

SEPP HOUSING 2021 DESIGN VERIFICATION STATEMENT

Proposed Residential Flat Development at

3&3A BEACONSFIELD PARADE, LINDFIELD

Prepared by

Architecture Urbaneia Pty Ltd

On behalf of

Turramurra 88 Pty Ltd

April 2025
Issue A – Development application

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Sepp Housing 2021 Design verification

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This design statement has been prepared by Architecture Urbaneia Pty Ltd to accompany a Development Application to Kuring-Gai Council for a Residential Flat Development at 3&3A Beaconsfield, Lindfield NSW.

This assessment is made in accordance with the Design Quality Principles as set out in SEPP Housing 2021– ADG Apartment Design Guide – Design Quality of Residential Apartment Development.

The aims of these regulations are to improve the design quality of residential development in NSW by ensuring sustainable developments. This report addresses these requirements and should be read in conjunction with the Architectural design drawings, Statement of Environmental Effects and supplementary reports by other consultants which form part of the Development Application submission.

DESIGN VERIFICATION STATEMENT

Pursuant to Environmental Planning & Assessment Regulation 2021 and State Environmental Policy (SEPP) Housing 2021, I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects' Act 2003, as defined by Clause 3 of the Environmental Planning & Assessment Regulation 2021.

I directed the design of residential flat building development at 3&3A Beaconsfield Parade. I confirm that the development has been designed to achieve the design quality principles set out in the State Environmental Planning Policy (housing) 2021 – Schedule 9 Design principles for residential apartment development.

Nominated Architect
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Design Quality Principles

SEPP Housing 2021 contains 9 design quality principles, which are to be considered in the design of a residential flat building. The proposal is assessed under these design principles below:

Principle 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

"Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area."

3&3A Beaconsfield Parade (the site) is identified as an opportunity site with a total area of 3,066 m².

The site is located right next to potential future Lindfield Village, with direct connections to Train station, northern railway, and Pacific Highway. The site is in close proximity to some major districts including Chatswood, St Leonards and North Sydney.

As part of the Ku-ring-gai Local Strategic Planning, Lindfield Village will be an active and varied hub, blending high density residential with mixed use. It will be supported by green links and open space, with connections to rail. The subject site, which is in part of this precinct, is characterised with the well serviced public transportation and holding significant potential for transit-oriented development.

The increased density of the area over time will continue to enhance activity levels and pedestrian movement around the site. As part of the Village Proposal, a new Drovers Way is proposed to improve the pedestrian connections to support the transformation.

The proposal is well suited to its site and will boost the locality's provision of housing and enhance the performance of local public open spaces and facilities and contributes to the enhancement of public domain areas. The proposal will create an amenable streetscape scale in the higher density development pocket in an area under transition and responds to the future contexts and built forms.

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 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 design's-built form, height and scale is in accordance with the LEP ,TOD ,the affordable housing Sepp, and meets with the objectives of ADG and DCP controls.

Two separate buildings with Central access from Drovers way is proposed to reduce the long and bulky form, with varying subtle articulation with changes of materials creates a layered forms that unify the development. In addition, the proposal enhances the experience from the street level and public domain areas by setting back the upper most level and introduces layered vertical transitions. This approach engages more deeply into the street context and broader urban development of the area under transition.

The proposed setbacks and building separations general align with the objectives of the DCP and ADG. 6m street setback to both Beaconsfield Parade and future Drovers Way has been achieved for podium levels, while 9m setback to upper tower levels provides a complying recessive setback. This proposal with multiple building gaps and deep articulations allows for improved amenities to both residential units with access to natural light, cross ventilation, and privacy. The open corridors with operable glass louvres maximised the natural light and ventilation to the south. The built form at upper most level is visually separated elements through setbacks, articulation and materiality when viewed from the Street and public domain areas.

Principle 3: DENSITY

"Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality."

The proposed density is in compliance with the LEP and DCP. The generated yield provides an efficient use of the land which is located in an area under the transition next to future village hub and well serviced by public transport system with immediate access to train station, schools and parks.

The proposed development provides an apartment density that is appropriate in this specific location. The design proposed most of 2-bedroom and 3-bedroom apartments for couples, families, and downsizers to suit the demand of the location.

This proposal responds in proportion and scale to its emerging urban context. The proposal does not seek to exceed the maximum allowable GFA, and the habitable room are under the height limit. The proposal had been designed for an emerging market who wish to live in a prime location with luxury, quiet and family friendly lifestyle. The site has good access to public transport links, to schools, primary shopping areas and public/communal facilities.

The Apartment Breakdown is as follows:

64x2bed=73%

24x3bed/4bed=27%

Total=88

Principle 4: SUSTAINABILITY

"Good design makes efficient use of natural resources, energy, and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water."

The design proposal is structured around the concepts of sustainability and building longevity. It can potentially incorporate a number of strategies to achieve a positive environmental outcome.

The project adopts good passive environmental design solutions and appropriate use of materials to provide a simple yet effective response to the environmental requirements. A balance of solidity for good thermal performance and glazing for natural daylight and solar access is provided to all facades. The facade also provides good cross ventilation, provides overhangs, projections with operable screening to protect glassing from solar impact to different orientations to reduce heat load on the apartments.

The proposed layouts, orientation, and massing do facilitate high levels of natural ventilation and mid-Winter solar access.

The basements proposed are mostly under the proposed buildings providing 44% deep soil zone with the majority provided are along the boundary to all sides allowing for larger tree canopy planting softening the development when viewed from the adjoining sites and protect the northern side from potential visual privacy impact from the future Lindfield village mixed use development.

All these measures demonstrate high levels of sustainability is available and has been provided for the development.

Natural, day lighting and naturally ventilated lift lobbies and communal corridors are located throughout the Development with lighting sensors to corridors fire stairs and garbage rooms with timer switches for the common areas.

Where possible apartments have dual frontages allowing for maximum light and cross ventilation. Living and bedroom spaces have been provided with a variety of ventilation options. Both windows and full height sliding glass doors open onto external private open space areas.

Landscape selection is appropriate to the locality and has been designed to plant indigenous or low water use species.

A BASIX certificate has been undertaken and is included within the submission. The development implemented Initiatives:

Energy:

- Sensor and zoned LED lighting
- Energy Efficient appliances fittings and fixtures
- VRV/VRF individual Air conditioning System
- Maximise natural lighting and ventilation

Water:

- Installation of on demand hot water recirculation system to regulates all hot water use
- 4 star rated water efficient fittings and fixtures to showers, toilets and kitchens
- Low watering suitable plant selection
- No private swimming pool or spa is installed

Thermal:

- Thermal Materials with efficient envelope
- Insulated walls and glazing
- The proposal achieves 7-star NatHERS, Performance Rating

Principle 5: LANDSCAPE

"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management."

Landscape Architects: Site Image Pty Ltd proposal provides a considered and refined landscape solution, which compliments the architectural design and unifies the development into a wholistic approach improving the street interface while responding to Ku-ring-ga Council development guidelines and Lindfield Village Master Plan to create an environmentally responsive development.

In general, the landscape architectural design provides a stimulating environment responsive to the development scale. The plant selection has been made from plant species suited to various microclimatic conditions and specific site requirements regarding privacy, air quality and acoustic. The choosing of local native, indigenous low maintenance and watering species used where applicable.

Trees have been retained where it's possible to maintain the streetscape on site. Shrub planting had been proposed to be planted along the boundary. They act as buffer to the lower density to soften the transition. The trees proposed and retained reinforce the green belt to future new road and provide proper shading for the public domain. A design is also proposed for garden apartments and penthouses to soften the building edge sitting within Green zone surround.

The design aims for an environmental and social sustainable landscape and an integrated landscape experience with the building architecture and function, activating the site and creating a vibrant precinct and place to live and play. Overall, Landscaping is used as the device to link the buildings and create a soft presentation from the street and public domain areas permeating through the development.

Principle 6: AMENITY

"Good design provides amenity through the physical, spatial, and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook, and ease of access for all age groups and degrees of mobility."

The built form has been designed to enhance the amenity of the occupants of the proposed dwellings without adversely affecting the amenity of the adjacent neighbouring properties. The proposal complies with the ADG and provides a compliant built form with appropriate heights, setbacks, with generous communal areas with deep soil areas for various size tree canopies.

Each Apartment maintains privacy through the use of vertical blades, appropriate setbacks and internal shading that provide the building with a simple language and provides privacy while maximising solar access and views.

Landscape areas with good deep soil planting has been provided along boundaries which provide further privacy screening and a beautiful visual backdrop when views from residents and neighbours.

The proposal is well articulated with deep recesses and gaps proposed to reduce the overall length of the building and more importantly, provide more cross ventilation and natural light opportunities for common corridor and units.

The proposed design achieves a high degree of residential amenity with primary attention to minimise the negative impact from higher density and significant level differences with in the site and neighbouring properties. In consideration of the future higher density transition, the unit balconies facing Northeast have been orientated for better solar access, view, and privacy. Internally, the apartment layouts are efficient with easy access to external private spaces. The proposal achieves 72% solar access, 82% natural ventilation, and 100% silver liveable housing with ease of access for all age groups with different degrees of mobility. In addition, the design provides efficient storage areas with additional spaces in the basement.

Principle 7: SAFETY

"Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces."

The residential entry is located from Drivers way with high visibility, access garden and common corridors that are well lit which is inline with Council Urban design comments. In addition, its location is also overlooked by future developments and new street whilst indirect passive surveillance is achieved from all levels of the development.

The ground floor common open space will be restricted to residents only and common lobby is secured by CCTVs and access card. The carpark is accessed via a security-controlled car lift on a card system - basement stair and lift access are via the secure area.

The proposal provides good sight lines for passive surveillance during day and night-time hours which will be well lit via sensor lighting along all common circulation paths and spaces. The proposal clearly distinguishes between public and private spaces through landscape to ensure the defensible space of these dwellings is maintained.

The proposed design incorporates number of planning initiatives to optimise safety and security within private spaces and the public domain.

- Spaces area open, well-lit with natural daylight and artificial sensor lighting during the night.
- Parking level access will be with security control cards. Visitors be able to access the parking via intercom system provided on the driveway.

Principle 8: Housing Diversity and Social interaction

“Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.”

The proposal aims to provide comfortable living for individuals and families who enjoy a relaxed lifestyle with proximity to public transportation and shopping centre. The site is in close proximity to schools, parks, and highways.

The proposed development located in an area under transition, next to the future Lindfield Village centre and walking distance to the Lindfield Train station. The proposal provides various mix of housing types for the local area, including small size two bedrooms apartment to luxury 3-bedroom penthouses and contributes 2% affordable housing in line with the TOD Sepp and 15% affordable housing in line with the Affordable Housing infill Sepp. The unit types cater for families, young couples, and downsizers.

Shared communal roof top open space providing a sense of community catering for residents to interact and enjoy and soften the building when viewed from the Neighbouring higher developments which may overlook the roof spaces.

Principle 9: AESTHETICS

“Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.”

The building expression is well considered and incorporates a good mix of high-quality materials. The upper most level setback and material better integrates the proposal into its local morphology and breaks the scale down to the street and public domain area.

The design proposed two separate built forms with a bridge connection at podium level. In addition the proposal is well articulated with deep recesses and gaps that breakdown the mass and further improve the scale of the building. The overall massing is a rational response to the particular constraints of the site, immediate context and the functional needs. As such the final built form, facade articulation and selected material with long jeopardy are used to create a development that maximises amenity while being sensitive and responsive to both its existing and future contexts.

The proposed facade articulations, reinforcing verticality in response to the local scale and amenity requirements of solar, cross ventilation, views, and privacy. The inclusion of planter boxes in some of the levels and facades helps to break down the building bulk and further improve the privacy and softens the edge of the building at various levels. The brick material as a robust material better integrates with its neighbourhood especially lower density, providing a smooth urban transition in the future developments.

The simple material and colour pallet is a deliberate response to the project's evolving character and landscape setting. The combination of solid and light materials provide different levels of solidity and transparency at various levels.

Landscape design plays an important and integral aspect of the project's appearance both within the streetscape and internally within the communal and external areas of the site.

Table 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVE AND DESIGN CRITERIA
3&3A Beaconsfield Parade Lindfield – Development Application-Issue A – April 2025

OBJECTIVE		DESIGN CRITERIA	PROPOSED	COMMENT
Part 3 - Siting the Development				
3A Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and the relationship to the surrounding context		Complies	Built form is derived from the existing site topography; built scale responds to the proposed Lindfield Village and R3 rezoning of the neighbouring site. The upper floors are proposed to segment into smaller scale with horizontal and vertical grids, in response to the surrounding scale
3B Orientation	Objective 3B-1 Building types and layouts respond to the street and site while optimizing solar access within the development		Complies	The site and built-form orientation achieve 71.6% solar access for 2 hours on Mid-winter between 9 AM to 3 PM.
	Objective 3B-2 Overshadowing of neighbouring properties is minimized during mid-winter		Complies	A minimum of 2 hours of solar access is provided on neighbouring buildings between 9 AM to 3 PM mid-winter.
3C Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		Complies	Apartments have secure access from both Beaconsfield Parade and future Drivers Way Street Frontages.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Complies	Trees have been retained where it's possible to maintain the streetscape on site. Shrub planting had been proposed to be planted along the boundary. They act as buffer to the lower density to soften the transition. The trees proposed and retained reinforce the green belt to future new road and provide proper shading for the public domain.
3D Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site 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 9am and 3pm on 21st June (mid- winter)	Complies	Site Area: 3,066 sqm Communal open Space = 361 sqm Total=776/3,066 = 25.3 % More than 50% communal area is located on unobstructed North facing ground and rooftop level achieving direct sun light between 9-3 pm.
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Complies	The proposal provides North facing communal open space including covered communal kitchen, BBQ areas, picnic tables and landscaping. Refer Landscape design by Site Image Landscape Architects.
	Objective 3D-3 Communal open space is designed to maximize safety		Complies	Ground floor open space is accessed via gate and rooftop communal open space is private and accessed via lift and stairs. Only residential tenants have access to this area with allocated hours of use.

	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the Neighbourhood.			Complies	The landscape design compliments the architectural design and unifies the development into a wholistic approach improving the street interface while responding to Ku-ring-ga Council development guidelines and Lindfield Village Master Plan to create an environmentally responsive development.
3E Deep Soil Zone	Objective 3E-1 Deep soil zone provides 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	Deep soil zones are to meet the following minimum requirements:			Complies The proposal complies with the deep soil and soft landscaping requirements. The proposal provides 1,340 sqm (44%) deep soil landscape.
		Site Area	Min. Dimensions	Deep Soil Zone (%of site area)	
		Less than 650m2	-	7%	
		650m2 - 1500m2	3m	7%	
		Greater than 1500m2	6m	7%	
		Greater than 1500m2 with significant tree cover	6m	7%	
3F Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. <i>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</i>	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:			Complies The proposal complies with the ADG minimum Building separation requirements.
		Building Height	Habitable rooms and balconies	Non-habitable rooms	
		Up to 12m (4 storeys)	6m	3m	
		Up to 25m (5-8 storeys)	9m	4.5m	
	Objective 3F-2 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 The proposal provides for external screens for privacy to required balconies while sun shading is provided to some western units which could be moved if required providing flexibility for the occupants.

3G Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies	Distinct pedestrian entry point has been provided from the station square for residents, creating active secure and equitable access from public domain area.
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies	The residential entry is located from Drovers way with high visibility, access garden and common corridors that are well lit. In addition, its location is also overlooked by future developments and new street whilst indirect passive surveillance is achieved from all levels of the development.
	Objective 3G-3 Large sites provide pedestrian links for access to Streets and connection to destinations		N/A	
3H Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimize conflicts between pedestrians and vehicles and create high quality streetscapes.		Complies	The vehicle access point is designed to access site via Beaconsfield parade with in the building façade and separated from the main pedestrian access point to maintain high quality of public domain area.
3J Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: -On sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or -On land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use of equivalent in a nominated regional centre 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. The car parking needs for a development must be provided off street.	Complies	Traffic report forms part of the submitted Development Application. The proposal complies with the DCP car parking, and bicycle requirements providing: 15 Visitor car spaces 111 Residential spaces 19 Bicycle storage 9 Visitor bicycle parking
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies	Refer to traffic report
	Objective 3J-3 Carpark design and access is safe and secure		Complies	Secure underground car parking has been provided for the development
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies	Basement carparking is completely underground whilst minimising any environmental impacts.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		Complies	No on-grade parking provided.
	Objective 3J-6 Visual and environmental impacts of above ground enclosed parking are minimised		Complies	No above ground parking provided.

Part 4 – Designing the Building

4A Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours of direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. 2. 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 9am and 3pm at mid-winter. 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm mid-winter.	Complies	63/88 apartments (71.6%) receive min 2hr direct sunlight to living rooms and private open spaces.
			N/A	
			Complies	
	Objective 4A-2 Daylight access is maximized where sunlight is limited			Complies
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months			Complies	The proposal provides shading devices and recessed balconies to provide solar protection of the North and West aspects.
B Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	100% of all habitable rooms are naturally ventilated.
	Objective 4B-2 The layout and design of single aspect apartments maximizes natural ventilation		Complies	Single aspect apartments are proposed with in the development with large full height glassing to all habitable spaces and easterly and northly aspect windows to all habitable spaces.
	Objective 4B-3 The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents	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 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies	72/88=81.8% of Apartments achieve cross ventilation.
Complies				

4C Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		Complies Complies N/A N/A N/A	Ceiling heights proposed are consistent with ADG recommendations: - 2700mm habitable - 2400mm non-habitable 3100mm floor to floor provided assuming 200mm thick slab, approximate 50mm for flooring and 100 for ceiling – 2700mm. Services to be maintained in non- habitable spaces to maximise ceiling heights in habitable areas.
		Minimum ceiling height for apartment and mixed use buildings			
		Habitable Rooms	2.7m		
		Non-Habitable	2.4m		
		For 2 Storey Apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area		
		Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope		
	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility			
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms			Complies	Combined living and dining areas have minimum 2700mm ceiling heights expressing a single large volume living space extending to external private open living spaces with seamless transition.
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building			N/A	

4D Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:		Complies	All apartments comply with minimum internal areas with some well over the minimum requirements. Range: 2BED: 75-92 sqm 3BED/4BED: 102 - 164 sqm All habitable rooms have a minimum gloss area of 10% of the floor area of the room.
		Apartment Type	Minimum Internal Area		
		Studio	35m ²		
		1 bedroom	50m ²		
		2 bedroom	70m ²		
		3 bedroom	90m ²		
		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m 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		Complies			
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Complies Complies	All habitable room depths are less than 2.5x the ceiling height. There are no kitchen spaces with greater than 8m from an openable window.	
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: -3.6m for studio and 1 bed units -4m for 2 & 3 bedroom units	Complies Complies Complies	All master bedrooms in apartments are 10sqm Minimum. Other bedrooms are 9sqm minimum and 3m in width and depth or greater. All living and dining rooms comply with the Minimum requirements.	

		4. The width of cross-over or cross- through apartments are at least 4m internally to avoid deep narrow apartment layouts	N/A	There is no cross through or cross over apartments proposed.		
4E Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	Complies	The proposed balcony depths and sizes comply with requirements.		
		Dwelling Type			Minimum Area	Minimu m Depth
		Studio Apartments			4m2	-
		1 Bedroom Apartments			8m2	2m
		2 Bedroom Apartments			10m2	2m
		3+ Bedroom Apartments			12m2	2.4 m
						The minimum balcony depth to be counted as contributing to the balcony area is 1m 2. 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
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		Complies	Private open spaces are directly off a living space, orientated to allow for maximized solar access and ventilation.			
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Complies	Balconies and private open spaces are integrated with the building form and façade creating a well-structured articulated façade.			
Objective 4E-4 Private open space and balcony design maximises safety		Complies	Apartments located at ground floor are accessed via gate eliminating direct access from the street providing secure private open spaces.			

4F Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		Complies	The maximum number of units off a lift core in this development are 6 per core.
				N/A	
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between Residents.			Complies	Centralized lift lobby encourages social interaction and provides safety.
4G Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		Complies	All apartments have the minimum storage requirement with minimum of 50% in the apartments.
		Dwelling Type	Storage Size Volume		
		Studio apartments	4m2		
		1 bedroom apartments	6m2		
		Bedroom apartments	8m2		
		3 + bedroom apartments	10m2		
	At least 50% of the required storage is to be located within the apartment				
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments			Complies	Basement storage spaces are provided behind each car space and ground floor storage spaces are provided in a common storage room providing dry, security monitored and mechanically ventilated spaces.	
4H Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Complies	All living spaces and external private open spaces are generally located on floor plan to minimize noise transfer.	
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies	Provisions have been made for appropriate party walls and floor acoustic layers for appropriate acoustic treatments. Where required sound absorption panelling will be provided to balcony soffits to control and reduce sound reflection to interior spaces. Appropriate acoustic measure will be undertaken to meet the BCA acoustic requirements and recommendation by Acoustic engineer.	
4J Noise and Pollution	Objective 4J-1 In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		N/A		
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Complies	Appropriate acoustic measures will be undertaken at CC stage to meet the BCA requirements as assessed by the appointed acoustic Engineers.	

4K Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	Complies on merits	A mix of 2-bedroom, 3-bedroom and 4-bedroom apartments have been provided. 73% of the units are 2 Bed (64 units) and 27% of the units are 3 bed and 4 bed (24unit).
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building	Complies	A range of apartment types are distributed to suitable locations within the building.
4L Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	Complies	Shrub planting and trees has been proposed to be planted along street frontage to provide buffer and activity.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	Complies	Ground floor is accessed via gate and landscape design proposed to provide privacy for residents.
4M Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	Complies	The building expression is well considered and incorporates a good mix of high-quality materials. The upper most level setback and materials better integrates the proposal into its local morphology and breaks the scale down to the street and public domain area.
	Objective 4M-2 Building functions are expressed by the facade	Complies	Internal layouts and functions are clearly expressed through materials and articulations on the facade. Clear paths of entry are defined through building elements, landscaping, and lighting.
4N Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies	The top floors are generally setback from street frontages defining the edge whilst reducing the perceived bulk from the public domain areas. The roofs have been designed to feel lighter over the main body of the building breaking down the scale of each block.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Complies	An external communal open area is proposed at the roof top level with BBQ facilities with lift and stair for equitable access provided for residents. The provided external common space with north and east aspect receiving mid-winter solar access with pergola and internal kitchen and sitting area, which ensures all-year usability. The common roof top open space features perimeter landscape with planters defining the edge whilst reducing the perceived bulk from the public domain areas.
	Objective 4N-3 Roof design incorporates sustainability features	Complies	Pergola is introduced to the roof top level over communal open space to provide shading during summer months and maximize winter sun.

4O Landscape Design	Objective 4O-1 Landscape design is viable and sustainable	Complies	Selected native plants form the landscaping which defines site boundary and the first-floor edge and protects privacy. It also contributes to the public domain area by reinforcing human scale to Station Square. Selection of native and low water usage trees reduce water usage and maintenance. Refer to Landscape Consultant details
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	Complies	Where possible, trees are retained and ground covers have been included to provide improvement to public domain areas and streetscape.
4P Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided	Complies	Refer to Landscape Consultant detail
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies	Various low watering plants and trees with varying canopies have been proposed. Refer to Landscape Consultant detail
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies	Generally, 1.2m soil depth has been provided over carparking structures as part of soft landscaping within the development. 1m soil depth is provided on the roof top planting area. Refer to Landscape Consultant documents
4Q Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	Complies	Apartments are open plan in design providing a free-flowing living quality with generous open space for occupant flexibility and future adaptability.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	Complies	Variety of apartments have been proposed with all apartments are silver level units, while 70% of units are visitable and 15% of which are platinum level.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	All apartments have open plan living allowing flexibility on the use and furniture layout.
4R Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A	Brand new development
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	Brand new development
4S Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/A	Residential flat building

	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents	Complies	Residential entries are integrated into the facade of the building in direct sight with electronic and keyed locks. Lighting within landscaping and paths of travel clearly guide residents and visitors to the entry points.
4T Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	Complies	Awning over entry point has been provided to further define the entry, provide weather protection, and add visual interest in the streetscape.
	Objective 4T-2 Signage responds to the context and desired streetscape character	Complies	Building identification signage is provided at the intersection of Beaconsfield Parade and future Drivers way to increase the visibility and address.
4U Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	Complies	The development has been orientated its main facades towards North, East and West. The orientation maximizes solar access and unit layout have been designed to achieve cross ventilation. Natural ventilation has been proposed where possible to bathrooms to decrease the need for mechanical ventilation.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	Materials that store heat with good thermal mass have been proposed in response to various orientations. Windows, walls, and floors are proposed to collect, store, reflect, and distribute solar energy in the form of heating in the winter and reflecting solar heat in the summer. Appropriate shading devices are proposed to west facing windows.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Complies	All Apartments designed with appropriate depths, ceiling heights and planning to promote airflow and natural ventilation.
4V Water Management and Conservation	Objective 4V-1 Potable water use is minimised	Complies	Water reducing fixtures and low water landscaping with water reuse implemented for the development.
	Objective 4V-2 Urban storm-water is treated on site before being discharged to receiving waters	Complies	Refer to hydraulic engineer's reports and drawings.
	Objective 4V-3 Flood management systems are integrated into site design	Complies	Refer to Civil engineer's reports and Flood report.
4W Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	Waste collections is located on the ground floor and access from the driveway adjacent to Beaconsfield Parade.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies	Ground floor common recycling and garbage room is provided; and garbage chute is provided for each floor. Waste management report will be submitted with Development Application.

4X Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	Complies	Materials proposed are long life, hard weathering, and low maintenance.
	Objective 4X-2 Systems and access enable ease of maintenance	Complies	Generally, maintenance personnel can be directly accessed via individual units, internal lobbies or back of house facilities through Video intercom.
	Objective 4X-3 Material selection reduces on-going maintenance costs	Complies	All materials selected have long life and are resilient to weather conditions. A combination of off form concrete, or prefinished prefab concrete, face bricks and powder coated metal cladding and screens have been introduced to reduce on-going maintenance.