

# Design Verification Statement

118-124 Benelong Road & 72 Gerard Street, Cremorne



Figure 1: 118 – 124 Benelong Road & 72 Gerard St, Cremorne – Proposed Development



Contents

1 Design Verification ..... 3

2 Schedule 9 – Design Quality Principles ..... 4

PRINCIPLE 1 – CONTEXT & NEIGHBOURHOOD CHARACTER..... 6

PRINCIPLE 2 – BUILT FORM AND SCALE..... 6

PRINCIPLE 3 – DENSITY ..... 7

PRINCIPLE 4 – SUSTAINABILITY ..... 9

PRINCIPLE 5 – LANDSCAPE..... 10

PRINCIPLE 6 – AMENITY ..... 11

PRINCIPLE 7 – SAFETY ..... 12

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION ..... 13

PRINCIPLE 9 – AESTHETICS..... 14

3 Apartment Design Guide – Parts 3 and 4..... 15



# 1 Design Verification

07 February 2025

The General Manager  
North Sydney Council  
200 Miller Street  
North Sydney NSW 2060

P 02 99736 8100

## Re: Design Verification Statement – 118 – 124 BENELONG ROAD & 72 GERARD STREET, CREMORNE

Pursuant to Section 29 of the Environmental Planning and Assessment Regulation 2021, I hereby declare that I am a qualified designer as defined under Schedule 7, being a registered architect in accordance with the Architects Act 2003.

I directed the design of the apartment development at 118-124 Benelong Road & 72 Gerard Street, Cremorne.

As detailed in the architectural design report and ADG compliance table, I confirm that the design achieves the design principles for residential apartment development as per Schedule 9 of the EP&A Regulations 2021 and the objectives of the Apartment Design Guide.

Yours sincerely,



**Marc Golombick**  
**Architects Registration Number : 9951**  
**BRICK Architects**  
**Director**



## 2 Site & Design Proposal

### Site Description

The site is located at 118-124 Benelong Road and 72 Gerard Street, Cremorne and consists of 5 individual lots, on which sit 6 freestanding dwellings, see **Figure 2**.

The amalgamated allotments will create a site with a surveyed area of 2,082 m<sup>2</sup> with approximately 50.39m of frontage to Benelong Road, 41.48m of frontage to Gerard Street and 41.44m of frontage to Gerard Lane.

### Design Proposal

The proposal is for the demolition of the existing improvements and the construction of a high-quality residential flat building. The development will provide 23 high quality strata titled apartments (specifically designed for the owner occupier market)

The proposed overall density and mix of apartments consist of:

- 7 x 2 bedrooms (30.5%)
- 4 x 3 bedrooms (17.4%)
- 4 x 3 bedroom + Study (17.4%)
- 3 x 3 bedroom + TV (13%)
- 4 x 3 bedroom + Study + TV (17.4%)
- 1 x 4 bedroom (4.3%)

The proposal shall provide a 3-level basement containing car parking for residents, visitor parking, bike stores, services and storage.



Figure 2: Photo of site 118-124 Benelong Road and 72 Gerard Street, Cremorne

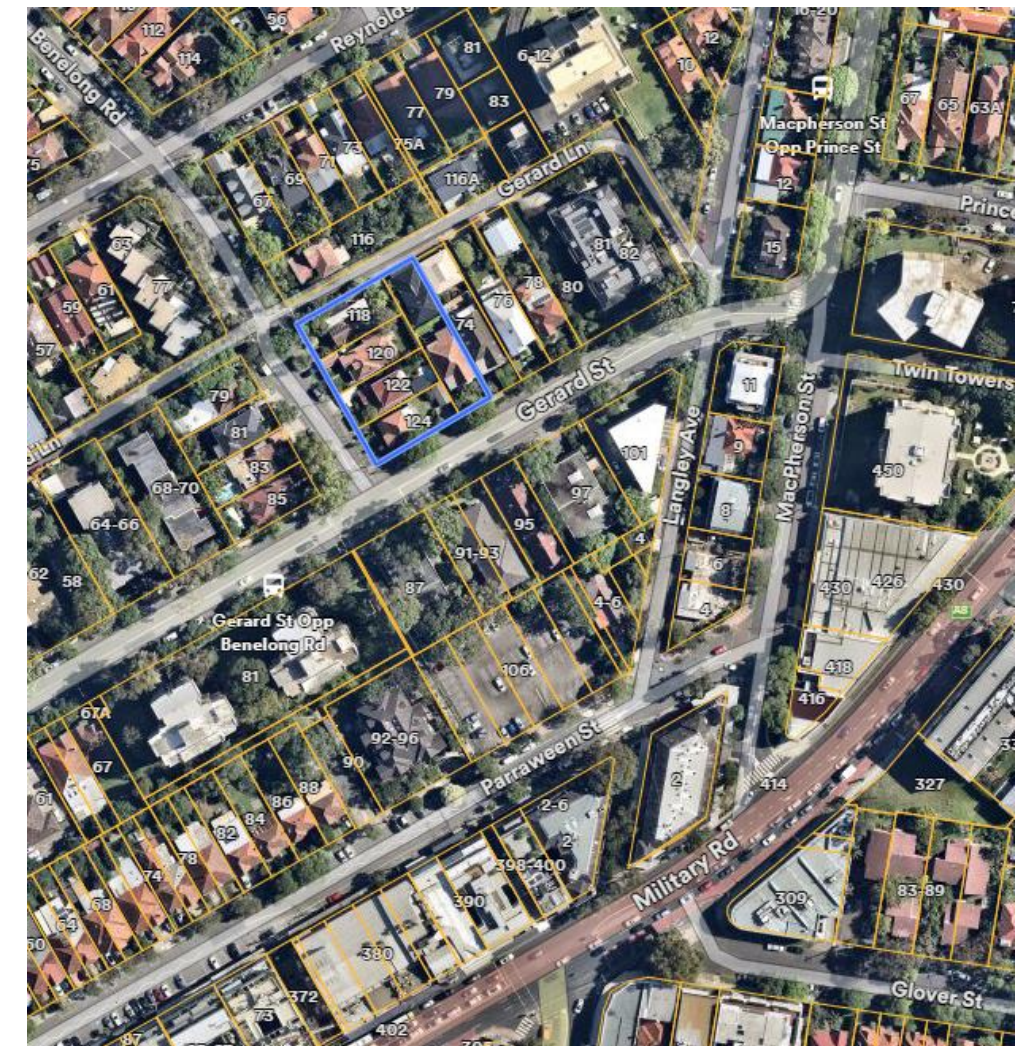


Figure 3: Aerial map of subject site and context



### 3 Schedule 9 – Design principles for residential apartment development

#### DEMONSTRATION OF HOW PROPOSED DESIGN RESPONDS TO THE DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT



PRINCIPLE 1 – CONTEXT & 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 proposed design demonstrates a strong response to its context by carefully integrating with the site's natural and built environment while supporting the area's planned transition to higher-density residential development. The site's prominent corner location, three street frontages, and varied surrounding built forms—including low-rise free-standing dwellings and taller residential flat buildings—necessitate a thoughtful design approach that acknowledges both existing character and future urban evolution.

A key contextual consideration is the site's topography, which steps down along Benelong Road and features existing residential benching. The design responds by incorporating a stepped building envelope, ensuring that the development harmonizes with the landform rather than imposing upon it. This approach minimizes visual bulk, maintains a human scale at street level, and preserves amenity for both residents and neighbouring properties. Additionally, the increased setbacks—particularly the transition from Gerard Lane—soften the interface between the high-density (R4) and medium-density (R3) zones, reinforcing a gradual shift in built form rather than an abrupt change.

The proposed street setbacks reflect the established pattern along Benelong Road, Gerard Street, and Gerard Lane, maintaining consistency with the existing streetscape and reinforcing the area's character. Furthermore, vertical articulation is employed to reference the historic pattern of subdivision, ensuring that the building is visually engaging and legible within its setting. The primary pedestrian entry from Benelong Road continues the prevailing subdivision pattern, while vehicle access via Gerard Lane reduces driveway crossings, thereby improving both pedestrian safety and opportunities for increased street tree planting.

The development also considers broader environmental and social factors, maximizing northern light exposure and natural ventilation to enhance residential amenity. Landscaped perimeter treatments provide greenery at street level, reinforcing the area's evolving residential character while contributing to sustainability and urban cooling. Importantly, the proposal aligns with the Waters Neighbourhood Desired Future Character, which envisions a predominantly medium to high-density residential area (P1), with density gradually reducing further from Military Road (P2). By incorporating these design elements, the proposal not only aligns with the area's planned transformation but also enhances the qualities that define its identity, ensuring a well-integrated and contextually responsive outcome.

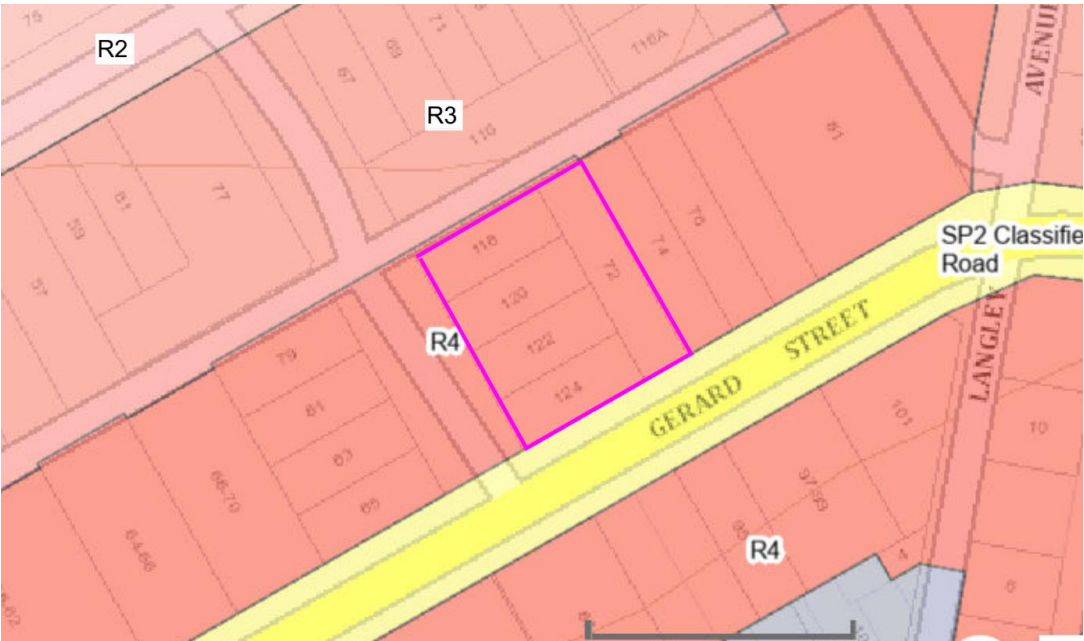


Figure 4: Site Zoning



Figure 5: Gerard St, Cremorne



Figure 6: Gerard St, Cremorne



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 development embodies good design principles by achieving a scale, bulk, and height that align with both the existing streetscape and the desired future character of the area. Through thoughtful articulation, strategic setbacks, and material selection, the building presents an appropriate built form that integrates seamlessly with its surroundings. The design carefully considers building alignments, proportions, and elements to create a visually cohesive structure that enhances the public domain, contributes positively to the character of the streetscape, and provides high-quality internal amenity and outlook.

The building respects the scale of surrounding structures, enhancing the street character with a predominantly horizontal façade that creates a slender and elegant form. It follows urban design principles outlined in the Urban Design Study, ensuring consistency with planning objectives. Strategic setbacks, particularly on the eastern side, improve amenity for neighbours and reduce bulk, while the highly articulated northern façade incorporates generous setbacks exceeding guidelines.

The design successfully integrates into its surroundings by reducing visual bulk through articulation and thoughtful material selection. Contrasting materials at upper levels further break down massing, ensuring the building complements rather than overpowers adjacent structures. The overall scale aligns with zoning requirements and the area’s future character, maintaining a balanced relationship with neighbouring buildings.

Height and bulk are carefully managed to respond to the natural topography, with the building stepping down to follow ground levels whilst managing compliance with the 12m height control. From Gerard Street, it presents as a three-storey structure, blending harmoniously with the existing streetscape. A portion of the building exceeds the height limit, however the overall approach balances this through providing portions of the building significantly under the height limit.

The development enhances the public domain with landscaped courtyards at podium level, improving street activation and encouraging passive surveillance. Vehicular access is positioned to minimize impact, with landscaping helping to screen and soften built elements. Living areas and balconies are oriented to optimize privacy while maintaining strong connections to the streetscape.

A cohesive material palette, privacy screens, and façade articulation contribute to a high-quality, modern aesthetic. The use of curved balconies and upper-level landscaping softens the visual impact, creating a refined, well-integrated built form. Ultimately, the development achieves a balanced, elegant design that complements its surroundings while enhancing the character of the area.

The proposal is consistent with the requirements of the relevant section of the Waters Neighbourhood character statement and in particular the Desired Built Form, which states: *Future development of high density housing must have a sympathetic relationship to other surrounding development in terms of height, bulk and scale, privacy and access to views (for example stepping down to lower height).*



Figure 7: Proposed Benelong Road facade



Figure 8: Proposed Benelong Road facade



PRINCIPLE 3 – DENSITY

*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and 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 proposed density of the site aligns with both the current and future desired character for the area. There is no residential FSR control applicable to the site.

The proposed overall density and mix of apartments consist of:

- 7 x 2 bedrooms (30.5%)
- 4 x 3 bedrooms (17.4%)
- 4 x 3 bedroom + Study (17.4%)
- 3 x 3 bedroom + TV (13%)
- 4 x 3 bedroom + Study + TV (17.4%)
- 1 x 4 bedroom (4.3%)
- TOTAL APARTMENTS = 23

The proposal reflects the local market demand and typologies.

The apartments are predominantly larger to reflect the needs of this market. The apartments are specifically designed to help address the current shortage of high-end residential developments that cater to a broad range of Owner Occupiers looking for significantly larger apartments with higher quality finishes compared to the more traditional investor-grade 1- & 2-bedroom apartments in the area. All apartments are specifically targeted at the owner-occupier ‘empty nester’ and family market and therefore include features such as ‘adaptable’ apartments providing excellent accessibility that is supportive of ‘aging in place’ health care principles.

Adequate infrastructure, public bus transport and a wide range of community and retail facilities located nearby will contribute positively to the residents living in these buildings. The project is also supported by a wide range of public open spaces.

The inclusion of these good design principles achieves a high level of amenity for residents and for each apartment, resulting in a density appropriate to the site and its immediate context. The proposal provides for 5.8% more deep soil landscaping than the DCP requires, as well as triple the private open space ADG requirements, highlighting the designs appropriate density response to this site and its context.



Figure 9: Cremorne Plaza eateries



Figure 10: Military Road - retail amenities and high frequency public transport

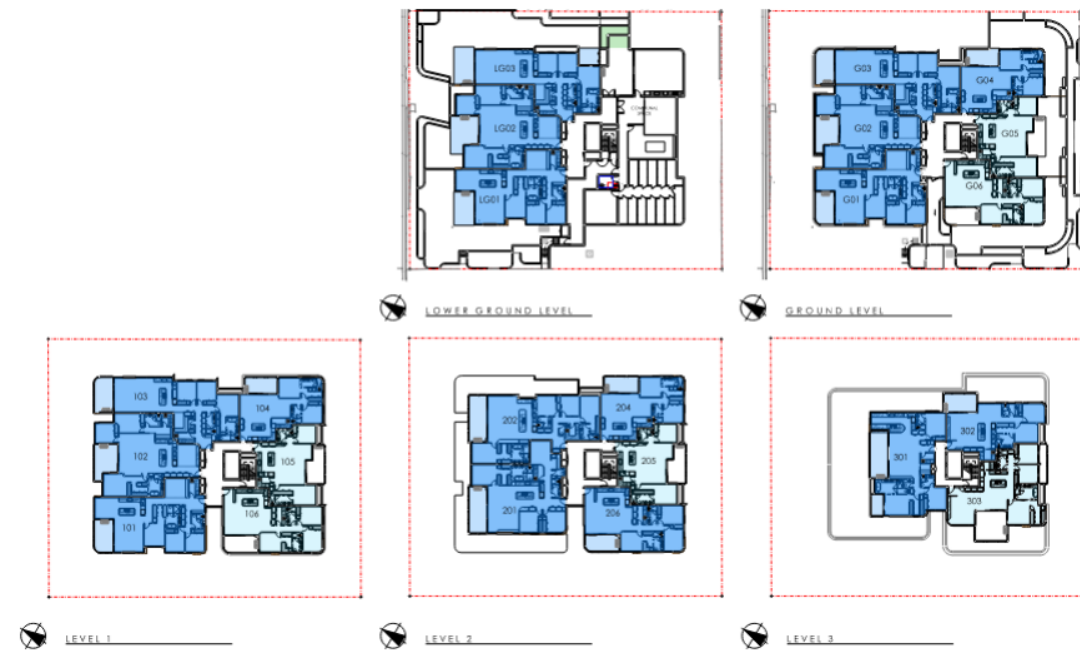


## PRINCIPLE 4 – SUSTAINABILITY

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 zone or groundwater recharge and vegetation

The proposal incorporates a number of principles of sustainability:

- The proposal achieves appropriate BASIX ratings through careful consideration of natural resources, energy, and water use.
- 73.9% (17 of 23) of apartments achieve both solar access and cross-ventilation, enhancing liveability.
- Fixed vertical screens on the western façade improve energy efficiency.
- A shared rainwater harvesting/detention tank will support landscape irrigation and car washing.
- Exceeds deep soil landscaping requirements, aiding groundwater recharge and providing cooling through canopy planting.
- Uses high-quality, low-maintenance, and sustainable materials to reduce long-term maintenance and replacement costs.
- Incorporates recycling, reuse of materials and waste, and the use of sustainable building materials.
- A centralized gas hot water system will be installed in the basement, optimising efficiency.
- Energy-efficient design minimizes usage, with solar panels on the roof to help offset communal area power costs.





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, and respect for neighbours’ amenity and provides for practical establishment and long-term management.

The proposed landscape design seamlessly integrates with the built form, creating a cohesive and sustainable system that enhances environmental performance and residential amenity. Garden spaces and tree plantings contribute positively to the streetscape and neighbourhood identity. Increased eastern boundary setback accommodates a deep soil landscaping strip, benefiting both the environment and the adjacent property. Deep soil landscaping along other boundaries exceeds DCP requirements, further supporting groundwater recharge, canopy growth, and urban cooling. Overall landscaping is greater and better distributed than existing conditions, enhancing usability, privacy, and social interaction.

Deep soil planting along street frontages supports passive surveillance, while retaining existing street trees along Benelong Road and Gerard Street preserves the area’s green character. Undergrounding power lines will allow existing trees to flourish, and two additional street trees will be planted. A significant 7.3m-wide deep soil landscaping zone along Gerard Lane, and a 1.2m soft landscaping strip, will enhance biodiversity and improve microclimate.

The removal of low-value trees will be offset by planting 33 new canopy trees and 2 new street trees, significantly increasing canopy cover. Generous front gardens and a communal open space with tiered landscaping enhance privacy and create a green outlook. Removing existing driveways allows for landscaped verges, improving the pedestrian experience. Substantial elevated planting zones ensure greenery remains a dominant visual element.

Building separation contributes to the landscape form and provides a natural buffer for residents. Ground level apartments feature outdoor terraces and private landscaped gardens, enhancing privacy, amenity, and passive surveillance. Solid balustrades and raised planters control overlooking and activate the Gerard Street facade. A rainwater harvesting tank will provide water for landscaping. Street landscaping enhancement will be undertaken with local authorities.

The high-quality landscape design provides a positive image and cohesive fit within the surrounding context, contributing to residents' usability, privacy, and social interaction.



Figure 13: Proposed development, viewed from corner of Gerard St & Benelong Rd - looking north (CGI)



Figure 14: Proposed development, viewed from Gerard St - looking west (CGI)

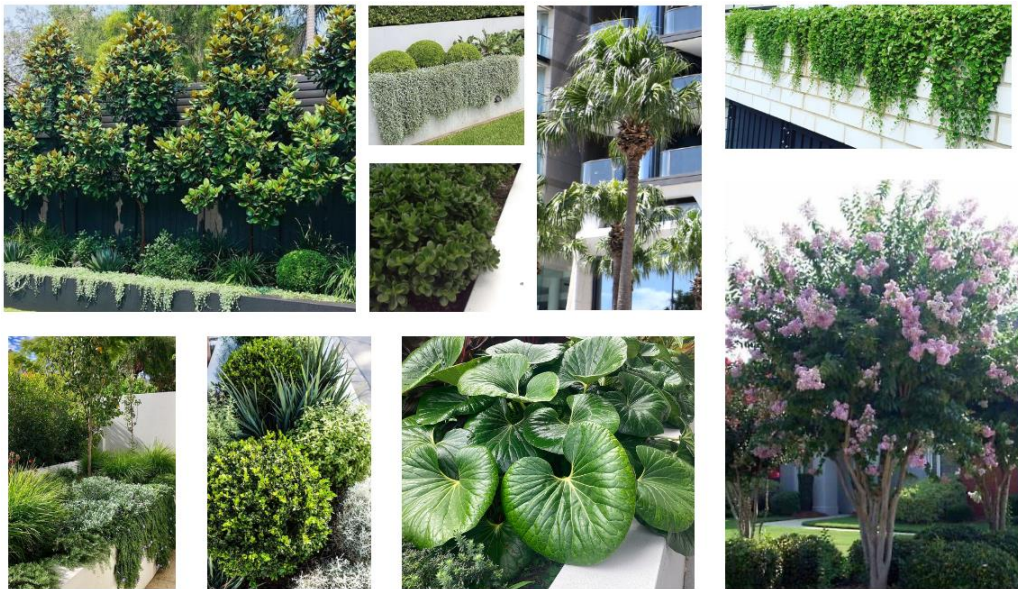


Figure 15: Proposed landscape image board



## PRINCIPLE 6 – AMENITY

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*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.*

*Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.*

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The proposal has been designed to protect and enhance the amenity of adjoining properties by significantly increasing the separation between the adjacent neighbours compared to the existing structures, ensuring all setbacks meet or are in excess of the ADG and DCP requirements, extensive deep soil landscape areas, along with external planters to generous balcony areas on upper levels provide both residents and adjoining properties with a level of visual and acoustic privacy, whilst providing high quality visual amenity for the community.

The proposal presents a design with exceptionally high internal and external amenity for its occupants. All apartments internal sizes are greater than the ADG requirements, which when combined with triple the required private open space and over double the required storage being provided, ensure superior amenity to all apartments.

The floor plan configurations are designed to be highly functional, rational and efficient with optimal solar access and cross-ventilation. Open plan living spaces, generous sized bedrooms and living spaces optimise the living conditions and amenity producing a unique quality boutique atmosphere.

The inclusion of balconies that blend seamlessly with the internal living areas, blurring the threshold between indoor and outdoor give the impression of much larger living spaces, and a connection to the external environment. Private recreational areas utilise solid balustrades and raised planters to prevent overlooking.

Corridor and circulation space is limited to increase usable living space. Services and wet areas are efficient and located close together where possible. Each apartment includes generous storage spaces as well as ample additional storage located in the basement. Each apartment, regardless of size and configuration will also include high quality energy and water efficient appliances and high-quality finishes and fixtures.

The proposal is designed to be accessible for all age groups and degrees of mobility. All apartments within the development are accessed from a lift located within a secure private lobby. The mailboxes are accessible from the main pedestrian entry on Benelong Road. Furthermore, adaptable apartments have been included in the proposal, along with appropriate accessible car parking for residents. All apartments have been designed with accessibility in mind.

This approach is also consistent with the overall principles of 'ageing in place' which, amongst other things, reduces the burden on specific public and private health care facilities and allows the older generation to stay in their apartment homes for considerably longer than they would be able to stay in, for example, a large two-storey home.

17 of 23 (73.9%) of the apartments achieve solar access to living rooms and private open spaces calculated on June 21. Furthermore, 17 of 23 (73.9%) of the apartments achieve cross flow ventilation.

The conclusive result is a design which positively influences internal and external amenity contributing to the positive living environment and the residents well-being.



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 of the building has carefully taken into consideration the safety and security of the residential occupiers and their guests and has focused on the CPTED Principles of surveillance, access control territorial reinforcement and space management.

The main secure pedestrian entry features a secure gate including an intercom / camera for visitors. The main pedestrian entry off Benelong Road is clearly visible and integrated within the landscape and adjacent to the building signage, see **Figure 16**. Vehicular access for residents and visitors is in a secure car park with driveway access located off Gerard Lane and will be controlled by an intercom and automatic garage door.

The apartments, which address street frontages incorporate balconies at all levels with either semi solid or glass balustrade features, which allow controlled overlooking, whilst providing both Benelong Road, Gerard Lane and Gerard Street with passive surveillance of the public spaces below. The solidity of the balustrades effectively screens the balconies, whilst maintaining views on each level.

The lift lobby has a pivot glass security door with intercom / camera for visitors. All public spaces will be appropriately illuminated to assist in promoting a high level of safety and security

As well as the physical interventions incorporated to reduce crime opportunities and improve safety and security; this proposal also promotes the philosophy that in a boutique development a close sense of community will be established between residents. Each level has an exclusive lobby area. There are no long enclosed corridors connecting apartments to the lift lobby.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-illuminated and visible areas that are easily maintained and appropriate to the location and purpose.



Figure 16: Main Secure Pedestrian Entry



Figure 17: Vehicular entry off Gerard Lane



Figure 18: Balconies facing Gerard St, maximising passive surveillance of the public domain



## 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 proposal has responded to the site's social context by providing apartments specifically designed for owner-occupiers through quality of design, select finishes and mix of apartment sizes. There is a demonstrated deficiency in high quality 2 & 3 bedroom apartments in this locality and the proposal seeks to address this imbalance.

Adaptable apartments have been incorporated, and the design has focused on accessibility principles for the remaining apartments.

The mix of apartments responds to the social context and provides the facilities that will complement the existing precinct as well as the desired future community.

The development provides for opportunities of social interaction for all people within the development via the accessible communal open space along the eastern boundary, orientated towards the north. This space includes a communal meeting area, BBQ facilities, a gym as well as a golf simulation room, providing plentiful opportunities for social interaction for a broad range of people.

North Sydney LGA's population is ageing, and the proposal seeks to offer opportunities for this ageing demographic to acquire a home now which can meet their needs well into the future, preventing the need to leave the community to seek aged care facilities.

The site is conveniently located near a variety of essential amenities:

- **Public Transport:** The area is well-served by bus routes along Gerard St & Military Road, providing regular services to Sydney CBD, North Sydney, Chatswood, and the Northern Beaches. Additionally, ferry services from nearby Cremorne Point offer direct routes to Circular Quay.
- **Supermarkets and Restaurants:** The commercial area along Military Road, around Cremorne Junction & Cremorne Plaza, features a supermarket and numerous restaurants, bars, wineries, offering diverse dining options.
- **Healthcare:** Medical facilities, including general practices, are available within the suburb, ensuring accessible healthcare services.
- **Schools:** SCECGS Redlands, a co-educational private school, has its senior campus on Military Road and its junior and middle campus on Murdoch Street, providing quality education options nearby.
- **Leisure and Recreational Facilities:** the proximity to Cremorne Point provides access to scenic waterfront areas and walking paths. Brightmore Reserve is located approximately 200 m of the site. This short walking distance makes it easily accessible for residents, offering a convenient space for outdoor activities and relaxation. In addition, the Orpheum Theatre is situated within a short walk from the site.

Overall, the site offers convenient access to a range of facilities, enhancing the lifestyle of its residents.

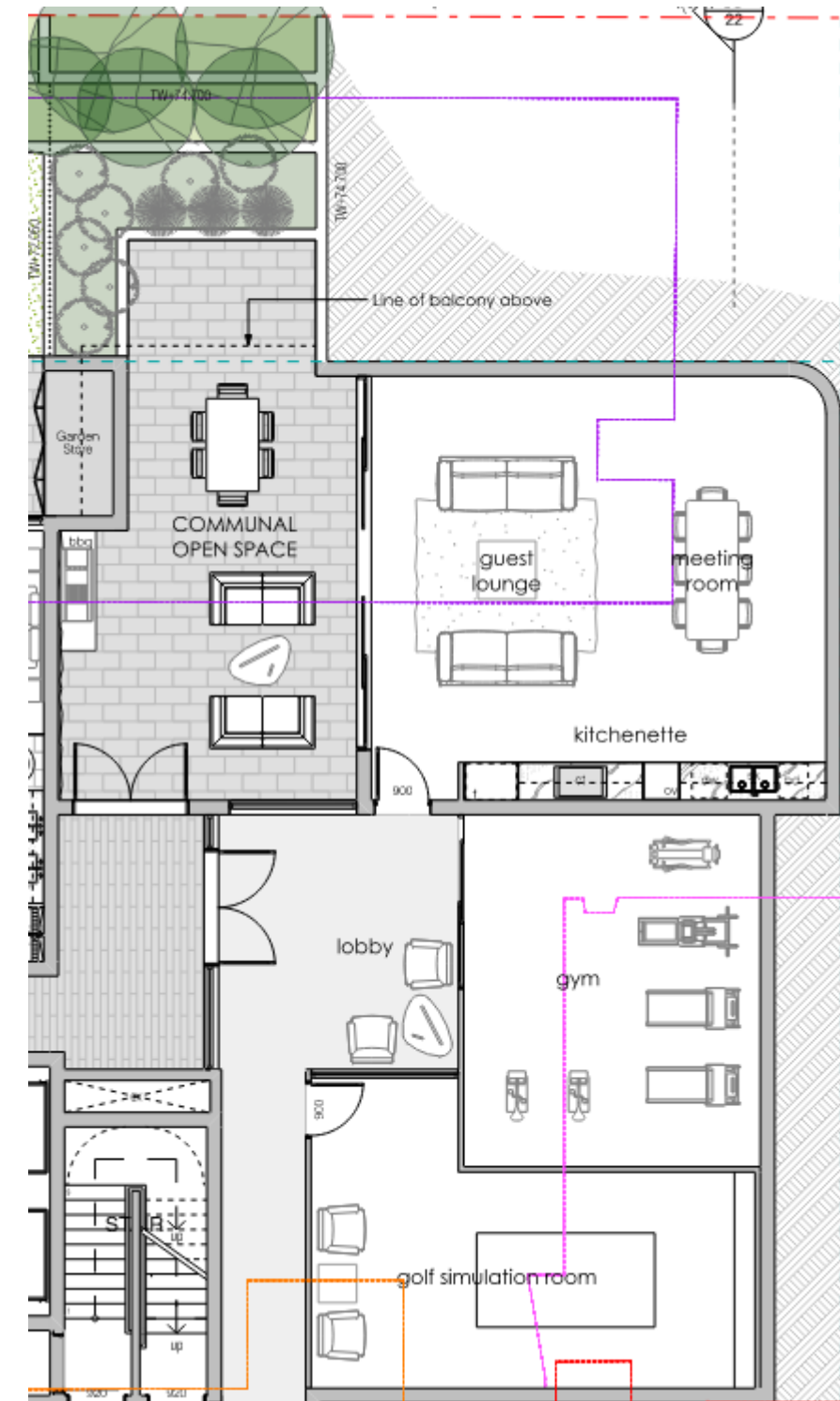


Figure 19: Communal facilities



## PRINCIPLE 9 – AESTHETICS

*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

*The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

The contemporary architectural style coupled with the orientation and configuration of the site enables a highly articulated aesthetic. The façade designs are unified in expression and designed primarily to respond to sun, setbacks and the site orientation neighbour amenity, privacy, views and outlook, see **Figures 20-23**.

The proposed building has a sculptured articulated form; curved corner balconies, and varying materials in different planes which reduces the building bulk and assists in creating a visual division of the built form.

The building has a modern and elegant aesthetic, tempered by environmental control, site response and well-integrated landscape elements.

An interplay of light and shade through various reveals, planes and recesses assist to break down the massing of the two pavilions which contribute positively to the surrounding streetscape scale and neighbourhood character, see **Figure 20**.

A simple colour and material's palette creates seamless transition between inside and outside, allowing the development to subtly blend with its surrounding neighborhood.

All materials selected will be durable and hard wearing so the development does not prematurely age. This will enhance the long-term image of the building with its careful composition of building elements, textures, materials, colours, internal design and structure contributing positively to the desired future character of the vicinity.

It is considered that this proposed development incorporates an appropriate composition of building elements, textures, materials, articulation and colour palette that all contribute to a high quality, aesthetically appealing development which will contribute positively to the desired character of the precinct.



Figure 20: Benelong Road facade



Figure 21: Gerard Lane facade



Figure 22: Gerard Street facade



Figure 23: Eastern facade



**3     Apartment Design Guide – Parts 3 and 4**

DEMONSTRATION OF THE HOW PROPOSED DESIGN ACHIEVES THE OBJECTIVES OF PARTS 3 AND 4 OF THE APARTMENT DESIGN GUIDE



Part No.	Objective No.	Objective/ Design criteria	Complies		Discussion of how Design criteria and/or Design guidance achieves objective
			Yes	No	
3 - SITING THE DEVELOPMENT					
3A – Site Analysis					
	3A – 1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	Y		Each element in the Site Analysis Checklist has been addressed in the attached architectural drawing (see drawing DA.02)
3B – Orientation					
	3B - 1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	Y		<p>The building addresses the street boundary by orientating the living, dining and generous balconies areas, as well as landscaped courtyards to these façades. With the use of screening on upper levels to both respect and control overlooking from the streetscape, as well as maintaining natural light. The result provides a superior solution to street activation whilst providing private amenity to these spaces.</p> <p>Controlled view lines from the bedrooms and/or living spaces located on the eastern and southern façades have been achieved with the combined use of raised landscape planters and horizontal adjustable louvre exterior screens.</p> <p>The effective manipulation of vertical screens, recessive and articulated façade design with strong horizontal building elements assures the design contributes positively to the surrounding streetscape and neighbourhood character.</p>
	3B – 2	Overshadowing of neighbouring properties is minimised during mid-winter	Y		The proposal has no overshadowing impacts on the sites only adjoining neighbour, 74 Gerard St, during mid-winter.
3C – Public Domain Interface					
	3C – 1	Transition between private and public domain is achieved without compromising safety and security	Y		<p>Where appropriate, lower ground level apartments have been designed to have direct street access to private landscaped gardens.</p> <p>These landscaped courtyards act to define and shelter the private realm. These areas improve privacy and amenity for the occupants of the apartments while selectively screening unwanted views and preventing overlooking if required.</p> <p>The combined design of raised planters and a detailed boundary fence provides a visually permeable barrier. The height of solid fences or walls have been carefully manipulated providing opportunities for casual and selected interaction between residents and the public domain whilst greatly improving passive surveillance.</p> <p>Upper-level balconies and windows address the public domain on each street facade. The generous setback to each street and the articulated façade with deep balconies ensures the building does not overpower the public domain. Furthermore, these balconies and landscaped courtyards further activate the street and encourage passive surveillance.</p> <p>Feature stone walls and low height planters have been incorporated to act as heralding elements that identify the pedestrian entry point to the building. Ensuring the residential pedestrian entry point is clearly visible and identifiable from the respective street.</p>
	3C – 2	Amenity of the public domain is retained and enhanced	Y		<p>The combined design of raised planters, and a detailed blade boundary fence to the street boundary will be set back approximately 500mm in most areas to allow for a low-level planting zone. This planting softens the impact to the public domain and reflects the established street character of the area.</p> <p>The basement level and location have been carefully manipulated to fall within the building footprint, allowing for deep soil landscaped zones around all perimeters.</p> <p>Mailboxes are in the main pedestrian entry gate area on Benelong Road, perpendicular to the street alignment.</p> <p>Pump rooms, garbage storage areas and other plant room requirements have been located within the basement levels and cannot be seen from the street.</p> <p>Ramping for accessibility has been minimised from Benelong Road by building entry location and setting ground floor levels in relation to footpath levels. The entry walkways have been designed with compliant falls and a minimum 1500mm wide as they traverse through lush, landscaped zones.</p> <p>Durable, graffiti resistant and easily cleanable paint and materials will be specified.</p>



Part No.	Objective No.	Objective/ Design criteria	Complies		Discussion of how Design criteria and/or Design guidance achieves objective												
			Yes	No													
3D – Communal and Public Open Space																	
	3D – 1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Y	-	<p>The Communal Open Space area is contained within a landscaped zone providing a secluded and private area for the residents to enjoy. A BBQ area is provided. Access to this space is via the secure lift lobby. Furthermore, there are additional communal spaces internally including a lounge &amp; communal meeting area with kitchenette, gym, a golf simulation room, lobby and PWD toilet facilities.</p> <p>The outdoor area allows for meaningful deep soil planting creating a tranquil zone that residents can utilise surrounded by the future deep soil landscaping, whilst the indoor areas provide recreational &amp; health opportunities. The total communal area is 225m<sup>2</sup>, 11% of the site area.</p> <p>The proposal provides 1,1170.5m<sup>2</sup> of private open space, quadruple the 284m<sup>2</sup> required. It is Helm’s experience that when facilities and services are located nearby, Purchasers overwhelmingly prefer private open space over communal open space. The site is located within 150m of Cremorne Town Centre, 1km of Brightmore &amp; Primrose parks and 1km of the Cammeray Golf Club.</p> <p>The landscape design contributes positively to the usability, privacy and opportunities for natural social interaction, amenity and outlook for residents. With the above in mind, an appropriate balance of communal and private space is provided.</p>												
		1. Communal open space has a minimum area equal to 25% of the site	-	N	225m <sup>2</sup> – 11%.												
		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)	Y	-	The open communal space has an eastern orientation which allows for 2hrs of solar access at midwinter to the usable outdoor area between 9am – 3pm 21 June.												
	3D – 2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Y	-	<p>The Communal open space includes a barbeque area and seating for separate groups. The design of the area allows for intimate gatherings as well as larger groups being able to congregate.</p> <p>The primary focus is to encourage interaction, as well as encouraging residents to utilise the space for a range of recreation pursuits in the form of the gym and golf simulation room.</p> <p>The location responds to the microclimate by providing access to north &amp; year round direct sunlight, whilst providing opportunities for shade and internal communal space, which is more practical and usable.</p>												
	3D – 3	Communal open space is designed to maximise safety	Y	-	<p>The communal open space is readily visible from habitable rooms and private open space areas whilst maintaining visual privacy.</p> <p>Communal open space shall have feature lighting integrated in the landscape design &amp; the internal areas will have lighting designed by the project’s electrical consultants.</p>												
	3D – 4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	-	-	N/A												
3E – Deep Soil Zones																	
	3E – 1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Y	-	<p>The placement of the basement levels has been carefully designed to fall beneath the building footprint, allowing for deep landscaped zones around all perimeters. The proposal meets the required quantum of deep soil landscaping and general landscaping requirements.</p> <p>The landscaping design provides for significant elevated planting zones. The landscaping design meets the objective of improving the residential amenity and promotes the management of water and air quality for the development. A rainwater harvesting tank located at lower ground level will provide additional water for the landscaping where needed.</p>												
		<p>Deep soil zones are to meet the following minimum requirements:</p> <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>&lt; 650m<sup>2</sup></td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m<sup>2</sup> – 1,500m<sup>2</sup></td><td>3m</td></tr><tr><td>&gt; 1,500m<sup>2</sup></td><td>6m</td></tr><tr><td>Greater than1,500m<sup>2</sup> with significant existing cover</td><td>6m</td></tr></table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	< 650m <sup>2</sup>	-	7%	650m <sup>2</sup> – 1,500m <sup>2</sup>	3m	> 1,500m <sup>2</sup>	6m	Greater than1,500m <sup>2</sup> with significant existing cover	6m	Y	-	<p>The following landscape calculations have been demonstrated on the attached drawings DA.30:</p> <ul style="list-style-type: none"><li>Site Area -2,082m2</li><li>Minimum deep soil zone required - 146m<sup>2</sup> (7%)</li><li>Total deep soil zone area achieved – 952m2 (45.8%)</li></ul> <p>The proposal provides for triple the 15% deep soil zone recommended in the design guidance for sites larger than 1500m<sup>2</sup> where possible.</p>
Site area	Minimum dimensions	Deep soil zone (% of site area)															
< 650m <sup>2</sup>	-	7%															
650m <sup>2</sup> – 1,500m <sup>2</sup>	3m																
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Part No.	Objective No.	Objective/ Design criteria	Complies		Discussion of how Design criteria and/or Design guidance achieves objective																														
			Yes	No																															
3F – Visual Privacy																																			
	3F – 1	<b>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</b>	Y																																
		<div>1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</div> <table><tr><th>Building Height</th><th>Habitable Room and Balconies</th><th>Non Habitable</th></tr><tr><td>Up to 12 (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> <div>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room</div>	Building Height	Habitable Room and Balconies	Non Habitable	Up to 12 (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	Y		<div>The proposal only shares one boundary with a neighbouring site to the east. The proposal is separated from the property to the north by Gerard Lane, which is approximately 6m wide.</div> <div>The proposed minimum east and north setbacks are outlined as follows:</div> <table><tr><td></td><td>Lower Ground</td><td>Ground</td><td>Level 1</td><td>Level 2</td><td>Level 3</td></tr><tr><td>North</td><td>7.3m</td><td>7.3m</td><td>7.3m</td><td>9.75m</td><td>16m</td></tr><tr><td>East</td><td>6m</td><td>6m – 8.6m</td><td>6m – 8.6m</td><td>6m-9m</td><td>10.47m-11.97m</td></tr></table> <div>Northern Setback - The proposal includes a 7.3m setback from Gerard Lane. When combined with the 6m width of the lane, this creates a minimum setback of 13.3m to the R3-zoned land on the northern side of the lane. This design provides opportunities for enhanced landscaping and a smoother transition in building scale. Levels 2 and 3 are further setback at distances of 9.75m (15.75m including the lane) and 16m (22m including the lane) from the northern neighbours.</div> <div>Eastern Setback - The proposal incorporates a highly articulated eastern façade with generous setbacks that exceed the Apartment Design Guide (ADG) requirements:</div> <div><div>• Lower Ground Level: 6–8.6 m</div><div>• Level 1: 6–9 m</div><div>• Level 2: 10.5–12 m</div></div>		Lower Ground	Ground	Level 1	Level 2	Level 3	North	7.3m	7.3m	7.3m	9.75m	16m	East	6m	6m – 8.6m	6m – 8.6m	6m-9m	10.47m-11.97m
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East	6m	6m – 8.6m	6m – 8.6m	6m-9m	10.47m-11.97m																														
		<div>2. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</div>	-	-	NA																														
	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</b>	Y		<div>The use of landscaping and screens to the generous balcony areas provides both residents and adjoining properties with a level of visual and acoustic privacy. The following elements enhance this vision:</div> <div><div>• Solid or partially solid balustrades to balconies to upper levels</div><div>• Existing street trees and vegetation to separate spaces at ground level</div><div>• A combination of fixed vertical screening, adjustable horizontal louvres</div><div>• Planter boxes incorporated into the external facade and semi-solid balustrades to increase visual separation at lower levels</div><div>• Adjustable horizontal privacy screens to bedroom windows facing the southern boundary (Gerard Street)</div><div>• Substantial setbacks combined with extensive landscaping buffer zones to northern and western boundary (Gerard Lane, Benelong Road)</div></div> <div>Balconies and private terraces have been positioned in front of bedrooms rooms to southern and eastern facades to increase internal privacy.</div> <div>Solid wall elements have been used between adjacent balconies for both visual and acoustic privacy.</div>																														



Part No.	Objective No.	Objective/ Design criteria	Complies		Discussion of how Design criteria and/or Design guidance achieves objective
			Yes	No	
3G – Pedestrian access and entries					
	3G – 1	Building entries and pedestrian access connects to and addresses the public domain	Y		<p>The main entry access point off Benelong Road is clearly visible and integrated within the landscape and adjacent to the building signage. The pedestrian entry features a secure entry including an intercom / camera for visitors.</p> <p>Apartment LG01 has a private pedestrian garden entry from Benelong Road which connects the apartments to the public domain.</p> <p>The main entry point features a landscaped pathway leading to an enclosed lobby. The public building entry is clearly identifiable and distinguishable from private entries.</p> <p>The development will incorporate electronic access and audio/video intercom at the main pedestrian entrance to manage access securely.</p>
	3G – 2	Access, entries and pathways are accessible and easy to identify	Y		<p>Building access areas including lift lobbies, stairwells are clearly visible from the entry walkway.</p> <p>Ramping for accessibility has been minimised by positioning the building entry locations in close relation to the ground floor levels and footpath levels.</p> <p>Building access areas including lift lobbies, stairwells and hallways will be clearly visible from the public domain and communal spaces.</p> <p>The development will incorporate electronic access and audio/video intercom at both pedestrian entrances to manage access securely.</p>
	3G – 3	Large sites provide pedestrian links for access to streets and connection to destinations	-	-	N/A
3H – Vehicle Access					
	3H – 1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Y		<p>In accordance with ADG principles which require that “vehicle entries should be located at the lowest point of the site minimising ramp length, excavation and impacts on the built form and layout”, a single vehicular access point is located at the lowest point of the site at the northeastern corner off Gerard Lane. The secure panel lift door with batten feature panels has been setback significantly from the boundary and is integrated within the building’s overall facade.</p> <p>Due to the fall across the site, the driveway has been located at the lowest point of the site along Gerard Lane, in the same location as the existing driveway for 118 Benelong Road, Cremorne.</p> <p>The driveway incorporates the required grade from the street boundary. The setback position of the panel lift door allows for a vehicle standing area, which does not encroach the footpath.</p> <p>The pedestrian and vehicular access points are located a significant distance apart on different boundaries and as such are separate and clearly distinguishable.</p>
3J – Bicycle and car parking					
	3J – 1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Y		Adequate car parking is provided in the development as scheduled in DA.32, in accordance with Council’s DCP requirements. Car parking allocations allow for 6 residential visitor bays to be provided.
		<p>1. 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></ul> <p>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.</p> <p>The car parking needs for a development must be provided off street.</p>	-	-	N/A



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			Yes	No	
	3J – 2	<b>Parking and facilities are provided for other modes of transport</b>	Y		Secure undercover bicycle parking has been provided within the basement area and are easily accessible.
	3J – 3	<b>Car park design and access is safe and secure</b>	Y		<p>A traffic consultant has reviewed the car park design, the report form park of the Development Application. Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas can be accessed without crossing car parking spaces. Clearly defined and visible lift lobbies and stairs have been provided.</p> <p>Safe vehicular access is clearly defined with line marking. Circulation areas have appropriate compliant lighting.</p>
	3J – 4	<b>Visual and environmental impacts of underground car parking are minimised</b>	Y		<p>The basement levels and location have been carefully designed to fall beneath the building footprint, allowing for deep landscaped zones around all perimeters.</p> <p>Due to the difference in levels across the site, locating the driveway along the northeastern corner on Gerard Lane allows for reduced gradient to access to the basement and a shorter driveway. The excavation levels are further minimised through efficient car park layouts and ramp design.</p> <p>The parking layout is well organised and generous. Private car parks are secured and where possible enclosed with overhead automated garage doors and ventilated sidewalls.</p>
	3J – 5	<b>Visual and environmental impacts of on-grade car parking are minimised</b>	Y		There is no on-grade car parking provided for this project.
	3J – 6	<b>Visual and environmental impacts of above ground enclosed car parking are minimised</b>	Y		There is no above ground or enclosed car parking allocated on this site
<b>4 – DESIGNING THE BUILDING</b>					
4A – Solar and daylight access					
	4A – 1	<b>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</b>	Y		The apartments have been designed to provide a superior solution for street activation, access, privacy, natural light and ventilation. The floor plans are designed to be highly functional, rational and efficient which promote optimal day lighting and cross-ventilation.
		1. <i>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 in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas</i>	Y		The development conforms with 17 of 23 (73.9%) of the apartments achieving solar access
		2. <i>In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter</i>	-	-	N/A
		3. <i>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter</i>	Y		3 of 23 (13%) of the apartments receive no direct sunlight between 9am and 3pm at mid-winter. Whilst this is less than the requirement it is unavoidable given that the orientation of the site. The overall objective for solar access is achieved given the high performance of the building overall, 17 of 23 (73.9%) of the apartments achieving solar access.
	4A – 2	<b>Daylight access is maximised where sunlight is limited</b>	Y		Additional natural lighting is provided to the upper-level apartments with the generous use of skylights to living areas, ensuites and bathrooms.
	4A – 3	<b>Design incorporates shading and glare control, particularly for warmer months</b>	Y		<p>The highly articulated façade with its recessive elements and deep balconies provides natural shading to living spaces. A number of additional design features are used:</p> <ul style="list-style-type: none"> <li>• Deep balconies that extend far enough to shade summer sun, but allow winter sun to penetrate living areas</li> <li>• Shading devices such as awnings, balconies, external louvers and planter boxes</li> <li>• Vertical fixed screens to a portion of western facing windows</li> <li>• External motorised louvres to southern and eastern windows</li> </ul>
4B – Natural Ventilation					
	4B – 1	<b>All habitable rooms are naturally ventilated</b>	Y		The building form has been developed through careful analysis of the site – its orientation, prevailing breezes, and views. In conjunction with this analysis, the apartments have been designed to provide a superior solution for natural light and cross ventilation.
	4B – 2	<b>The layout and design of single aspect apartments maximises natural ventilation</b>	Y		Single aspect apartments have been minimised in this development, with only 6 of the 23 having a single aspect design. Apartment depths are limited to maximise ventilation and airflow. Additionally, all the apartment widths have been maximised.

Part No.	Objective No.	Objective/ Design criteria	Complies		Discussion of how Design criteria and/or Design guidance achieves objective												
			Yes	No													
	4B – 3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	Y														
		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	Y		In cross-through designed apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the opposite side of the apartment (outlet side).  17 of the 23 apartments (73.9%) receive natural cross flow ventilation.  Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow												
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	-	-	N/A												
4C – Ceiling Heights																	
	4C – 1	Ceiling height achieves sufficient natural ventilation and daylight access															
		1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed-use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable rooms</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its apartment area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 people degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> These minimums do not preclude higher ceilings if desired	Minimum ceiling height for apartment and mixed-use buildings		Habitable rooms	2.7m	Non-habitable rooms	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its apartment area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 people degree minimum ceiling slope	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	Y		The proposal complies with these requirements.
Minimum ceiling height for apartment and mixed-use buildings																	
Habitable rooms	2.7m																
Non-habitable rooms	2.4m																
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its apartment area does not exceed 50% of the apartment area																
Attic spaces	1.8m at edge of room with a 30 people degree minimum ceiling slope																
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use																
	4C – 2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	Y		Several of the following design solutions have been used:  <ul style="list-style-type: none"><li>All living, bedroom and dining areas feature a 2.7m high ceiling</li><li>Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of services and co-ordination of bulkhead location above non-habitable areas.</li><li>Accommodating air-conditioning services within the bulkheads of bathrooms, ensuites and robe areas.</li></ul>												
	4C – 3	Ceiling heights contribute to the flexibility of building use over the life of the building			N/A												
4D – Apartment size & layout																	
	4D – 1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Y		Each of the apartments feature an open plan living area, which has a combined kitchen, dining, living area that opens directly onto the balcony. Kitchens are located as part of the main circulation space within all apartment layouts.												
		1. Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each	Apartment Type	Minimum Internal Area	Studio	35m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²	Y		Each apartment meets the minimum areas or room dimensions. The apartment layout also includes appropriate room shapes and window designs to maximize daylight and sunlight, natural ventilation, and acoustic and visual privacy.  All apartments feature ample conveniently located storage with additional storage located within the basement.  The floor plans are designed to be highly functional, rational and efficient. Corridor and circulation space is limited to increase usable living space, services and wet areas are located close together where possible, and each apartment includes generous storage spaces.		
Apartment Type	Minimum Internal Area																
Studio	35m²																
1 bedroom	50m²																
2 bedroom	70m²																
3 bedroom	90m²																



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			Yes	No																
		A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each																		
		2. 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	Y		Each habitable room has a window which is a minimum of 10% of the floor area of the room.															
	4D – 2	Environmental performance of the apartment is maximised	Y		Each of the apartment designs features a living area, which has a combined kitchen dining area that opens directly onto the balcony.															
		1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Y		2.7m ceiling heights to habitable rooms allow for proportional increases in room depth.															
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	-	N	3 of 23 apartments (13%) have a minor non-compliance with this control. Apartments LG02, G02 & 102 have a maximum habitable area depth of 8.6m from the balcony glass line.  All bedrooms are located on the external face of the building; Bathrooms and laundries have been located with natural light and ventilation if possible. Mechanical ventilation is provided to bathrooms and laundries with no natural ventilation.															
	4D – 3	Apartment layouts are designed to accommodate a variety of household activities and needs	Y		All rooms comply with the minimum size requirements.  Access to bedrooms, bathrooms and laundries is separated from living areas minimizing direct openings between living and service areas.  Apartment layouts allow flexibility over time, design solutions may include: <ul style="list-style-type: none"><li>• Dimensions that facilitate a variety of furniture arrangements</li><li>• Spaces for a range of activities and privacy levels between different spaces within the apartment</li><li>• Bedrooms being used as studies, TV rooms and hobby rooms.</li></ul>															
		1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	Y		Master bedrooms all have a minimum area of 10m2 with most including a separate area for a walk-in robe provided with a minimum 1.8m long, 0.6m deep. Secondary bedrooms have a minimum area of 9m2 (excluding robe) with a minimum of 1.5m wide robe spaces.															
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Y		All bedrooms have a minimum dimension of at least 3m.															
		3. 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>	Y		All combined living/dining rooms have a minimum width of at least 4m.															
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	-	-	N/A															
4E - Private open space and balconies																				
	4E – 1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	Y																	
		1. All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio Apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table>	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m²	-	1 bedroom apartments	8m²	2m	2 bedroom apartments	10m²	2m	3+ bedroom apartments	12m²	2.4m	Y		Under the ADG the development is required to provide 284m² of private open space, as shown in DA.33 the POS provided is 1170.5m²; this equates more than 886.5m² the amount nominated in the ADG and represents over four times the ADG recommended amount.  The use of landscaping and screens to the generous balcony/terrace areas provides both residents and adjoining properties with a level of visual and acoustic privacy. The following elements enhance the amenity: <ul style="list-style-type: none"><li>• Solid or partially solid balustrades to balconies to upper levels</li><li>• Existing street trees and vegetation to separate spaces at ground level</li><li>• A combination of horizontal adjustable and fixed vertical screening devices</li><li>• Planter boxes incorporated into the external facade and balustrades to increase visual separation at lower levels</li></ul>
Dwelling Type	Minimum Area	Minimum Depth																		
Studio Apartments	4m²	-																		
1 bedroom apartments	8m²	2m																		
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			Yes	No	
		<i>The minimum balcony depth to be counted as contributing to the balcony area is 1m</i>			
		2. <i>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 15m2 and a minimum depth of 3m</i>	Y		All ground level and lower ground level apartments provide private landscaped courtyards in addition to the primary balconies providing a natural outdoor living area. Drawing DA.33 clearly identifies these areas as well as their mix in each area, which is well suited to the size of the corresponding apartment.  These private courtyards contribute to the safety of the public domain through increased passive surveillance opportunities
	4E – 2	<b>Primary private open space and balconies are appropriately located to enhance liveability for residents</b>	Y		Primary private open space and balconies are located allowing access from the main living area to enhance liveability for the occupants.  Balconies provide outdoor living, articulate the building facade and contribute to the safety of the public domain through increased passive surveillance opportunities
	4E – 3	<b>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</b>	Y		All apartments feature generous private open space / balconies in excess of the minimum requirements.  The use of landscaping and screens to the generous balcony / terrace areas provides both residents and adjoining properties with a level of visual and acoustic privacy. The following elements enhance this vision: <ul style="list-style-type: none"> <li>• Solid or partially solid balustrades to balconies to upper levels</li> <li>• Existing street trees and vegetation to separate spaces at ground level</li> <li>• A combination of horizontal and fixed screening devices</li> <li>• Planter boxes incorporated into walls and balustrades to increase visual separation at lower levels designed to allow views and passive surveillance of the street</li> </ul> These private open spaces are also important architectural elements on the outside of an apartment building, contributing to the form and articulation.  Downpipes and balcony drainage are integrated within internal ducts in the building design  Air-conditioning units are located in the basement parking, these are screened and incorporated into the building design.  There are no clothes drying, storage or air conditioning units located on balconies.  Power, water and gas outlets are provided for primary balconies and private open spaces.
	4E – 4	<b>Private open space and balcony design maximises safety</b>	Y		Design and detailing of balconies according to Building Standards avoids opportunities for climbing and falls.  The building has been designed to promote passive surveillance and integration with the community.
4F – Common circulation and spaces					
	4F - 1	<b>Common circulation spaces achieve good amenity and properly service the number of apartments</b>	Y		Centrally located lift lobbies allow comfortable movement and access minimising the use of corridors to access apartment entries only 3 apartments at lower ground level, 6 apartments at ground and level 1, 5 apartments at level 2, 3 apartments at level 3. The achievement to meet the design criteria for the number of apartments off a circulation core has been achieved.  The location and design of the lift lobby provides daylight and natural ventilation to all common circulation spaces.
		1. <i>The maximum number of apartments off a circulation core on a single level is eight</i>	Y		Maximum of 6 apartments per level for the ground level and level 1. All other levels have less as per 4F-1 above.
		2. <i>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</i>	-	-	N/A
	4F – 2	<b>Common circulation spaces promote safety and provide for social interaction between residents</b>	Y		Direct and legible access has been provided between vertical circulation points and apartment entries by minimising corridor lengths to provide clear sight lines where achievable.  Tight corners and spaces are avoided. Walkways are adjacent to the central lobbies and provide an area for social interaction between residents.  Circulation spaces will be well lit at night



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			Yes	No											
					Legible signage will be provided for apartment numbers, common areas and general way finding.										
4G – Storage															
	4G – 1	Adequate, well designed storage is provided in each apartment	Y		Storage for each apartment has been maximised. Storage areas are allocated in the secure basement car parks for each of the apartments. In addition, there is a separate storage facility located at lower ground level accommodating 12 individual large storage cages.										
		<div>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</div> <table><tr><th>Dwelling type</th><th>Storage size</th></tr><tr><td>Studio apartments</td><td>4m3</td></tr><tr><td>1 bedroom apartments</td><td>6m3</td></tr><tr><td>2 bedroom apartments</td><td>8m3</td></tr><tr><td>3 bedroom apartments</td><td>10m3</td></tr></table> <div>At least 50% of the required storage is to be located within the apartment.</div>	Dwelling type	Storage size	Studio apartments	4m3	1 bedroom apartments	6m3	2 bedroom apartments	8m3	3 bedroom apartments	10m3	Y		The ADG requires a total of 216m³ of storage for this development. The design provides 477.1m³ of storage, 261m³ in excess of the minimum storage amount. As shown in Drawings DA.36 and DA.37, the design provides over 2 times the ADG storage requirements.
Dwelling type	Storage size														
Studio apartments	4m3														
1 bedroom apartments	6m3														
2 bedroom apartments	8m3														
3 bedroom apartments	10m3														
	4G – 2	Additional storage is conveniently located, accessible and nominated for individual apartments	Y		Basement storage areas are secure and clearly allocated to specific apartments  Apartments with additional storage space in the basement car park are provided at the rear or side of car spaces so that allocated car parking remains accessible. Additional individual storage cages are provided to 12 select apartments on lower ground level.  Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain										
4H – Acoustic Privacy															
	4H – 1	Noise transfer is minimised through the siting of buildings and building layout	Y		Adequate building separation is provided within the development and from neighbouring buildings or adjacent uses.  Acoustic impacts to the southern boundary onto the proposed development have been carefully managed by orientating most of the living areas and outdoor balconies to the east & west, avoiding traffic noise generated by Gerard Street.  Window and door openings are generally orientated away from noise sources  Noisy areas within the buildings including entries and corridors are located next to or above each other and quieter areas next to or above quieter areas.  Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources  The number of party walls shared with other apartments are limited and are appropriately insulated  Noise sources such as garage doors, driveways, service areas, plant rooms, building services and mechanical equipment are located away from bedrooms										
	4H – 2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Y		Internal apartment layouts separate noisy spaces from quiet spaces, using a number of the following design solutions: <ul style="list-style-type: none"><li>Rooms with similar noise requirements are grouped together</li><li>Doors separate different use zones</li><li>Wardrobes in bedrooms are co-located to act as sound buffers</li></ul>										
4J – Noise and pollution															
	4J – 1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Y		The location of the site is in a streetscape featuring mature street and neighbourhood trees and landscaping. Vehicular traffic noise is generated from mainly from Gerard Street, with less impact from Benelong Road and even less from Gerard Lane.  The use of landscaping and screens to the building façade as well as generous setback requirements provides both residents and adjoining properties with a level of acoustic privacy.										

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			Yes	No	
					<p>The following elements enhance this acoustic buffer:</p> <ul style="list-style-type: none"> <li>• Solid or partially solid balustrades to balconies to all levels</li> <li>• Screening and/or trees and vegetation to separate spaces at ground level</li> <li>• Planter boxes incorporated into walls to increase visual separation at lower levels</li> <li>• Louvres to bedroom windows facing the streetscape</li> <li>• Living areas have been located away from Gerard St wherever possible, with only 4 apartments facing Gerard St</li> </ul>
	4J – 2	<b>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</b>	Y		<p>Design solutions to mitigate noise include recommendations detailed in the Acoustic Report that accompanies the DA including;</p> <ul style="list-style-type: none"> <li>• Providing laminated glass and glazing seals to all sliding doors to prevent noise transfer through gaps</li> <li>• The use of materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits</li> </ul>
4K – Apartment mix					
	4K – 1	<b>A range of apartment types and sizes is provided to cater for different household types now and into the future</b>	Y		<p>The development has been designed to cater for a broad range of Owner Occupiers and include features such as ‘<i>adaptable</i>’ apartments and excellent accessibility that is supportive of ‘<i>aging in place</i>’ health care principles.</p> <p>The apartments are predominantly larger to reflect the needs of this market and to respond to the distinct lack of such accommodation within existing apartment buildings in the locality.</p> <p>The project is supported by adequate infrastructure, public transport and community and retail facilities located nearby.</p> <p>The proposed overall density and mix of apartments consist of:</p> <ul style="list-style-type: none"> <li>• 7 x 2 bedrooms (30.5%)</li> <li>• 4 x 3 bedrooms (17.4%)</li> <li>• 4 x 3 bedroom + Study (17.4%)</li> <li>• 3 x 3 bedroom + TV (13%)</li> <li>• 4 x 3 bedroom + Study + TV (17.4%)</li> <li>• 1 x 4 bedroom (4.3%)</li> <li>• TOTAL APARTMENTS = 23</li> </ul>
	4K – 2	<b>The apartment mix is distributed to suitable locations within the building</b>	Y		<p>The apartments are orientated to achieve successful facade composition and to optimise solar access. A combination of various sized 2, 3 and 4-bedroom apartments are provided.</p>
4L – Ground Floor Apartments					
	4L – 1	<b>Street frontage activity is maximised where ground floor apartments are located</b>	Y		<p>The private open space associated with each ground level apartment is well connected to the streetscape, as are the Ground Floor Apartments.</p>
	4L – 2	<b>Design of ground floor apartments delivers amenity and safety for residents</b>	Y		<p>The building addresses the street boundaries by orientating all the living, dining and generous balconies areas, as well as landscaped courtyards to these facades.</p> <p>The private open space areas and landscaped courtyards further activate the street and encourage passive surveillance.</p> <p>Privacy and safety are provided without obstructing casual surveillance. Landscape design solutions include trees and shrubs that allow solar access in winter and shade in summer.</p>
4M – Facades					
	4M – 1	<b>Building facades provide visual interest along the street while respecting the character of the local area</b>	Y		<p>The building facades are highly articulated thus assuring the design consists of both recessive elements creating integrated forms, which contribute positively to the surrounding streetscape and neighbourhood character. The balconies and landscaped courtyards further activate the street and encourage passive surveillance.</p> <p>The form of the building itself is designed to emphasise its corner position and the impact on the adjacent boundaries addressing each accordingly. A fluid integration of building form combined with architectural elements successfully achieves this desired balance.</p>



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			Yes	No	
					Shadow is created on the façade throughout the day with building articulation, balconies, and changes in building textures assisting in softening the facades.
	4M – 2	<b>Building functions are expressed by the facade</b>	Y		<p>The built form responds with an architectural statement providing a visual prominence. The design fulfils its responsibility to be respectful, sympathetic and complementary to the existing buildings in the locality</p> <p>The development has been designed in such a way to reduce any perceived bulk of the building by introducing recessed elements that complement the existing surrounding dwellings, through the careful articulation of the curved facades elements, screening of the apartments themselves and a considered selection of high-quality materials and a colour palette that complements existing adjoining dwellings which contribute to a high quality, aesthetically appealing design</p>
4N – Roof design					
	4N – 1	<b>Roof treatments are integrated into the building design and positively respond to the street</b>	Y		<p>The design features roof elements, which are integrated into the overall built form. The curved roof forms sheltering the balconies articulate the soft form in a positive manner. The curved form addresses the street and successfully breakdowns the massing of the elevation providing adequate articulation.</p> <p>The design solutions applied include:</p> <ul style="list-style-type: none"> <li>• Breaking down the massing of the building by articulating the roof forms</li> <li>• The selective use of natural timber materials to the soffits emphasises the inverted roof forms</li> <li>• Service elements are integrated</li> </ul>
	4N – 2	<b>Opportunities to use roof space for residential accommodation and open space are maximised</b>	-	-	Habitable roof space has not been applied to this development as it is not appropriate given the height limit detailed in the LEP
	4N – 3	<b>Roof design incorporates sustainability features</b>	Y		<p>Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include:</p> <ul style="list-style-type: none"> <li>• All balconies are fully sheltered by roofs</li> <li>• Eaves and overhangs shade walls and windows from summer sun</li> </ul> <p>Skylights on the upper levels have been integrated into the roof design.</p> <p>Solar panels have been allowed for on the roof to create a source of renewable energy for the building that will help offset the power cost for the communal areas of the building.</p>
4O – Landscape Design					
	4O – 1	<b>Landscape design is viable and sustainable</b>	Y		<p>A rainwater harvesting tank located at the basement level which will provide additional water for the landscaping where required.</p> <p>Landscape design is environmentally sustainable and viable given the design incorporates greater than 40% of the site area as deep soil landscaping. The perimeter area allows for meaningful deep soil planting creating a tranquil zone that provides additional landscape privacy buffers.</p> <p>The deep soil landscape zone and associated planting allows the development to complement and enhance the existing streetscape, whilst retaining the two existing magnolia trees on the site.</p>
	4O – 2	<b>Landscape design contributes to the streetscape and amenity</b>	Y		<p>The design allows for the retention of all surrounding street trees.</p> <p>By consolidating the 3 existing driveways located on Benelong Road and 1 existing driveway on Gerard Street, there is the opportunity to provide additional landscaped area in lieu of the redundant driveways on the street verge. This will provide an extended strip of landscaping for the entire frontage of the proposal, greatly enhancing the Benelong Road streetscape.</p> <p>The development allows for the retention of all surrounding street trees located on Benelong Road and Gerard Street. The undergrounding of the power lines on Benelong Road will significantly enhance the streetscape by allowing the crowns of the existing trees to flourish. The proposal also makes for provision for 2 new street trees to be located along Benelong Road to complement the existing lush outlook.</p> <p>The focal identity of the pedestrian entry will be enhanced through the collective use of natural stone and a raised landscape planter.</p>

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			Yes	No	
					Additional landscaping is incorporated at each of the upper levels of the north and western façade through the utilisation of raised planter boxes improving the outlook and providing an appropriate natural buffer.
4P – Planting on structures					
	4P – 1	Appropriate soil profiles are provided	-	-	N/A
	4P – 2	Plant growth is optimised with appropriate selection and maintenance	-	-	N/A
	4P – 3	Planting on structures contributes to the quality and amenity of communal and public open spaces	-	-	N/A
4Q – Universal design					
	4Q – 1	Universal design features are included in apartment design to promote flexible housing for all community members	Y		<p>All apartments reflect universal design principles by being:</p> <ul style="list-style-type: none"> <li>Adaptable Apartments</li> <li>Safe – the circulation areas are highly visible</li> <li>Easy to enter – everywhere in the development is accessible without the use of stairs and generous circulation space is provided</li> <li>Easy to move around – the apartments are all larger than the minimum standards, and;</li> <li>Easy to live in – not only are the apartments larger, but they also have a higher level of amenity. Also, ambulant parking is provided to allow more mobile ‘aging in place’.</li> </ul>
	4Q – 2	A variety of apartments with adaptable designs are provided	Y		<p>Adaptable apartments (<i>refer Architectural drawing DA.39 to DA.40</i>) have been provided in accordance with the Statement of Compliance Access for People with Disability.</p> <p>Design solutions for adaptable apartments include:</p> <ul style="list-style-type: none"> <li>Convenient access to communal and public areas</li> <li>High level of solar access</li> <li>Minimal structural change and residential amenity loss when adapted</li> <li>Larger car parking spaces for accessibility</li> </ul> <p>The apartments have been specifically designed to meet the lifestyle needs of empty nesters and to enable occupants to “age in place”.</p>
	4Q – 3	Apartment layouts are flexible and accommodate a range of lifestyle needs	Y		<p>Apartment design incorporates flexible design solutions which include:</p> <ul style="list-style-type: none"> <li>Rooms with multiple functions including studies/ TV room/ hobby rooms</li> <li>Larger apartments with various living spaces / TV rooms</li> </ul>
4R – Adaptive reuse					
	4R – 1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	-	-	N/A
	4R – 2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	-	-	N/A
4S – Mixed use					
	4S – 1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	-	-	N/A
	4S – 2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	-	-	N/A
4T – Awnings & signage					
	4T – 1	Awnings are well located and complement and integrate with the building design	-	-	N/A
	4T – 2	Signage responds to the context and desired streetscape character	Y		The building name is to be located adjacent to the pedestrian entry on Benelong Road and shall be integrated into the building design and respond to the scale, proportion and detailing of the development.
4U – Energy efficiency					
	4U – 1	Development incorporates passive environmental design	Y		The proposal has been carefully considered in relation to the use of natural resources, energy and water and therefore achieves appropriate BASIX rating, while providing 17 of the 23 (73.9%) of apartments with cross flow ventilation and 17 of the 23 (73.9%) with more than 2 hours of solar access on 21 June.



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			Yes	No	
	4U – 2	<b>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</b>	Y		<p>In addition to benefits derived from optimal orientation for daylight and breezes, the inclusion of operable screens, windows and louvers will also give the residents the opportunity to have an element of control over their environment, helping to reduce the need for heating, cooling and artificial lighting, thereby reducing energy consumption.</p> <p>Balconies have been designed to allow sun into the apartments in winter protect the apartment from sun in summer.</p> <p>A number of the following design solutions are used:</p> <ul style="list-style-type: none"> <li>• Thermal mass in the floors and walls of north facing rooms is maximized</li> <li>• Tiles or timber rather than carpet</li> <li>• Insulated roofs, walls and floors and seals on window and door openings</li> <li>• Overhangs and shading devices such as screens</li> <li>• Provision of consolidated heating and infrastructure is located in a central plant room in the basement.</li> </ul>
	4U – 3	<b>Adequate natural ventilation minimises the need for mechanical ventilation</b>	Y		<p>Energy usage will be kept to a minimum due to the design of the building, which is based on passive environmental design principles that promote optimal day lighting and cross-ventilation.</p> <p>A number of the following design solutions are used:</p> <ul style="list-style-type: none"> <li>• Rooms with similar usage are grouped together</li> <li>• Natural cross ventilation for apartments is optimised</li> <li>• Natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible</li> </ul>
<b>4V – Water management</b>					
	4V – 1	<b>Potable water use is minimised</b>	Y		<p>Water efficient fittings, appliances and wastewater reuse should be incorporated to meet the BASIX requirements.</p> <p>Rainwater is integrated into the design. All water collected, stored and reused on site.</p> <p>Apartments are individually metered.</p> <p>Drought tolerant, low water use plants will be included within landscaped areas.</p>
	4V – 2	<b>Urban stormwater is treated on site before being discharged to receiving waters</b>	Y		OSD and rainwater harvesting have been incorporated into the design.
	4V – 3	<b>Flood management systems are integrated into site design</b>	Y		<p>OSD tanks are located under the landscaped podium.</p> <p>Possible Flood paths have been assessed.</p> <p>Dual stormwater systems have been incorporated, where appropriate.</p>
<b>4W – Waste management</b>					
	4W – 1	<b>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</b>	Y		<p>Adequately sized storage area for refuse bins for residential premises have been located discreetly away from the front of the development within the Gerard Lane close to the car park entry.</p> <p>A hardstand rubbish room is located on basement level 1.</p>
	4W – 2	<b>Domestic waste is minimised by providing safe and convenient source separation and recycling</b>	Y		All dwellings have a waste and recycling draw sufficient size to hold two days' worth of waste and recycling.
<b>4X – Building maintenance</b>					
	4X – 1	<b>Building design detail provides protection from weathering</b>	Y		The design focuses on recurrent cost analysis and utilises a small palette of complimentary materials that are of very high quality, are low-maintenance and sustainable over their life, therefore reducing the frequency with which elements of the building will need to be replaced and/or maintained.
	4X – 2	<b>Systems and access enable ease of maintenance</b>	Y		Building maintenance systems are incorporated and integrated into the design of the building form, roof and façade.
	4X – 3	<b>Material selection reduces ongoing maintenance costs</b>	Y		<p>A number of the following design solutions are used:</p> <ul style="list-style-type: none"> <li>• Sensors to control artificial lighting in common circulation and spaces</li> <li>• Natural materials that weather well and improve with time such as face brickwork</li> <li>• Easily cleaned surfaces that are graffiti resistant</li> </ul> <p>Robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors.</p>