

# JACKSON TEECE

## SEPP 65 & ADG

### 40A COPE ST, LANE COVE, SENIORS DEVELOPMENT

#### SEPP 65 – Design Verification Statement

#### DA Application

#### CLIENT – Retire Australia

In respect to the above Development Application, we confirm that the design of the development has been designed & prepared by a Registered Architect and that the intent of the design quality principles as set out in Part 2 of the SEPP No.65 – Design Quality of Residential Flat Development have been achieved for this development.

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


Yours Sincerely,



Isabell Grady

NSW Registered Architect (11569)

# JACKSON TEECE

REVISION REGISTER					
ISSUE	ISSUED FOR:	DATE	REVISION NO.	AUTHORISED	
				NAME / POSITION	SIGNATURE
1	DA	17/8/2022	1	IG NSW Registered Architect (11569)	

## SEPP 65 & ADG

Table 1 – Principles of SEPP 65

Principle	Response
<b>Principle 1: Context and neighbourhood character</b>	<p>The site is formed by 2 lots of a total area of 4495.6sqm, located between Burns Bay Rd and Caroline Chisholm Lane.</p> <p>The site sits within an established urban area, where can be found single/double storey buildings to the North of the site, 4 storey apartments to the East, and apartment blocks up to 7 storeys to the South. An aged care facility occupies the site to the North.</p> <p>Burns Bay Road is a classified road and a major arterial connecting the north shore and inner west via the Fig Tree Bridge and Gladesville Bridge. It provides two lanes of traffic in each direction, with parking restrictions corresponding peak hour traffic times.</p> <p>Burns Bay Road provides a generally 21m wide carriageway, providing two through lanes of traffic in each direction and footpaths with paving on both sides. Parallel parking along both kerb alignments is time restricted corresponding to peak traffic times in the morning and evening. Traffic flow has a sign posted speed limit of 60km/h in the vicinity of the site. The intersections with Penrose Street (approximately 250m north) and Waterview Drive (approximately 100m south) are signalised.</p> <p>Caroline Chisholm Lane is a narrow accessway connecting the subject land and a number of surrounding properties through to Cope Street. It is approximately two lanes with unformed footpaths and an inconsistent width. The intersection between Cope Street and Burns Bay Road is restricted to allow left turn only from Burns Bay Road.</p> <p>The development fits the neighbourhood character, complementing the residential offer of the area. In fact, it adds opportunities for seniors living and aging in place, a step between a residential accommodation and an aged care facility.</p>
<b>Principle 2: Built form and scale</b>	<p><b>Building Height</b></p> <p>The building has been structured into 2 volumes on top of a podium. The result is an envelope of 6 and 4 storeys out of the ground, connected by a 2-storey atrium.</p> <p>The 3 components of the envelope (building A, Building B and Foyer) sit at different RLs, following the natural ground slope. The central GF Foyer RL is app. 2m higher than Building A GF lobby and app. 1.2m lower than Building B GF lobby. The RL of the different components have been dictated by the site conditions and in particular by the entry level, which is determined by the roundabout level that gives access to the property to the South.</p> <p>The height limit on the site is different for the 2 lots: 21.8m towards Burns Bay Road and 15.8m on the Caroline Chisholm Lane. These maximum heights include the Sepp Housing bonus of 3.8m additional to the height limit set by the LEP.</p> <p>Building A encroaches the height limit by 1.72m, while building B by 0.5m, both with the roof overrun and roof articulation elements. These volumes are mainly recessed from the building perimeter and have been treated as roof articulation. The podium treatment and landscape reduce the perceived height of the buildings.</p>
<b>Principle 3: Density</b>	<p>The site enjoys the proximity to three different local centres: Figtree, Lane Cove and Hunters Hill.</p> <p>The Figtree Local Centre is approximately 250m north of the site, an easy walk of less than 10 minutes' walk across relatively level terrain. Figtree provides a range of</p>

Principle	Response
	<p>facilities including a Coles Express, petrol stations, banking ATMs, and local shopping including a greengrocer, patisserie, café, restaurant, bottle shop and hairdresser.</p> <p>Lane Cove Town Centre is approximately 2km northeast of the subject land and provides a broad range of retail, dining and administrative services including two major supermarkets, banking, a range of restaurants and cafés, pharmacies, gymnasias, Council offices, and the Lane Cove Aquatic Leisure Centre.</p> <p>Hunters Hill Local Centre is approximately 2.2km south of the subject land and provides a range of facilities including retail, dining and services including the Hunters Hill Hotel, Commonwealth Bank, IGA supermarket, bakery, pharmacy, hairdresser, and cafés and restaurants. Several schools are in the vicinity of the centre including Hunters Hill High School and St Joseph's College.</p> <p>The site is well serviced by public transport with a the 252, 530 and 536 buses operating along Burns Bay Road and connecting to the site with the City via Lane Cove, St Leonards and North Sydney, Burwood via Drummoyne, Chatswood, Gladesville, and Hunters Hill.</p> <p>The proposed development seeks approval for 52 independent living apartments and communal services. It meets the objectives of the R4 zone and largely complies with height; hence together with the amenities surrounding the site the density is appropriate for the location and context.</p>
<b>Principle 4: Sustainability</b>	<p>We have designed the proposed development considering passive solar principles.</p> <p>The building has been designed so that 70% of apartments are orientated to the North or enjoy Northern light when facing East or West.</p> <p>With respect to cross ventilation 60% of the apartments are cross ventilated.</p> <p>The lift lobby and corridors have access to daylight and natural ventilation.</p> <p>Additional sustainability initiatives are solar PV panels on the roof, water efficient fittings, and indigenous planting that require minimal irrigation.</p>
<b>Principle 5: Landscape</b>	<p>Landscape has been carefully considered and is integral to the design.</p> <p>Landscaping is provided to the three communal areas (at ground floor near the existing tree to the North, on level 1 podium, and the building A rooftop terrace) as well as within the building setbacks. The three key landscaped areas provide separate destinations with distinctive character. The ground floor landscaped areas relate directly to the internal area for a more public activity. The podium has been structured in different areas, some more quiet, for meditation, reading, etc. and others for social interaction and gatherings. The communal spaces have been screened from the adjoining apartments by vegetation.</p> <p>The landscaping to the communal areas is well considered and contributes positively to the communal open space by providing privacy and opportunities for social interaction.</p> <p>The two large existing trees are being retained and shaped the development. In particular the tree to the North has been incorporated as a main focus, with a strong visual connection from the main entry and foyer.</p> <p>A through site path has been designed on the South of the development.</p>
<b>Principle 6: Amenity</b>	<p>The apartments have been designed according to the Apartment design guide. They have adequate storage (in both the apartments and basement), useable indoor and</p>

Principle	Response
	<p>outdoor space and open plan living areas with visual and acoustic privacy. The development strives for apartments with maximum amenity, with 70% achieving 2 hours of sunlight in midwinter and 60% of apartments cross ventilated.</p> <p>Communal areas have been designed to increase the resident interaction and build a sense of community. Communal facilities include a treatment room and a gym at lower ground floor, a resident kitchen, lounge, library and salon at ground floor and a multi-function room at the top terrace of building B.</p> <p>Communal open spaces include BBQ and entertaining area as well as hard and soft landscaped areas.</p>
<b>Principle 7: Safety</b>	<p>The apartments are oriented to overlook all sides of the development, as well as the communal open space on Level 1 and ground, providing passive surveillance to communal areas within the development and adjacent public areas.</p> <p>External lighting has been designed to ensure surveillance is maintained during night time while considering light spill to neighbouring properties.</p>
<b>Principle 8: Housing diversity and social interaction</b>	<p>The proposal will contribute to the neighbourhood in a positive way both socially and economically. The development will provide for aging in place, bring disposable income to the local community and generate employment opportunities.</p> <p>The development provides an opportunity for people to form a community, in a wide range of 1-, 2-, and 3-bedroom dwellings which reflect different household requirements.</p>
<b>Principle 9: Aesthetics</b>	<p>The proposed development will offer high end apartments so that the seniors moving here have a smooth transition downsizing from their family home.</p> <p>The building addresses the natural context and character of the site, placing the taller building towards the main road, reducing the scale towards the rear lane.</p> <p>The building is articulated in podium, residential floors, and roof/terraces.</p> <p>Each component is visually broken up in smaller parts to reduce the scale. The facades towards East, North and West have been treated with balconies and screens, while the Southern façade is more solid and has a punch hole treatment.</p> <p>The curves that shape the southern end of the buildings are determined by the solar studies to maximize the solar access to the buildings in the adjoining site towards South.</p> <p>The use of high-quality materials highlights key elements of the building, breaking up the mass to obtain a more vertical and slender forms. The brick has been used to continue the residential character of the area.</p>

# JACKSON TEECE

Table 2 –Provisions of ADG

Objective	Design Guidance / Criteria	Compliance / Comment
<b>PART 3: Siting the Development</b>		
<b>3A Site Analysis</b>		
<b>Objective 3A-1</b> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		Complies. The opportunities and constraints of the site have been considered and building location form and scale have been designed in respect to them.
<b>3B Orientation</b>		
<b>Objective 3B-1</b> Building types and layouts respond to the streetscape and site while optimising solar access within the development	<ul style="list-style-type: none"> <li>Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.</li> <li>Where the street frontage is to the east or west, rear buildings should be orientated to the north.</li> <li>Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.</li> </ul>	<p>Complies.</p> <p>The buildings address the streets facing the main living spaces towards them.</p> <p>From both streets there is a pedestrian path that connects the two sides of the site with the foyer located in between the two buildings.</p> <p>The drop off for the development and the driveway are located on the South with most of the built form shifted to the North and orientated accordingly.</p>
<b>Objective 3B-2</b> Overshadowing of neighbouring properties is minimised during mid-winter	<ul style="list-style-type: none"> <li>Living areas, private open space and communal open space should receive solar access.</li> <li>Solar access to living rooms, balconies and private open spaces of neighbours should be considered.</li> <li>Where an adjoining property does not currently receive the required hours of solar access, the proposed building</li> </ul>	<p>Complies.</p> <p>The built form has been sculpted into 2 slender buildings to minimise overshadowing of the neighbouring buildings to the South and maintains a minimum of 2hours of direct sunlight access in mid-winter 9am-3pm for at least of 71% of the apartments.</p>

# JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
	<p>ensures solar access to neighbouring properties is not reduced by more than 20%.</p> <ul style="list-style-type: none"> <li>Overshadowing should be minimised to the south or downhill by increased upper-level setbacks.</li> </ul>	
<b>3C Public Domain Interface</b>		
<b>Objective 3C-1</b> Transition between private and public domain is achieved without compromising safety and security	<ul style="list-style-type: none"> <li>Direct access to ground floor dwellings with changes in level to allow for privacy.</li> <li>Upper-level balconies and windows should overlook the public domain.</li> <li>Front fences and walls along street frontages should use visually permeable materials and treatments.</li> <li>Length of solid walls should be limited along street frontages.</li> <li>Opportunities should be provided for casual interaction between residents and the public domain.</li> <li>In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated.</li> <li>Opportunities for people to be concealed should be minimised.</li> </ul>	<p>Complies</p> <p>Separate lobby entrances are provided for the residential apartment buildings, and the communal areas. Residents have the choice to enter the communal space first and then to go to the residential lobbies or enter the buildings directly. These three entries are setback from the street creating a differentiation to the tenancy entries. Because of the slope across the site, its proportions the apartments at ground floor were not provided with independent access.</p> <p>All the apartments overlook the public domain.</p> <p>Fences around the building are formed by a masonry upstand with spaced aluminium vertical blades on top. The fences are not extended for the whole length of the development as a cross site link is created.</p> <p>This public link provides casual interaction with the wider community.</p> <p>The building does not offer opportunities to hide.</p>

# JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
<b>Objective 3C-2</b> Amenity of the public domain is retained and enhanced	<ul style="list-style-type: none"> <li>Planting softens the edges of any raised terraces.</li> <li>Mail boxes should be located in lobbies.</li> <li>The visual prominence of underground car park vents should be minimised.</li> <li>Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.</li> <li>Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.</li> <li>Durable, graffiti resistant and easily cleanable materials should be used.</li> <li>On sloping sites protrusion of car parking above ground level should be minimised.</li> </ul>	<p>Complies</p> <p>Mailboxes are located at the drop off area.</p> <p>Carpark exhaust vents are integrated into the building design.</p> <p>A substation was required and it has been located at street level along Burns Bay Road. The landscape around it has been shaped to minimise its visual and noise impact.</p> <p>All garbage areas and services rooms are located within the building. A designated bin set down/collection area is enclosed to screen from the public view.</p> <p>The ground floor uses a tiled material that can be easily be cleaned and a graffiti coating will be specified at tender stage.</p> <p>Despite the sloping site, the car parking does not protrude above ground.</p>
<b>3D Communal and Public Open Space</b>		
<b>Objective 3D-1</b> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	<p><b>Design Criteria</b></p> <ul style="list-style-type: none"> <li>Communal open space has a minimum area equal to 25% of the site.</li> <li>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a</li> </ul>	<p>Complies.</p> <p>The proposal has three main communal open areas. One at ground floor, one on level 1 and another on roof terrace with a total of 1,165sqm which is equal to 25.9% of the total site.</p> <p>These communal areas obtain sunlight in midwinter to 50% or more of the area from 10am-2pm, being more than the 2 hours required.</p>



# JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
	<p>minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).</p> <p><b>Design Guidance</b></p> <ul style="list-style-type: none"> <li>Communal open space should be consolidated into a well-designed, easily identified and usable area.</li> <li>Communal open space should have a minimum dimension of 3m.</li> <li>Communal open space should be co-located with deep soil areas.</li> </ul>	<p>The communal open areas each have their own character.</p> <p>The communal open space as reflected in the landscape plan have BBQ areas, seating, decking, pergola, turf areas and considerable green planting.</p> <p>The deep soil area exceeds the minimum required.</p>
<b>Objective 3D-2</b> Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		<p>Complies.</p> <p>All the communal open spaces have been well designed to cater for a range of activities.</p>
<b>Objective 3D-3</b> Communal open space is designed to maximise safety		<p>Complies.</p> <p>The ground floor and level 1 areas are visible from the apartments and the lobby/library. The top terrace area is designed to be a gathering place for small events. All communal areas have secure access.</p>
<b>Objective 3D-4</b> Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		<p>Complies. No public open space is proposed as part of this application.</p>
<b>3E Deep Soil Zones</b>		
<b>Objective 3E-1</b> Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth.	Deep soil zones are to have minimum width of 6m and minimum of 7% of site area	<p>Compliant. The deep soil area exceeds the minimum required (11%).</p>

# JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
They improve residential amenity and promote management of water and air quality		
<b>3F Visual Privacy</b>		
<p><b>Objective 3F-1</b> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room</p>	<p><b>Design Criteria</b></p> <p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from habitable rooms and balconies to the side and rear boundaries are as follows:</p> <ul style="list-style-type: none"> <li>Up to 12m/4 storeys: 6m</li> <li>Up to 25m/5-8 storeys: 9m</li> <li>Over 25m (9+storeys): 12m</li> </ul> <p>Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2 in the ADG).</p>	<p><b>Partial compliance.</b></p> <p>All setbacks are compliant except for the top 2 storeys of building A towards the adjoining site to the North. To mitigate the non-compliance the footprint has been reduced to the minimum and 2 out of 3 apartments on the floor plate have been orientated East-West rather than North. In addition, a development study of the site on the North was done and the result was that it is likely that a residential building will have the main spaces orientated East-West as well, therefore there is no problems regarding privacy.</p> <p>The separation between building A and B significantly exceeds the requirement.</p>
<b>Objective 3F-2</b> Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		Complies. Planter boxes are used for privacy to the lower levels apartments and vertical screens have been provided to the East and West facing apartments for privacy and shading.
<b>3G Pedestrian Access and Entries</b>		
<b>Objective 3G-1</b> Building entries and pedestrian access connects to and addresses the public domain		Complies. The pedestrian entries are identifiable from the path on the driveway. The porte cochere highlights the main entry location.
<b>Objective 3G-2</b> Access, entries and pathways are accessible and easy to identify		Complies. All entries are accessible.

## JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
<b>Objective 3G-3</b> Large sites provide pedestrian links for access to streets and connection to destinations		Complies a cross-site path has been provided and it connects all the entries to the residential blocks and facilities. For disable access from Burns Bay Rd a platform stair lift has been provided.
<b>3H Vehicle Access</b>		
<b>Objective 3H-1</b> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Complies. The vehicle access point is located at the South East corner of the site and it has been designed taking in consideration of the existing carriage easement. The car park entry is placed at the entry of the site to minimise conflicts with pedestrians and increase safety.
<b>3J Bicycle and Car Parking</b>		
<b>Objective 3J-1</b> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	<p>For development in the following locations:</p> <ul style="list-style-type: none"> <li>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> <li>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</li> <li>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</li> <li>The car parking needs for a development must be provided off street.</li> </ul>	Complies. Adequate car parking is provided, refer to the traffic report.
<b>Objective 3J-2</b> Parking and facilities are provided for other modes of transport		Complies. 8 senior scooter spaces have been provided.

# JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
<b>Objective 3J-3</b> Car park design and access is safe and secure		Complies. Access into the carpark is secured.
<b>Objective 3J-4</b> Visual and environmental impacts of underground car parking are minimised		Complies. The carpark is underground.
<b>Objective 3J-5</b> Visual and environmental impacts of on-grade car parking are minimised		Not applicable
<b>Objective 3J-6</b> Visual and environmental impacts of above ground enclosed car parking are minimised		Not applicable
<b>Part 4 – Designing the Building</b>		
<b>4A Solar and Daylight Access</b>		
<b>Objective 4A-1</b> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	<b>Design Criteria</b>	Complies.
	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.	70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Complies. 14% receive no direct sunlight.
<b>Objective 4A-2</b> Daylight access is maximised where sunlight is limited.		Complies. Apartments that do not receive any sunlight in mid-winter have generous openings for ambient daylight.
<b>Objective 4A-3</b> Design incorporates shading and glare control, particularly for warmer months.		Generally, complies. Screens and balconies protect the apartment living areas from the sun.
<b>4B Natural Ventilation</b>		
<b>Objective 4B-1</b> All habitable rooms are naturally ventilated		Complies. All habitable rooms are naturally ventilated.
<b>Objective 4B-2</b> The layout and design of single aspect apartments maximises natural ventilation		Complies. The single aspect apartments have been designed to maximise the openable areas of windows and doors.

## JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
<b>Objective 4B-3</b> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	<b>Design Criteria</b>  At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.  Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	Complies. 62% of apartments are cross ventilated.
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies.
<b>4C Ceiling Heights</b>		
<b>Objective 4C-1</b> Ceiling height achieves sufficient natural ventilation and daylight access	<b>Design Criteria</b>  Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <ul style="list-style-type: none"> <li>• Habitable: 2.7m</li> <li>• Non habitable: 2.4m</li> <li>• Ground/First Floors: 3.3m</li> </ul>	Complies. All habitable ceilings are minimum 2.7m and non-habitable are 2.4m.
<b>Objective 4C-2</b> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Complies. Rooms are well proportioned and the apartments are stacked for majority of the levels, hence stacking of service rooms reduces the need for bulkheads.
<b>Objective 4C-3</b> Ceiling heights contribute to the flexibility of building use over the life of the building		Partial compliance. The ground floor ceiling height from the floor is 4.1m in Building B, while it's 3m in building A

## JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
<b>4D Apartment Size and Layout</b>		
<b>Objective 4D-1</b> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	<b>Design Criteria</b>  Apartments are required to have the following minimum internal areas: <ul style="list-style-type: none"> <li>• Studio: 35sqm</li> <li>• 1 bed: 50sqm</li> <li>• 2 bed: 70sqm</li> <li>• 3 bed: 90sqm</li> </ul> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.  A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.	Complies.  Minimum sizes;  1 bed: 72sqm  2 bed: 90sqm  3 bed: 120sqm
	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Complies. All habitable rooms have window openings greater than 10% of the floor area.
<b>Objective 4D-2</b> Environmental performance of the apartment is maximised	<b>Design Criteria</b>  Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Partial compliance.  Some living spaces have a depth of 9m.

## JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	All apartment types comply except two. These are located at the typical residential floors, on the South East in Building A and South East and South West in building B. This is also because of the increased clearances required for the kitchen benches for the seniors living in the Sepp Housing 2021.
<b>Objective 4D-3</b> Apartment layouts are designed to accommodate a variety of household activities and needs	<b>Design Criteria</b>  Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	Complies.
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies.
	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> <li>• 3.6m for studio and 1 bedroom apartments</li> <li>• 4m for 2 and 3 bedroom apartments</li> </ul>	Complies.
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies.
<b>4E Private Open Space and Balconies</b>		
<b>Objective 4E-1</b> Apartments provide appropriately sized private open space and balconies to enhance residential amenity	<b>Design Criteria</b>  All apartments are required to have primary balconies as follows:  Minimum area: <ul style="list-style-type: none"> <li>• Studio: 4sqm</li> </ul>	Complies  Minimum sizes;  1 bed: 10sqm  2 bed: 10sqm  3 bed: 12sqm

## JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
	<ul style="list-style-type: none"> <li>1 bed: 8sqm</li> <li>2 bed: 10sqm</li> <li>3 bed: 12sqm</li> </ul> <p>Minimum depth:</p> <ul style="list-style-type: none"> <li>Studio: -</li> <li>1 bed: 2m</li> <li>2 bed: 2m</li> <li>3 bed: 2.4m</li> </ul> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p>	<p>Minimum depth;</p> <p>1 bed: 2m</p> <p>2 bed: 2m</p> <p>3 bed: 2.4m</p>
	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15sqm and a minimum depth of 3m.	Complies.
<b>Objective 4E-2</b> Primary private open space and balconies are appropriately located to enhance liveability for residents.		Complies. The private open space relates to the apartment design.
<b>Objective 4E-3</b> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		Complies.
<b>Objective 4E-4</b> Private open space and balcony design maximises safety.		
<b>4F Common Circulation and Spaces</b>		



## JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
<b>Objective 4F-1</b> Common circulation spaces achieve good amenity and properly service the number of apartments	<b>Design Criteria</b>  The maximum number of apartments off a circulation core on a single level is eight.	Complies. Maximum number is 8 on the ground floor of building A. The upper floors have only 5 per circulation core.
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Not applicable.
<b>Objective 4F-2</b> Common circulation spaces promote safety and provide for social interaction between residents		
<b>4G Storage</b>		
<b>Objective 4G-1</b> Adequate, well designed storage is provided in each apartment	<b>Design Criteria</b>  In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Complies.
	<ul style="list-style-type: none"> <li>• Studio: 4m3</li> <li>• 1 bed: 6m3</li> <li>• 2 bed: 8m3</li> <li>• 3 bed: 10m3</li> </ul> At least 50% of the required storage is to be located within the apartment.	Minimum sizes;  1 bed: 6 m3  2 bed: 8 m3  3 bed: 10 m3  With 50% of this area in the basement
<b>Objective 4G-2</b> Additional storage is conveniently located, accessible and nominated for individual apartments.		Complies. Additional storage is provided in the basement; wherever possible it's located in front of their designated car spots.
<b>4H Acoustic Privacy</b>		
<b>Objective 4H-1</b> Noise transfer is minimised through the siting of buildings and building layout.		Complies. The only significant noise source of the development is the traffic on Burns Bay Rd. Building A presents its shortest side

# JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
		towards it and the apartments are shielded by balcony edges and screens.
<b>Objective 4H-2</b> Noise impacts are mitigated within apartments through layout and acoustic treatments.		Complies. Apartment layouts are mirrored wherever possible with the living spaces adjoining other living spaces.
<b>4J Noise and Pollution</b>		
<b>Objective 4J-1</b> In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.		Complies. Refer to Objective 4H-1 comments.
<b>Objective 4J-2</b> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.		Complies.
<b>4K Apartment Mix</b>		
<b>Objective 4K-1</b> A range of apartment types and sizes is provided to cater for different household types now and into the future.		Complies. The development provides a mix of 1-, 2- and 3-bedroom apartments.
<b>Objective 4K-2</b> The apartment mix is distributed to suitable locations within the building		Complies.
<b>4L Ground Floor Apartments</b>		
<b>Objective 4L-1</b> Street frontage activity is maximised where ground floor apartments are located		Not applicable. The site sits at higher level from the main road.
<b>Objective 4L-2</b> Design of ground floor apartments delivers amenity and safety for residents		Not applicable. No apartments are directly accessible from the street.
<b>4M Facades</b>		
<b>Objective 4M-1</b> Building facades provide visual interest along the street while respecting the character of the local area		Complies. The building has facades visually broken up to create interest. A palette of materials has been used to achieve this.  The lower two floors have a brick tile material on the facades which is smaller scale and more detailed closer to street level.

## JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
		Planter boxes are also included. The upper floors have lightweight cladding vertically stacked.
<b>Objective 4M-2</b> Building functions are expressed by the facade		Complies.
<b>4N Roof Design</b>		
<b>Objective 4N-1</b> Roof treatments are integrated into the building design and positively respond to the street		Complies. The roof treatment compliments the building design.
<b>Objective 4N-2</b> Opportunities to use roof space for residential accommodation and open space are maximised		Complies. The roof of building A provides a terrace as a part of the communal open space.
<b>Objective 4N-3</b> Roof design incorporates sustainability features		Complies. Solar panels are incorporated on the roofs.
<b>4O Landscape Design</b>		
<b>Objective 4O-1</b> Landscape design is viable and sustainable		Complies. Refer to landscape documentation.
<b>Objective 4O-1</b> Landscape design is viable and sustainable		Complies. Refer to landscape documentation.
<b>4P Planting on Structures</b>		
<b>Objective 4P-1</b> Appropriate soil profiles are provided		Complies. Refer to landscape documentation.
<b>Objective 4P-2</b> Plant growth is optimised with appropriate selection and maintenance		Complies. Refer to landscape documentation.
<b>Objective 4P-3</b> Planting on structures contributes to the quality and amenity of communal and public open spaces		Complies. Refer to landscape documentation.
<b>4Q Universal Design</b>		
<b>Objective 4Q-1</b> Universal design features are included in apartment design to promote flexible housing for all community members		Complies. All apartments follow the Housing Sepp for Seniors and achieve the Liveable Standard Guidelines' gold level.
<b>Objective 4Q-2</b> A variety of apartments with adaptable designs are provided		Complies.

## JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
<b>Objective 4Q-3</b> Apartment layouts are flexible and accommodate a range of lifestyle needs		Complies.
<b>4R Adaptive Reuse</b>		
<b>Objective 4R-1</b> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Not applicable.
<b>Objective 4R-2</b> Adapted buildings provide residential amenity while not precluding future adaptive reuse		Not applicable.
<b>4S Mixed Use</b>		
<b>Objective 4S-1</b> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Complies. The development is close to 3 different bus lines stops and the centres of Figtree, Lane Cove and Hunters Hill.
<b>Objective 4S-2</b> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Complies.
<b>4T Awnings and Signage</b>		
<b>Objective 4T-1</b> Awnings are well located and complement and integrate with the building design		Complies.
<b>Objective 4T-2</b> Signage responds to the context and desired streetscape character		Not applicable.
<b>4U Energy Efficiency</b>		
<b>Objective 4U-1</b> Development incorporates passive environmental design		Complies. The buildings have been designed with consideration to solar access for apartments and natural light into the corridors.
<b>Objective 4U-2</b> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Complies. The design has 70% of apartments obtaining 2 hours of sun in midwinter. Appropriate solar shading is provided to the north (balcony edges) and east west (shading screens).
<b>Objective 4U-3</b> Adequate natural ventilation minimises the need for mechanical ventilation		Complies.
<b>4V Water Management and Conservation</b>		

## JACKSON TEECE

Objective	Design Guidance / Criteria	Compliance / Comment
<b>Objective 4V-1</b> Potable water use is minimised		Complies.
<b>Objective 4V-2</b> Urban stormwater is treated on site before being discharged to receiving waters		Complies. Refer to stormwater documentation and report.
<b>Objective 4V-3</b> Flood management systems are integrated into site design		Complies. Refer to stormwater documentation and report.
<b>4W Waste Management</b>		
<b>Objective 4W-1</b> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		Complies. AN enclosure has been provided for the temporary bin holding. Refer to Waste Management Plan.
<b>Objective 4W-2</b> Domestic waste is minimised by providing safe and convenient source separation and recycling		Complies. Refer to Waste Management Plan.
<b>4X Building Maintenance</b>		
<b>Objective 4X-1</b> Building design detail provides protection from weathering		Complies.
<b>Objective 4X-2</b> Systems and access enable ease of maintenance		Complies. Building maintenance system is incorporated into the design.
<b>Objective 4X-3</b> Material selection reduces ongoing maintenance costs		Complies. The wall finish is either a prefinished lightweight material or brick.