CHAPTER 4 OF HOUSING SEPP —Design Quality of Residential Apartment Development – Applicant Compliance Statement

Development Consent Application| 1st November 2024

CHAPTER 4 OF HOUSING SEPP | DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

In accordance with Environmental Planning and Assessment Regulations 2021 (Section 29):

> *If a development application that relates to residential apartment development is made on or after the commencement of the Environmental Planning and Assessment Amendment (Residential Apartment Development) Regulation 2015, the application must be accompanied by a statement by a qualified designer.*
>
> *The statement by the qualified designer must:*
>
> *(a) verify that he or she designed, or directed the design, of the development, and*
>
> *(b) provide an explanation that verifies how the development:*
>
> *(i) addresses how the design quality principles are achieved, and*
>
> *(ii) demonstrates, in terms of the Apartment Design Guide, how the objectives in Parts 3 and 4 of that guide have been achieved.*

The purpose of this 'Applicant Compliance Statement' is to ensure that the submitted design proposal meets the requirements of the Regulations.

VERIFICATION OF QUALIFICATIONS

Zijian Zhou's is registered in the Practising Category of the NSW Register of Architects.

Zijian Zhou's registration number with the New South Wales Registration Board is 11399.

STATEMENT OF DESIGN

Dezignteam Projects has been responsible for leading the design team for each project phase leading up to the lodgement of this Development Application. This includes Site investigations, concept design, sketch designs and Development Application documentation. The design for this development has been progressed with a team of specialist consultants to provide a design that addresses the relevant planning and design controls while responding to the design principles set down in chapter 4 of housing SEPP

Dezignteam Projects verifies that the intent of the design principles set out in chapter 4 of housing SEPP - Design Quality of Residential Flat Development are achieved for the proposed residential development as stated below.

Zijian Zhou

Nominated Architect

Architect (NSW #11399)

THE PROPOSAL

ADDRESS

50 Morisset Street, Queanbeyan NSW 2620

The subject site forms part of the following titles:

Lot 1 / DP817801

Lot A / DP162373

Lot 1 / DP 124593

Lot 2 / DP 349095

Lot 7 of Section 7 / DP758862

The site titles were correct when the original application was lodged in December 2023 although since this time the site has been the subject of a plan of consolidation which was registered on 30th August 2024. The property is now known as Lot 100 DP1308422 and the site area has been confirmed as 5,978m^2.

SITE DESCRIPTION

The site is an irregular shape and comprises a total land area of 5,978m^2 with dual street frontage of approximately 90.9 metres to Collett Street and 61.5m to Morisset Street. The site was previously undeveloped and accommodated an on-grade carpark with neighbouring commercial developments of Kmart and Woolworths to the West and a NSW Heritage item to the North.

The main internal part of the site has a fall from South (high) to North of approximately 1.25m.

The street verges consist of concrete footpath, kerb and gutters along with four street trees, two light poles and two power poles with connecting power lines.

The neighbouring sites to the West are occupied by commercial buildings occupied by Kmart and Woolworths and to the North is a State Heritage listed building known as 'Hibernia Lodge' on Lot 1 DP349095, 69 Collett Street. All neighbouring blocks are Zoned B3 Commercial Core.

dezignteam

PROJECT TEAM

Developer: **Lockbridge Pty Ltd**

Design Architect: **Dezignteam**

Heritage Architect: **Philip Leeson Architects**

Planner: **Eight Mile Planning**

Landscape Architect: **SpaceLab**

ESD Consultant: **ACT Sustainable Systems**

Structural Engineer: **Indesco**

Traffic Engineer: **Quantum Traffic**

Civil Engineer: **ACT Consulting Engineers**

Mechanical Engineer: **MN8 Consulting**

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DESIGN QUALITY PRINCIPLES

Principle 1: Context and neighbourhood character • *Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.* • *Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.* • *Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*	• The proposal is located on the corner of Morisset and Collett within the Queanbeyan CBD area zoned B3 Commercial Core. The site has previously been occupied by an open off street carpark on grade. • The existing footpath runs the length of the site and is only interrupted by the existing verge crossing to Morisset Street • The proposal seeks to build a new Shop Top Housing building with a total height of 10 storeys. The first two storeys are occupied buy carparking and commercial tenancies that address the main active street frontages. From the podium on Level 2 to Level 9 160 apartments are proposed within two separate 'tower' forms. • The proposal is in keeping with the desired future character of the Queanbeyan CBD area zoned B3 Commercial Core.
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 built form and scale responds to the location and zoning of the development • The proposed bulk and scale clearly defines the main active street frontages along the length of Morisset and Collett streetscape and addresses potential expansive views and solar access along the North East to North West perspectives. • The built form of the building is determined by the two storey base and the two distinctive tower forms. The two main tower forms are designed to reduce the bulk and overall scale of the development while also maximising separation between dwellings on the site and neighbouring development. The forms footprint and orientation are designed to react to surrounding views and land uses while maximising solar and ventilation opportunities.
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 its context.*	• The proposal achieves a high level of amenity to each apartment and common areas via access to direct solar access, cross ventilation, view and outlook along with proportional sized communal areas.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment	• The proposal is in keeping with the density requirements of the area and is supported by its proximity to public transport, Queanbeyan CBD, health and educational services and main arterial roadways.
Principle 4: Sustainability • *Good design combines positive environmental, social and economic outcomes.* • *Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.*	• The proposal provides environmental sensitive design strategies and is compliant with controls within the Apartment Design Guide relating to solar access and natural ventilation. The development provides high levels of natural ventilation and light to the common circulation areas via floor to ceiling façade glazing along with solar and ventilation openings along opposing facades. • High quality materials and finishes have been selected to minimise ongoing maintenance. • The proposed building mass helps to provide solar access to units while balcony and window shapes and sizes have been located to maximise balance between shading and solar access during different times of the day and year.
Principle 5: Landscape • *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.* • *Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.* • *Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long-term management.*	• The proposal is located within the Queanbeyan CBD and the built form has been built to boundaries where required although an extensive setback has been provided to Collett St that aims to provide high level of new landscaping to the site at the ground floor plane to further integrate the development into the surrounding area. • Existing streets trees along Collet Street provide opportunities to the site and commercial spaces and external dining / landscaped areas have been positioned to maximise the benefits and enhance the activation along this street frontage. • The level 2 podium is occupied by common area landscaping that has been designed to complement the built use in a way that balances occupant recreation use and landscaping opportunities with privacy and solar access.

Principle 6: Amenity • *Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.* • *Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.*	• The proposed design and inclusions are to provide a high level of amenity for the residents. Apartment floor plates include designs that are intended to encourage an indoor/outdoor lifestyle via well-proportioned balconies and co located living and dining areas with generous amounts of glazing and openings. Apartments have high levels of access to sunlight, cross ventilation and views throughout the development along with well thought-out glazing on the façade to encourage passive surveillance and views while protecting privacy of residents and neighbouring blocks.
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.*	• Ground Floor commercial uses activate the streetscape and greatly improves the overall current passive surveillance opportunities to Morisset and Collett St. • Direct sightlines are provided from main pedestrian access points towards lobbies and shared spaces on the site to provide safe movements when accessing the site. • The apartment towers address all aspects of the street with living areas and balconies located to increase the surveillance to the surrounding streets along with adjacent carparking, commercial and recreational sites. • CPTED report has been produced and is included in the submission documents.
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 provides a mix of 1 bedroom and 2 bedroom units in response to the housing demand in the area. Whilst no 3 bedrooms units are proposed there four different 1 bedroom unit types and five different 2 bedrooms unit types. • The wide range of different unit types is a response to current market demands along with the sites characteristics/ opportunities/constraints and provides flexibility to the future residents depending on their occupant characteristics and personal requirements. The variety and mix aims to cater to the expected demographic of the residents. • The development proposes 20% of all units to be complaint with the Silver standards specified in the Apartment Design Guide and 10% complaint with the DCP requirements for Adaptable Housing.

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 design of the built form is based on a strong double height ground floor plane that provides a podium level and a distinct break from the upper level 'towers' form to the ground. This is specifically designed in an attempt to break down the built form at the pedestrian level. Landscape design has also been layered to help with the overall composition of the built form. • The façade provides a high level of articulation via perimeter balconies, full height windows and change in materials and parapet heights at the roof level. Symmetry has been used in the built form to provide interest and pattern. • Durable materials that reduce ongoing maintenance requirements such as painted concrete, prefinished cladding, brickwork and aluminium framed glazing are the predominant façade elements to ensure the longevity of the proposal.

CHAPTER 4 OF HOUSING SEPP – APARTMENT DESIGN GUIDE – COMPLIANCE TABLE	
PART 3 – SITING THE DEVELOPMENT	
Requirements	Comments
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	Refer Site Analysis and built form review drawings for information.
3B Orientation	
3B-1 - Building types and layouts respond to the streetscape and site while optimising solar access within the development *3B-2 - Overshadowing of neighbouring properties is minimised during mid-winter*	The built form compromises a strong double storey Ground plane which addresses the streetscape and creates activation while the two tower forms shape, size, orientation and separation are designed to maximise solar and ventilation access to units while maximising key views. The shape and orientation of the two towers along with the significant separation between the two forms are designed to minimise overshadowing to neighbouring buildings which has been limited to adjacent commercial buildings. Refer drawing A404 Shadow Diagrams for information.
3C Public domain interface	
3C-1 - Transition between private and public domain is achieved without compromising safety and security *3C-2 - Amenity of the public domain is retained and enhanced*	The transition from public to private is very well defined at the pedestrian levels by changes in built form and direct link to lobbies facing Morisset and Collett Street.

		Commercial tenancies that activate the streetscape are on grade with the adjacent footpaths within minimal height changes to the public domain. The proposed building is a new building that is replacing a previously run down and dated block of units with minimal surveillance or interaction with the street / adjacent public areas. The proposal significantly adds to the interface and presentation of the existing site to the street and the surrounding public spaces. Extensive landscaping and outdoor dining are included in the proposal at the public interface along the full length of Collett Street. Refer CPTED report and Landscape Architect drawings for details	
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 *3D-2 - Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting* *3D-3 - Communal open space is designed to maximise safety* *3D-4 - Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood*		The proposal is located with the CBD where Commercial uses are required on Ground Floor which eliminates the ability to provide ground floor communal spaces. An extensive communal open space is proposed on the level 2 podium area. The main communal open space is supported by generous landscaping and have been carefully designed to offer a high-quality amenity for a variety of uses. The communal open space is designed to be easily and equally accessible to all residents and has been located between the two towers to ensure passive surveillance and activation is achieved No public open space is provided.	
Design Criteria	***Proposed***	***Compliance***	***Comments***

Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	• 958m^2 of communal space is located on Level 2 podium which equates to 25% of site area occupied by the residential footprint. Refer DA411	Design Guidance - Yes	As per design guidance within the ADG the proposal is not required to meet the prescribed design criteria as it is located within the Queanbeyan CBD where commercial uses are required on Ground Floor to activate the surrounding area. An extensive L2 podium level is provided for communal space while the proposal is also adjacent the large outdoor recreational space of Queen Elizabeth Park.
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.	The principal useable parts of the communal space on Level 2 achieves 2 *hours* direct sunlight to between 43.6% - 66.4% of the area on 21st June. Refer DA411&DA412	Design Guidance - Yes	The principal useable parts of the communal space on Level 2 achieves 2 *hours* direct sunlight to between 43.6% - 66.4% of the area on 21st June. Refer DA411&DA412
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			

<table>
<tr><th>Design Criteria</th><th>Proposed</th><th>Compliance</th><th>Comments</th></tr>
<tr>
<td>
Deep soil zones are to meet the following minimum requirements:
<table>
<tr><th>Site Area</th><th>Minimum Dimensions</th><th>Deep soil zone (% of site area)</th></tr>
<tr><td>Less than 650m2</td><td>-</td><td rowspan="4">7%</td></tr>
<tr><td>650 – 1500m2</td><td>3m</td></tr>
<tr><td>Greater than 1500m2</td><td>6m</td></tr>
<tr><td>Greater than 1500m2 with significant existing tree cover</td><td>6m</td></tr>
</table>
</td>
<td></td>
<td>Yes</td>
<td>As per design guidance within the ADG the proposal is not required to meet the prescribed design criteria as it is located within the Queanbeyan CBD where commercial uses are required on Ground Floor to activate the surrounding area.

From ADG:

Achieving the design criteria may not be possible on some sites including where: • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district,constrained sites, high density areas, or in centres)

Substantial landscaping is proposed on the L2 podium area as part of the resident's communal open space.

Commercial uses are setback from Collett St and this space will be occupied with outdoor commercial space which will also include proportionate levels of landscaping.</td>
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3F Visual Privacy

3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

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

Design Criteria	***Proposed***	***Compliance***	Comments
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: *Building Height* / *Habitable rooms & balconies* / *Non-habitable rooms* *Up to 12m (4 storeys)* / *6m* / *3m* *Up to 25m (5-8 storeys)* / *9m* / *4.5m* *Over 25m (9+ storeys)* / *12m* / *6m*	North Boundary (Habitable neighbour) Up to 4 storeys – 7.5m to 10m 5-8 storeys – 10m 9-10 storeys – 10m West Boundary – (Non habitable neighbour) Up to 4 storeys – 9 5-8 storeys – 9m 9-10 storeys – 9m	North Boundary (Habitable neighbour) Up to 4 storeys – Yes (1.5m-4m in excess) 5-8 storeys – Yes (1m in excess) *9-10 storeys – Partially No* *(2m less than required)* West Boundary – (Non habitable neighbour) Up to 4 storeys – Yes (6m in excess) 5-8 storeys – Yes (4.5m in excess) 9-10 storeys – Yes (3m in excess)	North Boundary 9-10 Storeys – No Front and side setbacks have been informed by ongoing advice and Heritage Impact Statement (HIS) prepared by Philip Leeson Architects. Our North boundary is shared with NSW Heritage Register item known as 'Hibernia Lodge'. The detailed Heritage Impact Statement has found that the proposed site setback of 10m is adequate when combined with the 10m Collett Street frontage and the 'step' in the built form above the podium level.

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2	Between residential towers - (Non habitable neighbour) Up to 4 storeys – 26m 5-8 storeys – 26m 9-10 storeys – 26m	Between residential towers - (Non habitable neighbour) Up to 4 storeys – Yes (14m in excess) 5-8 storeys – Yes (6m in excess) 9-10 storeys – Yes (2m in excess)	
3G Pedestrian access and entries			
3G-1 Building entries and pedestrian access connects to and addresses the public domain *3G-2 Access, entries and pathways are accessible and easy to identify* *3G-3 Large sites provide pedestrian links for access to streets and connection to destinations*	The main building residential entry points are off both Morisset and Collett Streets and are clearly defined while also providing direct access to lobbies. All paths are fully complaint with accessible requirements. No pedestrian links are applicable for this site.		
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	Vehicle access is off Morisset Street in the same location as one of the existing vehicle crossovers on the site. This vehicle access point is the only one proposed and will serve vehicles, commercial deliveries and waste collection. The existing verge crossover location was maintained to ensure minimal change / impact to the existing pedestrian and road network. Built form and landscaping has been designed in this area to define the car and service vehicle entry while providing safe sightlines.		

	Vehicle and waste access points have been co located to minimise vehicle and pedestrian interactions.
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 *3J-2 Parking and facilities are provided for other modes of transport* *3J-3 Car park design and access is safe and secure* *3J-4 Visual and environmental impacts of underground car parking are minimised* *3J-5 Visual and environmental impacts of on-grade car parking are minimised* *3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised*	The proposal does not affect existing on-grade street car parking adjacent to the site. All proposed carparking is located in secure Ground Floor and Level 1 car parking areas. The carparking areas are above ground although are not visible from the street frontages as the commercial tenancies 'wrap' the built form on round and Level 1. Above Ground carparking has been integrated into the overall façade design. The carparks are mainly naturally ventilated which reduced plant requirements and noise impacts. Further to this the main vehicle access point is located of the western service driveway that faces onto the current predominately blank wall on the adjacent Kmart site. 160 secure Bicycle parks are provided via residential stores in the Ground Floor and Level 1 parking area. A further 15 Bicycle parks are provided in and around the Ground Floor commercial tenancies / Residential lobbies.

Design Criteria	***Proposed***	***Compliance***	***Comments***
For development in the following locations: • *on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or* • *on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or 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.*	This proposal is zoned B3 Commercial and is within the CBD area and therefore parking supply is proposed to meet the generation rates set out in '*Guide to Traffic Generating Developments'* Generation (a) 0.6 per 1 bedroom unit (b) 0.9 per 2 bedroom unit (c) 1 space per 5 units (visitor parking) (a) 1 bed – 80 x 0.6 = 48 spaces (b) 2 bed – 80 x 0.9 = 72 spaces = 120 Spaces (c) Visitors - 160 / 5 = 32 spaces	Residents – Yes - 189 Spaces (69 Surplus) Visitors – No – 13 (19 Shortage on site)	A traffic and parking report has been prepared by Quantum Traffic and has found as there is sufficient parking within the adjacent CBD road networks and dedicated public car parking facilities to account for the onsite short fall in Residential visitor parks.

PART 4 – DESIGNING THE BUILDING			
4A Solar and daylight access			
4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space *4A-2 Daylight access is maximised where sunlight is limited* *4A-3 Design incorporates shading and glare control, particularly for warmer months*	The arrangement of the built form with the separation of the residential towers is designed to optimise the access to sunlight within units, particularly those in the Southern tower facing North. Extensive glazing to living rooms optimise sun access in mid-winter while balcony projections, built for articulation and sun shading device in front of the glazing offer shading in the summer months.		
Design Criteria	***Proposed***	***Compliance***	***Comments***
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.	70%	Yes	
A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3 pm at mid winter	8.75%	Yes	
4B Natural Ventilation			
4B-1 All habitable rooms are naturally ventilated *4B-2 The layout and design of single aspect apartments maximises natural ventilation* *4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents*			
Design Criteria	***Proposed***	***Compliance***	***Comments***

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.	60%	Yes	
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	All units less than 18m	Yes	
4C Ceiling Heights			
4C-1 Ceiling height achieves sufficient natural ventilation and daylight access *4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms* *4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building*			
Design Criteria	***Proposed***	***Compliance***	***Comments***
Measured from finished floor level to finished ceiling level, minimum ceiling heights are: *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*	Habitable Rooms: 2.7m min Kitchens: 2.7m min Non habitable: 2.4m min	Yes Yes Yes	

	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 of use* *These minimums do not preclude higher ceilings if desired.*			
4D Apartment size and layout				
4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity *4D-2 Environmental performance of the apartment is maximised* *4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs*				
Design Criteria		***Proposed***	***Compliance***	***Comments***
Apartments are required to have the following minimum internal areas: *Apartment type:* — *Minimum internal area:* *Studio* — *35m2*		1 Bedroom Units: 52 - 54m2 2 Bedroom Units: 81 - 90m2	Yes	

1 bedroom — *50m2* *2 bedroom* — *70m2* *3 bedroom* — *90m2* *The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each.*			
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	Every habitable room has a window in an external wall with a minimum of 10% of the floor area of that room.	Yes	
Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Compliant ceiling heights are achieved.	Yes	
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Open plan living, dining, kitchen areas have a maximum depth of 8m from a window.	Yes	
Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	All bedrooms are a min. of 9m2, with master bedrooms being a min. of 10m2.	Yes	
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	The minimum dimension of any bedroom is 3m, nominally.	Yes	

Living Rooms or combined living/dining rooms have a minimum width of: • *3.6m for studio and 1 Bedrooms* • *4m for 2 bedrooms*	The minimum dimensions of any living/dining rooms are either 3.6m or 4m	Yes	

4E Private open space and balconies

4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity *4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents* *4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building* *4E-4 Private open space and balcony design maximises safety*	

Design Criteria	***Proposed***	***Compliance***	***Comments***
All apartments are required to have primary balconies as follows: *Dwelling type* / *Minimum area* / *Minimum depth* *Studio Apartments* / *4m2* / -	1 bedroom units: min. 8m^2; min. 2m 2 bedroom units: min. 10m^2; min. 2m 3 bedroom units: min. 12m^2; min. 2.4m	Yes	

1 bedroom apartments	*8m2*	*2m*		
2 bedroom apartments	*10m2*	*2m*		
3+ bedroom apartments	*12m2*	*2.4m*		
The minimum balcony depth to be counted as contributing to the balcony area is 1m.				
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.			Podium units generally have large terraces greater than 15m^2.	Yes	
4F Common circulation and spaces				

4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments *4F-2 Common circulation spaces promote safety and provide for social interaction between residents*	***Comments:*** Common circulation spaces are designed as enclosed corridors with access to natural light and ventilation via floor to ceiling glazing facing Morisset Street and overlooking main pedestrian access point. Each common lobby spaces is large enough to facilitate safe movement and waiting / interacting outside lifts while passive surveillance to Ground Floor lobby access is provided adjacent lift openings.

Design Criteria	***Proposed***	***Compliance***	***Comments***
The maximum number of apartments off a circulation core on a single level is eight.	Each residential storey has two separated floor plates. Each floor plate consists of 10 apartments which are serviced by a single core design although within the core there is two lifts and two stairs.	Design Guidance - Yes	The development proposes 10 units on each floor plate. Each lobby is provided with extensive natural light and ventilation from two opposing facades while lobbies and units entries are well articulated with higher than standard ceilings. The core is located centrally on the floor plate and the corridor could be split to achieve strict compliance although this would result in a single lift to each lobby. On balance the design team deemed the proposed design a far more favourable outcome and meeting the design guidance within the ADG.

<table>
<tr><td>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</td><td>Two lifts are proposed to each residential level</td><td>Yes</td><td></td></tr>
<tr><td>Design Criteria</td><td>Proposed</td><td>Compliance</td><td>Comments</td></tr>
<tr><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:
<table>
<tr><th>Dwelling Type</th><th>Storage size volume</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+ bedrooms apartments</td><td>10m3</td></tr>
</table>
At least 50% of the required storage is to be located within the apartment.</td><td>1 bedroom units: 3m3 – 4.8m3
2 bedroom units: 4.1m3 – 5.6m3
Min. 50% of the required storage volume is located internally within each of the units.</td><td>Yes</td><td></td></tr>
<tr><td colspan="4">4H Acoustic Privacy</td></tr>
<tr><td colspan="2">4H-1 Noise transfer is minimised through the siting of buildings and building layout
4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments</td><td colspan="2">Comments:
The building layout has been designed with the minimisation of noise transfer to and from apartments. Acoustic treatments to walls, floors and ceilings will further reduce noise transfer.</td></tr>
</table>

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 *4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission*	The site is not located within a noisy or hostile environment. Refer acoustic report for details on site acoustic measures and details that will be included within the construction of the development
4K Apartment mix	
4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future *4K-2 The apartment mix is distributed to suitable locations within the building*	The proposal provides a mix of 1 bedroom and 2 bedroom units in response to the housing demand in the area. Whilst no 3 bedrooms units are proposed there four different 1 bedroom unit types and five different 2 bedrooms unit types. The wide range of different unit types is a response to current market demands along with the sites characteristics/ opportunities/constraints and provides flexibility to the future residents depending on their occupant characteristics and personal requirements. The variety and mix aims to cater to the expected demographic of the residents. The development proposes 20% of all units to be complaint with the Silver standards specified in the Apartment Design Guide and 10% complaint with the DCP requirements for Adaptable Housing.
4L Ground floor apartments	
4L-1 Street frontage activity is maximised where ground floor apartments are located *4L-2 Design of ground floor apartments delivers amenity and safety for residents*	Development is located with the Queanbeyan CBD and residential uses on Ground Floor are not permitted.

4M Facades	
4M-1 Building facades provide visual interest along the street while respecting the character of the local area *4M-2 Building functions are expressed by the facade*	The building facades have been designed with careful composition of built form to ensure facades provide interest through symmetry and pattern. Materials selected are durable, clean and modern which are designed to enhance the architecture of the surrounding area. The development aims to rejuvenate the area through modern design, material and construction techniques. Changes and shapes in the floor plate transfer onto the façade and are further broken down by changes in material, form and opening compositions.
4N Roof design	
4N-1 Roof treatments are integrated into the building design and positively respond to the street *4N-2 Opportunities to use roof space for residential accommodation and open space are maximised* *4N-3 Roof design incorporates sustainability features*	A flat roof with a combination of parapet designs and heights are proposed to enhance the façade of the development. Using the roof space for residential uses is not able to be achieved on this site with height restriction within the Queanbeyan LEP / DCP. Roof space is used to located services such as mechanical plant and PV panels to maximise private and communal spaces within the development.
4O Landscape Design	
4O-1 Landscape design is viable and sustainable *4O-2 Landscape design contributes to the streetscape and amenity*	The landscape design has been strongly integrated as part of the overall building with extensive areas of planting within the communal open space on

	the L2 podium and within the commercial setback on Ground floor facing Collett Street. The location of the commercial outdoor area on Collett Street greatly improves the sites interaction with the public domain and further adds to the enhancement of the overall streetscape through this proposal.
4P Planting on structures	
4P-1 Appropriate soil profiles are provided *4P-2 Plant growth is optimised with appropriate selection and maintenance* *4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces*	The landscape design has been carefully considered and all measures have been taken to increase the lifespan of the proposed planting and reduce maintenance. Extensive planting between the built form and the street help to create a buffer to the built form while open space planting is appropriate for the intended use of the spaces.
4Q Universal design	
4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members *4Q-2 A variety of apartments with adaptable designs are provided* *4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs*	A minimum of 20% of apartments will achieve the Liveable Housing Guidelines Silver Level. Apartment layouts have been designed with a variety of layouts and sizes. 10% of units are provided as Adaptable to meet minimum standards within AS4299
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	
4S Mixed use	
4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement *4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents*	The proposal is Mixed Use and incorporates Commercial uses on Ground Floor that front the street frontages. Residential use starts from an expansive podium Level. The Residential and Commercial uses are delineated by the podium level along with the changes in built forms and materials. The design proposal addresses the desired character of the CBD and the objectives within the DCP.
4T Awnings and signage	
4T-1 Awnings are well located and complement and integrate with the building design *4T-2 Signage responds to the context and desired streetscape character*	Awnings have been provided along the commercial tenancies on Ground Floor Signage opportunities are shown on Elevations are respond to the desired character of the CBD and the objectives within the DCP.
4U Energy efficiency	
4U-1 Development incorporates passive environmental design *4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer* *4U-3 Adequate natural ventilation minimises the need for mechanical ventilation*	The proposal provides natural light to all units, circulation corridors and balconies are orientated to provide the majority of units direct sunlight onto balconies for clothes drying. The buildings general orientation and formation is designed to provide a balance between sunlight penetration and adequate shading. Balcony depths, sun shading devices and changes in window sizes and orientation help to maximise passive solar design. The proposal contains 60% cross ventilated units.

	As per BASIX requirements the development will include a 30kW PV system.
4V Water management and conservation	
4V-1 Potable water use is minimised *4V-2 Urban stormwater is treated on site before being discharged to receiving waters* *4V-3 Flood management systems are integrated into site design*	Water management and conservation is achieved in multiple ways within the development including landscape design and specie selections, water reuse on common landscaping and water fixtures. As per BASIX requirements a 20kL water tank will be connected to roof run off and will be used to irrigate landscaped spaces.
4W Waste management	
4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents *4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling*	Waste storage /collection area is in an optimum position to strike a balance between access, safety and integration with the building façade. The main residential waste room is located along the service zone adjacent the level 1 vehicle entry point. Waste room location provide adequate safe access for contractor. Both residential towers have a general waste and recycling chute that services each floor. The chutes for the North tower enter directly into the main residential waste room. The chutes for the South tower enter a secondary waste holding room on Ground Floor where waste will be transferred to the main waste room by building management.

	Recycling facilities have been provided as per QPRC requirements to reduce waste volumes. A waste management plans is included in this submission.
4X Building Maintenance	
4X-1 Building design detail provides protection from weathering *4X-2 Systems and access enable ease of maintenance* *4X-3 Material selection reduces ongoing maintenance costs*	Building design ensures construction and finishing techniques can meet all statutory and industry standards to ensure protection from weathering for future residents. Design allows for most future maintenance and cleaning to be completed from balconies, ground floor or L2 podium areas although an appropriate safe working system will be provided on the roof to allow for access to all parts of the façade in the future Durable and prefinished materials have been selected to ensure a high level of finish and minimising the need for maintenance in the future.