into the facade & landscape design		YES
3J-5	Objective: Visual & environmental impacts of on-grade car parking are minimised.		✓
	Design Guidance		
	On-grade car parking is avoided	None proposed	YES
	Where on-grade car parking is unavoidable, the following design solutions are used: • Parking is located on the side or rear of the lot away from the primary street frontage • Cars are screened from view of streets, buildings, communal & private open space areas • Safe & direct access to building entry points is provided • Parking is incorporated into the landscape design, by extending planting & materials into the car park space • Stormwater run-off is managed appropriately from car parking surfaces • Bio-swales, rain gardens or on site detention tanks are provided, where appropriate • Light coloured paving materials or permeable paving systems are used. Shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures to large areas of paving		N/A
3J-6	Objective: Visual & environmental impacts of above ground enclosed car parking are minimised.	No above ground parking proposed	✓
	Design Guidance		
	Exposed parking is not located along primary street frontages		N/A

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Screening, landscaping & other design elements including public art are used to integrate the above ground car parking with the facade. Design solutions include: - Car parking that is concealed behind facade, with windows integrated into the overall facade design (limited to developments where larger floor plate podium is suitable at lower levels) - Car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage		N/A
	Positive street address & active frontages are provided at ground level		YES

ADG Ref.	Item Description	Notes	Compliance
PART 4	DESIGNING THE BUILDING		
4A	SOLAR & DAYLIGHT ACCESS		
4A-1	Objective: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.		✓
	Design Criteria		
1	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	86% apartments achieve solar	YES
2	In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter		N/A
3	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	This affects 14% of apartments	YES
	Design Guidance		
	The design maximises north aspect. The number of single aspect south facing apartments is minimised		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Single aspect, single storey apartments have a northerly or easterly aspect		YES
	Living areas are located to the north and service areas to the south & west of apartments		YES
	To optimise direct sunlight to habitable rooms & balconies a number of the following design features are used: • Dual aspect apartments • Shallow apartment layouts • Two storey & mezzanine level apartments • Bay windows		YES
	To maximise the benefit to residents of direct sunlight within living rooms & private open spaces, a minimum of 1sqm of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	Yes POS comply; however living rooms are set further back into the proposal to allow for generous north facing balconies far larger than minimum requirements	COMPLIES ON MERIT
	Achieving the design criteria may not be possible where: • greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source • on south facing sloping sites • significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints & orientation preclude meeting Design Criteria & how the development meets the objective.	The more generous balconies are in response to the significant views to the north	YES
4A-2	Objective: Daylight access is maximised where sunlight is limited.		✓
	Design Guidance		
	Courtyards, skylights & high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Where courtyards are used: • Use is restricted to kitchens, bathrooms & service areas • Building services are concealed with appropriate detailing & materials to visible walls • Courtyards are fully open to the sky • Access is provided to the light well from communal area for cleaning & maintenance • Acoustic privacy, fire safety & minimum privacy separation distances (see 3F Visual Privacy) are achieved		YES
	Opportunities for reflected light into apartments are optimised through: • Reflective exterior surfaces on buildings opposite south facing windows • Positioning windows to face other buildings or surfaces (on neighbouring sites or within site) that will reflect light • Integrating light shelves into the design • Light coloured internal finishes		YES
4A-3	Objective: Design incorporates shading & glare control, particularly for warmer months.		✓
	Design Guidance		
	A number of the following design features are used: • Balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas • Shading devices such as eaves, awnings, balconies, pergolas, external louvres & planting • Horizontal shading to north facing windows • Vertical shading to east & particularly west facing windows • Operable shading to allow adjustment & choice • High performance glass that minimises external glare off windows, with consideration given to reduce tint glass or glass with a reflectance level below 20% (reflective films are avoided)		YES
4B	NATURAL VENTILATION		
4B-1	Objective: All habitable rooms are naturally ventilated		✓
	Design Guidance		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	The building's orientation maximises capture & use of prevailing breezes for natural ventilation in habitable rooms		YES
	Depths of habitable rooms support natural ventilation		YES
	The area of unobstructed window openings should be equal to at least 5% of the floor area served		YES
	Light wells are not the primary air source for habitable rooms	Atrium is used for the extraction of air; apartments air source is always at opposite end of apartment to lightwell. Refer. Wind assessment report	YES
	Doors & openable windows maximise natural ventilation opportunities by using the following design solutions: - Adjustable windows with large effective openable areas - Variety of window types that provide safety & flexibility such as awnings & louvres - Windows that occupants can reconfigure to funnel breezes into apartment, such as vertical louvres, casement windows & externally opening doors		YES
4B-2	Objective: The layout & design of single aspect apartments maximises natural ventilation.		✓
	Design Guidance		
	Apartment depths limited to maximise ventilation & airflow		YES
	Natural ventilation to single aspect apartments is achieved with the following design solutions: - Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) - Stack effect ventilation, solar chimneys or similar used to naturally ventilate internal building areas or rooms such as bathrooms & laundries - Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation & avoid trapped smells	Stack effect ventilation (pressure driven) used to achieve natural ventilation to single aspect apartments Refer. Wind assessment report	YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
4B-3	Objective: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.		✓
	Design Criteria		
1	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	79% of apartments achieve cross ventilation	YES
2	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Overall depth less than 18m	YES
	Design Guidance		
	The building includes dual aspect apartments, cross through apartments & corner apartments, and limited apartment depths		YES
	In cross-through apartments, external window & door opening sizes/ areas on one side of an apartment (inlet side) are approximately equal to the external window & door opening sizes/areas on the other side of the apartment (outlet side)	Openings have been designed to appropriate scale	YES
	Apartments are designed to minimise the number of corners, doors & rooms that might obstruct airflow		YES
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation & airflow		YES
4C	CEILING HEIGHTS		
4C-1	Objective: Ceiling height achieves sufficient natural ventilation & daylight access.		✓
	Design Criteria		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance	
1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		Capable of complying. Reduced ceiling heights / bulkheads may be required in areas of services routes, pipe runs etc	YES
	Minimum Ceiling Height for apt and mixed-used buildings (m)			
	Habitable rooms	2.7		
	Non-habitable rooms	2.4		
	For 2 storey apts	2.7 for main living area floor 2.4 for second floor, where its area does not exceed 50% of the apt area		
	Attic spaces	1.8 at edge of room with 30deg minimum ceiling slope		
	If located in mixedused areas	3.3 for ground and first floor to promote future flexibility of use		
	These minimums do not preclude higher ceilings if desired			
	Design Guidance			
	Ceiling height accommodates use of ceiling fans for cooling & heat distribution		YES	
4C-2	Objective: Ceiling height increases the sense of space in apartments & provides for well-proportioned rooms.		✓	
	Design Guidance			
	A number of the following design solutions are used: - Hierarchy of rooms in apartment is defined using changes in ceiling heights & alternatives such as raked or curved ceilings, or double height spaces - Well-proportioned rooms are provided, for example, smaller rooms feel larger & more spacious with higher ceilings - Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor & coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist		YES	

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
4C-3	Objective: Ceiling heights contribute to the flexibility of building use over the life of the building		✓
	Design Guidance		
	Ceiling heights of lower level apartments should be greater than the minimum required by Design Criteria allowing flexibility & conversion to non-residential uses		N/A
4D	APARTMENT SIZE & LAYOUT		
4D-1	Objective: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.		✓
	Design Criteria		
1	Apartments have the following minimum internal areas:		YES
	Apartment Type	Minimum Internal Area (sqm)	
	Studio	35	
	1 Bedroom	50	
	2 Bedroom	70	
	3 Bedroom	90	
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each		
2	Every habitable room has 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 & air is not borrowed from other rooms		YES
	Design Guidance		
	Kitchens is not located as part of the main circulation space in larger apartments (such as hallway or entry space)		YES
	A window is visible from any point in a habitable room		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Where minimum areas or room dimensions are not met, apartments demonstrate that they are well designed and demonstrate the usability & functionality of the space with realistically scaled furniture layouts & circulation areas.		N/A
4D-2	Objective:		✓
	Design Criteria		
1	Habitable room depths are limited to a maximum of 2.5 x the ceiling height		YES
2	In open plan layouts (living, dining & kitchen are combined) maximum habitable room depth is 8m from a window		YES
	Design Guidance		
	Greater than minimum ceiling heights allow for proportional increases in room depth up to the permitted max depths	Additional 200mm floor to floor has been proposed to allow for maximisation of ceiling heights	YES
	All living areas & bedrooms are located on the external face of building		YES
	Where possible: - bathrooms & laundries have external openable window - main living spaces are oriented toward the primary outlook & aspect and away from noise sources		YES
4D-3	Objective:		✓
	Design Criteria		
1	Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)		YES
2	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		YES
3	Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio & 1 bedroom apartments 4m for 2 & 3 bedroom apartments		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
4	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		YES
	Design Guidance		
	Access to bedrooms, bathrooms & laundries is separated from living areas minimising direct openings between living & service areas		YES
	All bedrooms allow a minimum length of 1.5m for robes		YES
	Main bedroom of apartment or studio apartment is provided with a wardrobe of minimum 1.8m L x 0.6m D x 2.1m H		YES
	Apartment layouts allow flexibility over time, design solutions include: • Dimensions that facilitate a variety of furniture arrangements & removal • Spaces for a range of activities & privacy levels between different spaces within the apartment • Dual master apartments • Dual key apartments (Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the BCA & for calculating mix of apartments) • Room sizes & proportions or open plans (rectangular spaces 2:3 are more easily furnished than square spaces 1:1) • Efficient planning of circulation by stairs, corridors & through rooms to maximise the amount of usable floor space in rooms		YES
4E	PRIVATE OPEN SPACE & BALCONIES		
4E-1	Objective: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.	Capable of complying.	✓
	Design Criteria		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance		
1	All apartments are required to have primary balconies as follows:		Proposal exceeds minimums	YES	
	Apartment Type	Minimum Area (sqm)			Minimum Depth (m)
	Studio	4			-
	1 Bedroom	8			2
	2 Bedroom	10			2
	3 Bedroom	12			2.4
	The minimum balcony depth to be counted as contributing to the balcony area is 1m				
2	For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m		N/A		
	Design Guidance				
	Increased communal open space are provided where the number or size of balconies are reduced		N/A		
	Storage areas on balconies is additional to the minimum balcony size		YES		
	Balcony use may be limited in some proposals where: - consistently high wind speeds at 10 storeys & above - close proximity to road, rail or other noise sources - exposure to significant levels of aircraft noise - heritage & adaptive reuse of existing buildings In these situations, - juliet balconies, - operable walls, - enclosed wintergardens - bay windows are appropriate. Other amenity benefits for occupants are provide in the apartments or in the development or both. Natural ventilation is also demonstrated		YES		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
4E-2	Objective: Primary private open space & balconies are appropriately located to enhance liveability for residents		✓
	Design Guidance		
	Primary open space & balconies are located adjacent to the living room, dining room or kitchen to extend the living space		YES
	POS & balconies predominantly face north, east or west		YES
	POS & balconies are orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms		YES
4E-3	Objective: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building		✓
	Design Guidance		
	Solid, partially solid or transparent fences & balustrades are selected to respond to the location. They are designed to allow views & passive surveillance of the street while maintaining visual privacy & allowing for a range of uses on the balcony. Solid & partially solid balustrades are preferred		YES
	Full width full height glass balustrades alone are generally not desirable	Combination of glass and solid planter balustrades have been integrated into the proposal	YES
	Projecting balconies are integrated into the building design. The design of soffits are considered		YES
	Operable screens, shutters, hoods & pergolas are used to control sunlight & wind		YES
	Balustrades are set back from the building or balcony edge where overlooking or where safety is an issue		YES
	Downpipes & balcony drainage are integrated with the overall façade & building design		YES
	Air-conditioning units are located on roofs, in basements, or fully integrated into the building design	Basement	YES
	Where clothes drying, storage or air conditioning units are located on balconies, they are screened & integrated in the building design		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Ceilings of apartments below terraces are insulated to avoid heat loss		YES
	Water & gas outlets are provided for primary balconies & private open space		YES
4E-4	Objective:		✓
	Design Guidance		
	Changes in ground levels or landscaping are minimised		YES
	Balcony design & detailing avoids opportunities for climbing & falling		YES
4F	COMMON CIRCULATION & SPACES		
4F-1	Objective: Common circulation spaces achieve good amenity & properly service the number of apartments	Capable of complying.	✓
	Design Criteria		
1	The maximum number of apartments off a circulation core on a single level is eight		YES
2	For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40		N/A
	Design Guidance		
	Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement & access particularly in entry lobbies, outside lifts & at apartment entry doors		YES
	Daylight & natural ventilation are provided to all common circulation spaces that are above ground		YES
	Windows are provided in common circulation spaces & are adjacent to the stair or lift core or at the ends of corridors		YES
	Longer corridors greater than 12m in length from the lift core are articulated. Design solutions include: - Series of foyer areas with windows & spaces for seating - Wider areas at apartment entry doors & varied ceiling heights		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Common circulation spaces maximise opportunities for dual aspect apartments, including multiple core apartment buildings & cross over apartments		YES
	Achieving Design Criteria for the number of apartments off a circulation core may not be possible. Where development is unable to achieve this, a high level of amenity for common lobbies, corridors & apartments is demonstrated, including: • Sunlight & natural cross ventilation in apartments • Access to ample daylight & natural ventilation in common circulation spaces • Common areas for seating & gathering • Generous corridors with greater than minimum ceiling heights • Other innovative design solutions that provide high levels of amenity		YES
	Where Design Criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level		YES
	Primary living room or bedroom windows do not open directly onto common circulation spaces, open or enclosed. Visual & acoustic privacy from common circulation spaces to any other rooms are carefully controlled		YES
4F-2	Objective: Common circulation spaces promote safety & provide for social interaction between residents		✓
	Design Guidance		
	Direct & legible access are provided between vertical circulation points & apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines		YES
	Tight corners & spaces are avoided		YES
	Circulation spaces are well lit at night		YES
	Legible signage are provided for apartment numbers, common areas & general wayfinding		YES
	Incidental spaces, eg space for seating in a corridor, at a stair landing, or near a window are provided		N/A
	In larger developments, community rooms for activities such as owners corporation meetings or resident use, are provided & are co-located with communal open space		N/A

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance										
	Where external galleries are provided, they are more open than closed above the balustrade along their length		N/A										
4G	STORAGE												
4G-1	Objective: Adequate, well designed storage is provided in each apartment	Capable of complying	✓										
	Design Criteria												
1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		YES										
	<table><tr><th>Apartment Type</th><th>Storage Size Volume (cubic m)</th></tr><tr><td>Studio</td><td>4</td></tr><tr><td>1 Bedroom</td><td>6</td></tr><tr><td>2 Bedroom</td><td>8</td></tr><tr><td>3+ Bedroom</td><td>10</td></tr></table>			Apartment Type	Storage Size Volume (cubic m)	Studio	4	1 Bedroom	6	2 Bedroom	8	3+ Bedroom	10
	Apartment Type			Storage Size Volume (cubic m)									
	Studio			4									
	1 Bedroom			6									
	2 Bedroom			8									
	3+ Bedroom			10									
At least 50% of the required storage is to be located within the apartment													
Design Guidance													
Storage is accessible from either circulation or living areas													
Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proofed & screened from view from the street													
Left over space such as under stairs is used for storage													
4G-2	Objective: Additional storage is conveniently located, accessible & nominated for individual apartments		✓										
	Design Guidance												
	Storage not located in apartments is secure and clearly allocated to specific apartments		YES										
	Storage is provided for larger & less frequently accessed items		YES										

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages, such that allocated car parking remains accessible		YES
	If communal storage rooms are provided they are accessible from common circulation areas of the building		YES
	Storage not located in apartment is integrated into the overall building design & not visible from public domain		YES
4H	ACOUSTIC PRIVACY		
4H-1	Objective: Noise transfer is minimised through the siting of buildings & building layout		✓
	Design Guidance		
	Adequate building separation is provided within the development & from neighbouring buildings/adjacent uses (see 2F Building Separation & 3F Visual Privacy)		YES
	Window & door openings are orientated away from noise sources		YES
	Noisy areas within buildings including building entries & corridors are located next to or above each other while quieter areas are located next to or above quieter areas		YES
	Storage, circulation areas & non-habitable rooms are located to buffer noise from external sources		YES
	The number of party walls (shared with other apartments) are limited & are appropriately insulated		YES
	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces & circulation areas should be located at least 3m away from bedrooms		YES
4H-2	Objective: Noise impacts are mitigated within apartments through layout & acoustic treatments		✓
	Design Guidance		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • Rooms with similar noise requirements are grouped together • Doors separate different use zones • Wardrobes in bedrooms are co-located to act as sound buffers		YES
	Where physical separation cannot be achieved, noise conflicts are resolved using the following design solutions: • Double or acoustic glazing • Acoustic seals • Use of materials with low noise penetration properties • Continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements		YES
4J	NOISE & POLLUTION		
4J-1	Objective: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout		✓
	Design Guidance		
	To minimise impacts the following design solutions are used: • Physical separation between buildings & the noise or pollution source • Residential uses are located perpendicular to the noise source & where possible buffered by other uses • Non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses & communal open spaces • Non-residential uses are located at lower levels vertically separating residential component from noise or pollution source. Setbacks to the underside of residential floor levels are increased, relative to traffic volumes & other noise sources • Buildings respond to both solar access & noise. Where solar access is away from noise source, non-habitable rooms will provide a buffer • Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferred • Landscape design reduces the perception of noise & acts as a filter for air pollution generated by traffic & industry		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Where developments are unable to achieve Design Criteria, alternatives are considered in the following areas: - Solar & daylight access - Private open space & balconies - Natural cross ventilation		N/A
4J-2	Objective: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission		✓
	Design Guidance		
	Design solutions to mitigate noise include: - Limiting the number & size of openings facing noise sources - Providing seals to prevent noise transfer through gaps - Using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) - Using materials with mass and/or sound insulation or absorption properties eg solid balcony balustrades, external screens & soffits		YES
4K	APARTMENT MIX		
4K-1	Objective: A range of apartment types & sizes is provided to cater for different household types now & into the future		✓
	Design Guidance		
	A variety of apartment types is provided		YES
	The apartment mix is appropriate, taking into consideration: - Distance to public transport, employment & education centres - Current market demands & projected future demographic trends - Demand for social & affordable housing - Different cultural & socioeconomic groups		YES
	Flexible apartment configurations are provided to support diverse household types & stages of life including single person households, families, multi-generational families & group households		YES
4K-2	Objective: The apartment mix is distributed to suitable locations within the building		✓

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Design Guidance		
	Different apartment types are located to achieve successful façade composition & to optimise solar access		YES
	Larger apartment types are located on ground or roof level where there is potential for more open space, and on corners where more building frontage is available		YES
4L	GROUND FLOOR APARTMENTS		
4L-1	Objective: Street frontage activity is maximised where ground floor apartments are located		✓
	Design Guidance		
	Direct street access are provided to ground floor apartments		N/A
	Activity is achieved through front gardens, terraces & the facade of the building. Design solutions include: - Both street, foyer & other common internal circulation entrances to ground floor apartments - Private open space is next to the street - Doors & windows face the street		YES
	Retail or home office spaces are located along street frontages		YES
	Ground floor apartment layouts support SOHO use & provide opportunities for future conversion into commercial or retail areas. In these cases higher floor to ceiling heights & easy conversion to ground floor amenities are provided.		N/A
4L-2	Objective: Design of ground floor apartments delivers amenity & safety for residents		✓
	Design Guidance		
	Privacy & safety are provided without obstructing casual surveillance. Design solutions include: - Elevating private gardens & terraces above the street level by 1-1.5m (see pg 109 Figure 4L.4) - Landscaping & private courtyards - Window sill heights minimise sight lines into apartments - Integrating balustrades, safety bars or screens with exterior design		N/A

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Solar access is maximised through: • High ceilings & tall windows • Trees & shrubs allow solar access in winter & shade in summer		N/A
4M	FACADES		
4M-1	Objective: Building facades provide visual interest along the street while respecting the character of the local area		✓
	Design Guidance		
	Design solutions for front building facades include: • Composition of varied building elements • Defined base, middle & top of buildings • Revealing & concealing certain elements		YES
	Building services are integrated within the overall facade		YES
	Building facades are well resolved with appropriate scale & proportion to streetscape & with consideration of human scale. Solutions include: • Well composed horizontal & vertical elements • Variation in floor heights to enhance the human scale • Elements that are proportional & arranged in patterns • Public artwork or treatments to exterior blank walls • Grouping of floors or elements such as balconies & windows on taller buildings		YES
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights		YES
	Shadow is created on the facade throughout the day with building articulation, balconies & deeper window reveals		YES
4M-2	Objective: Building functions are expressed by the facade		✓
	Design Guidance		
	Building entries are clearly defined		YES
	Important corners are given visual prominence through change in articulation, materials or colour, roof expression or changes in height		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Apartment layout is expressed externally through facade features such as party walls & floor slabs		YES
4N	ROOF DESIGN		
4N-1	Objective: Roof treatments are integrated into the building design & positively respond to the street		✓
	Design Guidance		
	Roof design relates to the street. Design solutions include: • Special roof features & strong corners • Use of skillion or very low pitch hipped roofs • Breaking down the massing of the roof by using smaller elements to avoid bulk • Using materials or pitched form complementary to adjacent buildings		YES
	Roof treatments are integrated with the building design. Design solutions include: • Roof design is in proportion to the overall building size, scale & form • Roof materials compliment the building • Service elements are integrated		YES
4N-2	Objective: Opportunities to use roof space for residential accommodation & open space are maximised		✓
	Design Guidance		
	Habitable roof space are provided with good levels of amenity. Design solutions include: • Penthouse apartments • Dormer or clerestory windows • Openable skylights		YES
	Open space is provided on roof tops subject to acceptable visual & acoustic privacy, comfort levels, safety & security considerations		YES
4N-3	Objective: Roof design incorporates sustainability features		✓
	Design Guidance		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Roof design maximises solar access to apartments during winter & provides shade during summer. Design solutions include: • Roof lifts to the north • Eaves & overhangs shade walls & windows from summer sun		YES
	Skylights & ventilation systems are integrated into the roof design		YES
4O	LANDSCAPE DESIGN		
4O-1	Objective: Landscape design is viable & sustainable		✓
	Design Guidance		
	Landscape design is environmentally sustainable & can enhance environmental performance by incorporating: • Diverse & appropriate planting • Bio-filtration gardens • Appropriately planted shading trees • Areas for residents to plant vegetables & herbs • Composting • Green roofs or walls	Refer to Landscape Design prepared by DBS	YES
	Ongoing maintenance plans are prepared	Refer to Landscape Design prepared by DBS	YES
	Microclimate is enhanced by: • Appropriately scaled trees near the eastern & western elevations for shade • Balance of evergreen & deciduous trees to provide shading in summer & sunlight access in winter • Shade structures such as pergolas for balconies & courtyards	Refer to Landscape Design prepared by DBS	YES
	Tree & shrub selection considers size at maturity & the potential for roots to compete.	Refer to Landscape Design prepared by DBS	YES
4O-2	Objective: Landscape design contributes to streetscape & amenity		✓
	Design Guidance		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance	
	Landscape design responds to the existing site conditions including: • Changes of levels • Views • Significant landscape features including trees & rock outcrops	Refer to Landscape Design prepared by DBS	YES	
	Significant landscape features are protected by: • Tree protection zones • Appropriate signage & fencing during construction	Refer to Landscape Design prepared by DBS	YES	
	Plants selected are endemic to region & reflect local ecology	Refer to Landscape Design prepared by DBS	YES	
4P	PLANTING ON STRUCTURES			
4P-1	Objective: Appropriate soil profiles are provided		✓	
	Design Guidance			
	Structures are reinforced for additional saturated soil weight		YES	
	Soil volume is appropriate for plant growth, including: • Modifying depths & widths according to planting mix & irrigation frequency • Free draining & long soil life span • Tree anchorage	Refer to Landscape Design prepared by DBS	YES	
	Minimum soil standards for plant sizes should be provided in accordance with		Refer to Landscape Design prepared by DBS	YES
	Site Area (sqm)	Recommended Tree Planting		
	Up to 850	1 medium tree per 50sqm of deep soil zone		
	850 – 1,500	1 large tree or 2 medium trees per 90sqm of deep soil zone		
	Greater than 1,500	1 large tree or 2 medium trees per 80sqm of deep soil zone		
4P-2	Objective: Plant growth is optimised with appropriate selection & maintenance		✓	

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Design Guidance		
	Plants are suited to site conditions, considerations include: • Drought & wind tolerance • Seasonal changes in solar access • Modified substrate depths for a diverse range of plants • Plant longevity	Refer to Landscape Design prepared by DBS	YES
	A landscape maintenance plan is prepared	Refer to Landscape Design prepared by DBS	YES
	Irrigation & drainage systems respond to: • Changing site conditions • Soil profile & planting regime • Whether rainwater, stormwater or recycled grey water is used	Refer to Landscape Design prepared by DBS	YES
4P-3	Objective: Planting on structures contributes to the quality & amenity of communal & public open spaces		✓
	Design Guidance		
	Building design incorporates opportunities for planting on structures. Design solutions include: • Green walls with specialised lighting for indoor green walls • Wall design that incorporates planting • Green roofs, particularly where roofs are visible from the public domain • Planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade & consider the ability of the facade to change over time	Refer to Landscape Design prepared by DBS	YES
4Q	UNIVERSAL DESIGN		
4Q-1	Objective: Universal design features are included in apartment design to promote flexible housing for all community members		✓
	Design Guidance		
	Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
4Q-2	Objective: A variety of apartments with adaptable designs are provided		✓
	Design Guidance		
	Adaptable housing should be provided in accordance with the relevant council policy	Woollahra Council require 10%	YES
	Design solutions for adaptable apartments include: • Convenient access to communal & public areas • High level of solar access • Minimal structural change & residential amenity loss when adapted • Larger car parking spaces for accessibility • Parking titled separately from apartments or shared car parking arrangements		YES
4Q-3	Objective: Apartment layouts are flexible & accommodate a range of lifestyle needs		✓
	Design Guidance		
	Flexible design solutions include: • Rooms with multiple functions • Dual master bedroom apartments with separate bathrooms • Larger apartments with various living space options • Open plan 'loft' style apartments		YES
4R	ADAPTIVE REUSE		
4R-1	Objective: New additions to existing buildings are contemporary, complementary & enhance area's identity & sense of place		✓
	Design Guidance		
	Design solutions include: New elements align with the existing building Additions complement the existing character, siting, scale, proportion, pattern, form & detailing Contemporary & complementary materials, finishes, textures & colours		YES
	Additions to heritage items are clearly identifiable from the original building		N/A
	New additions allow for interpretation & future evolution of the building		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
4R-2	Objective: Adapted buildings provide residential amenity but does not precluding future adaptive reuse		✓
	Design Guidance		
	Design features are incorporated sensitively to make up for any physical limitations, to ensure residential amenity. Design solutions include: • Generously sized voids in deeper buildings • Alternative apartment types when orientation is poor • Additions to expand the existing building envelope		N/A
	Where developments are unable to achieve Design Criteria, alternatives are considered in the following areas: • Where there are existing higher ceilings, depths of habitable rooms can increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar & daylight access (see 4A & 4B) • Alternatives to providing deep soil where less than the minimum requirement is currently available on the site • Building & visual separation subject to demonstrating alternative design approaches to achieving privacy • Common circulation • Car parking • Alternative approaches to private open space & balconies		N/A
4S	MIXED USE		
4S-1	Objective: Mixed use developments are provided in appropriate locations & provide active street frontages that encourage pedestrian movement.		✓
	Design Guidance		
	Mixed use development are concentrated around public transport & centres		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Mixed use developments positively contribute to the public domain. Design solutions include: • Development addresses the street • Active frontages provided • Diverse activities & uses • Avoiding blank walls at the ground level • Live/work apartments on the ground floor level, rather than commercial		YES
4S-2	Objective: Residential levels of the building are integrated within the development. Safety & amenity is maximised		✓
	Design Guidance		
	Residential circulation areas are clearly defined. Solutions include: • Residential entries separated from commercial entries & directly accessible from the street • Commercial service areas separated from residential components • Residential car parking & communal facilities separated or secured • Security at entries & safe pedestrian routes are provided • Concealment opportunities are avoided		YES
	Landscaped communal open space are provided at podium or roof		YES
4T	AWNING & SIGNAGE		
4T-1	Objective: Awnings are well located and complement & integrate with the building design.		✓
	Design Guidance		
	Awnings are located along streets with high pedestrian activity & active frontages	Awnings located at length of Cross Street	YES
	A number of the following design solutions are used: • Continuous awnings are maintained & provided in areas with an existing pattern • Height, depth, material & form complements existing street character • Protection from sun & rain is provided • Awnings are wrapped around secondary frontages of corner sites • Awnings are retractable in areas without an established pattern		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Awnings are located over building entries for building address & public domain amenity	High level awning proposed to central through link at Cross Street as building address	YES
	Awnings relate to residential windows, balconies, street tree planting, power poles & street infrastructure		YES
	Gutters & down pipes are integrated and concealed		YES
	Lighting under awnings is provided for pedestrian safety		YES
4T-2	Objective: Signage responds to context & desired streetscape character.		✓
	Design Guidance		
	Signage is integrated into building design & respond to scale, proportion & detailing of the development		YES
	Legible & discrete way finding is provided for larger developments		YES
	Signage is limited to being on & below awnings, and single façade sign on primary street frontages		YES
4U	ENERGY EFFICIENCY		
4U-1	Objective: Development incorporates passive environmental design.		✓
	Design Guidance		
	Adequate natural light is provided to habitable rooms (see 4A Solar & Daylight Access)		YES
	Well located, screened outdoor areas are provided for clothes drying		YES
4U-2	Objective: Passive solar design is incorporated to optimize heat storage in winter & reduce heat transfer in summer.		✓
	Design Guidance		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	A number of the following design solutions are used: • Use of smart glass or other on north & west elevations • Thermal mass maximised in floors & walls of north facing rooms • Polished concrete floors, tiles or timber rather than carpet • Insulated roofs, walls & floors. Seals on window & door openings • Overhangs & shading devices such as awnings, blinds & screens		YES
	Provision of consolidated heating & cooling infrastructure is located in a centralised location (eg basement)		YES
4U-3	Objective: Adequate natural ventilation to minimise the need for mechanical ventilation.		✓
	Design Guidance		
	A number of the following design solutions are used: • Rooms with similar usage are grouped together • Natural cross ventilation for apartments is optimised • Natural ventilation is provided to all habitable rooms & as many non-habitable rooms, common areas & circulation spaces as possible		YES
4V	WATER MANAGEMENT & CONSERVATION		
4V-1	Objective: Potable water use is minimised		✓
	Design Guidance		
	Water efficient fittings, appliances & wastewater reuse are incorporated	Refer to BASIX report	YES
	Apartments are individually metered		YES
	Rainwater is collected, stored & reused on site	Refer to BASIX report	YES
	Drought tolerant, low water use plants are used within landscaped areas	Refer to Landscape report prepared by DBS	YES
4V-2	Objective: Urban stormwater is treated on site before being discharged to receiving waters.		✓
	Design Guidance		
	Water sensitive urban design systems are designed by a suitably qualified professional		N/A

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	A number of the following design solutions are used: • Runoff is collected from roofs & balconies in water tanks and plumbed into toilets, laundry & irrigation • Porous & open paving materials is maximised • On site stormwater & infiltration, including bio-retention systems such as rain gardens or street tree pits		YES
4V-3	Objective: Flood management systems are integrated into site.		✓
	Design Guidance		
	Detention tanks are located under paved areas, driveways or in basement car parks	Not required	N/A
	On large sites, parks or open space to provide temporary on site detention basins		N/A
4W	WASTE MANAGEMENT		
4W-1	Objective: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.		✓
	Design Guidance		
	Adequately sized storage areas for rubbish bins are located discreetly away from the front of the development or in basement car park		YES
	Waste & recycling storage areas are well ventilated		YES
	Circulation design allows bins to be easily manoeuvred between storage & collection points		YES
	Temporary storage are provided for large bulk items such as mattresses		YES
	Waste management plan is prepared		YES
4W-2	Objective: Domestic waste is minimised by providing safe & convenient source separation & recycling.		✓
	Design Guidance		
	All dwellings have a waste & recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste & recycling		YES

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	Communal waste & recycling rooms are in convenient & accessible locations related to each vertical core		YES
	For mixed use developments, residential waste & recycling storage areas & access is separate & secure from other uses		YES
	Alternative waste disposal methods such as composting is provided		N/A
4X	BUILDING MAINTENANCE		
4X-1	Objective: Building design detail provides protection from weathering.		✓
	Design Guidance		
	A number of the following design solutions are used: • Roof overhangs to protect walls • Hoods over windows & doors to protect openings • Detailing horizontal edges with drip lines to avoid staining surfaces • Methods to eliminate or reduce planter box leaching • Appropriate design & material selection for hostile locations		YES
4X-2	Objective: Systems & access enable ease of maintenance		✓
	Design Guidance		
	Window design enables cleaning from the inside of the building		YES
	Building maintenance systems are incorporated & integrated into the design of the building form, roof & facade		YES
	Design does not require external scaffolding for maintenance access		YES
	Manually operated systems such as blinds, sunshades & curtains are used in preference to mechanical systems		YES
	Centralised maintenance, services & storage are provided for communal open space areas within the building		YES
4X-3	Objective: Material selection reduces ongoing maintenance costs.		✓
	Design Guidance		

Housing SEPP Verification Statement – ADG Assessment

ADG Ref.	Item Description	Notes	Compliance
	A number of the following design solutions are used: • Sensors to control artificial lighting in common circulation & spaces • Natural materials that weather well & improve with time, such as face brickwork • Easily cleaned surfaces that are graffiti resistant • Robust & durable materials & finishes in locations which receive heavy wear & tear such as common circulation areas & lift interiors		YES

