Architectural Design Statement

CIVITAS STAGE 3

Morgan and Murray Streets, Wagga Wagga

T 02 9966 5566
A Suite 2.02
146 Arthur Street
North Sydney
NSW 2060
W mdpa.com.au

NSW ARB ARCHITECT: GLEN OLLERTON
Reg No. 7621

ARTIST IMPRESSION OF STAGE 3, BUILDING 3A FROM MORGAN STREET

TABLE OF CONTENTS

QUALITY CONTROL		4
Version History		4
DESIGN VERIFICATION STATEMENT		**5**
1.	**ARCHITECTURAL DESIGN STATEMENT**	**6**
1.1.	Description of proposed development	6
1.2.	Planning Context	6
1.3.	Civitas Precinct	7
1.4.	Site Information	8
2.	**DESIGN QUALITY PRINCIPLES – SCHEDULE 9 OF THE SEPP (HOUSING)**	**12**
2.1.	Context and Neighbourhood Character	12
2.2.	Principle 2: Built Form and Scale	14
2.3.	Principle 3: Density	16
2.4.	Principle 4: Sustainability	17
2.5.	Principle 5: Landscape	18
2.6.	Principle 6: Amenity	19
2.7.	Principle 7: Safety	20
2.8.	Principle 8: Housing Diversity and Social Interaction	21
2.9.	Principle 9: Aesthetics	22
3.	**APARTMENT DESIGN GUIDE OBJECTIVES**	**25**
3.1.	PART 3 – SITING THE DEVELOPMENT	25
3.2.	PART 4 – DESIGNING THE BUILDING	34
4.	**CONCLUSION**	**45**

QUALITY CONTROL

Project No	3175
Prepared By	Morrison Design Partnership Pty Ltd
Client:	DAMASA
Authorized By	GO
Project Address	Morgan and Murray Street, Wagga Wagga
Site Details	Lots 1,2,3 and 4 DP 20847 Lot 1, DP 550746
Site Area	5890m^2
Site Zoning	B4
Site Owner	The Trustee for The Donebus Family Trust
Applicant	The Trustee for The Donebus Family Trust
Pages:	45
File:	*Q:\3175-Damasa-Civitas Stage 3\70 Authorities\70.10 COUNCIL\10 DA\DesignStatement\3175_CIVITAS Stage 3_DA_Architectural Design Statement_ V5_241023.docx*

Version History

Version	Reason For Issue	Date
V5	Development Application	23 October 2024

DESIGN VERIFICATION STATEMENT

I, Glen Patrick Ollerton, NSW Registered Architect No. 7621 confirm that:

(a) I designed, and directed the design of other designers, of the residential flat development, and

(b) the residential flat development, achieves the design quality principles set out in ***Schedule 9 Design principles for residential apartment development*** of State Environmental Planning Policy (Housing), and

(c) I have prepared this Architectural Design Statement that verifies how the development:
   a. addresses the design quality principles, and
   b. achieves the objectives of Part 3 & Part 4 of the Apartment Design Guide.

Morrison Design Partnership Architects

Glen Ollerton
Director architect AIA NSW reg no. 7621

1. ARCHITECTURAL DESIGN STATEMENT

1.1. Description of proposed development

The proposed development is part of the urban renewal of the Morgan, Murray and Forsyth Streets, Wagga Wagga, as a Mixed-Use Precinct titled CIVITAS. The site has been identified as a key opportunity site within proximity to the central business district and emerging health precinct of Wagga Wagga.

The development proposed in this application is the third development of the overall master plan, here on in known as Stage 3, and consists of the following:

- Complete demolition of existing single storey dwellings located at No. 66,68,70 and 72 Murray Street,
- Complete demolition of the 2-storey commercial building at 1/185 Morgan Street, also known as Piercy Place,
- Complete demolition of the single storey commercial building at 2/185 Morgan Street,
- Construction of a 2 storey basement carpark with public plaza and two mixed use buildings. One, an 8-storey residential flat building on a single storey retail podium to the west and from here on, identified as Building 3A and the second, a 6-storey residential flat building on a single storey retail podium to the east, from here on known as Stage 3B,
- Construction of eight, 3-Storey Townhouses on the sites of No. 66,68,70 and 72 Murray Street, from here on, identified as Stage 3C,
- Associated site works to accommodate the development as detailed in this report.

The proposed development also relies on development consent DA23/0340, and the additional on-grade car parking made available for the precinct, on the site of 187 Morgan Street (LOT 1 DP 2038350) and 80-82 Murray Street (LOT 1 DP 1027240). The additional parking exceeds the required retail and visitor's car parking needs of the existing retailers and proposed Stage 3 Development, leaving the basement car parking for residents use only. This approach significantly reduces vehicular access conflicts to the basement, provides greater security for the apartment buildings, offering visitors to the site with convenient on-grade parking.

1.2. Planning Context

A site specific DCP was developed and integrated with the *Wagga Wagga Development Control Plan 2010* (as amended – *Section 10 – Business Development, Version: 25- 10.8 Morgan, Murray and Forsyth Streets Mixed Use Precinct* and from here on in referred to as WWDCP-S10.8) to optimise the use of the land for a mixed-use development on the site, relying on a high-quality design and a master plan approach.

The proposed Stage 3 development has been designed with regards to the applicable controls of the DCP and supported by respective consultants reports as identified by the Wagga Wagga DCP and the site-specific controls of Section 10 – Business Development, Version: 25.

This Architectural Design Statement provides detailed explanation on achieving the relevant design quality principles, listed in schedule 9 of the Housing SEPP, for the development. The report also outlines how the proposed design of the apartment buildings align with the guidelines of the

Apartment Design Guide (ADG). The accompanying Statement of Environmental Effects provides the details on how the proposed development meets other applicable legislative controls.

1.3. Civitas Precinct

The Site Specific DCP established an urban framework for the precinct through complementary collection of public spaces, built-forms, densities and heights across the site and the surrounding neighbourhood.

The precinct is well placed with short, walking distance to the Wagga Base Hospital, and Wagga Wagga Town Centre, to compliment these well-established employment and economic centres with its mix of uses.

The vision for the site is to retain most of its current tenants and further host a variety of commercial and retail uses, housed in mixed -used buildings connected by a north-south orientated through-site-link, designed as an active public plaza.

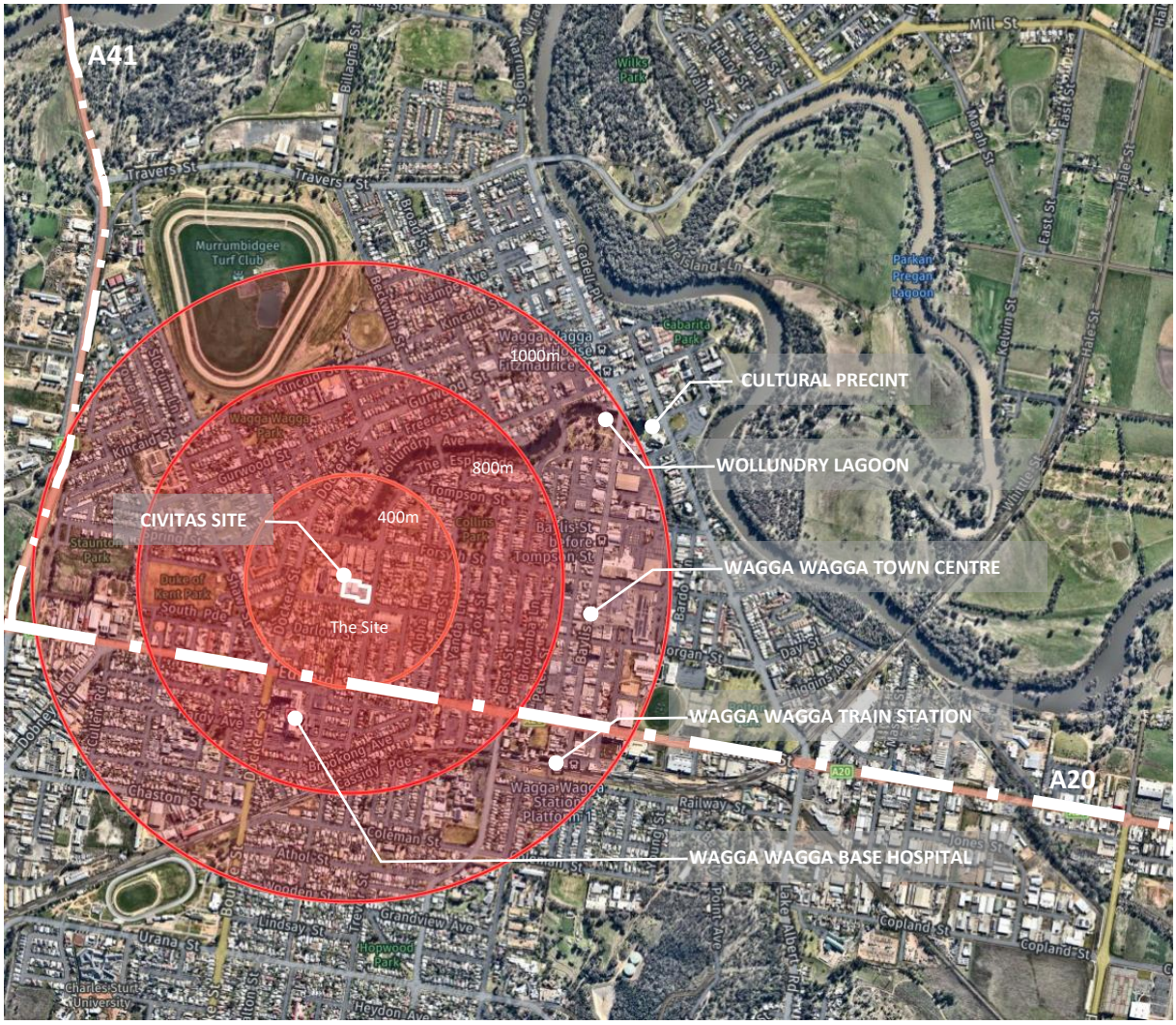

FIGURE 1. CONTEXT AERIAL PLAN

1.4. Site Information

The site of CIVITAS Stage 3 development is contained within the following Lots:

- Lots 1,2,3 and 4 DP 20847
- Lot 1, DP 550746 as highlighted in red in Figure 2 below:

FIGURE 2. AERIAL SITE PLAN WITH STAGE 3 SITE HIGHLIGHTED

Figures 3 – 8, in the following pages show the site location in context, from birds-eye view to street view.

FIGURE 3. BIRDS EYE VIEW OF THE CIVITAS PRECINCT – LOOKING NORTH-EAST

FIGURE 4. BIRDS EYE VIEW OF THE CIVITAS PRECINCT – LOOKING NORTH-WEST

FIGURE 5. FORSYTH STREET LOOKING EAST

FIGURE 6. MURRAY STREET LOOKING SOUTH

FIGURE 7. MORGAN STREET LOOKING EAST

FIGURE 8. DOCKER STREET LOOKING NORTH

To date, Stage 1, known as the Enixus Building, has been delivered as a multi-storey commercial building on a retail ground floor and car parking. Stage 2 is a multi-storey commercial and car park with an approved consent (DA21/0604) and is anticipated to commence construction in 2024.

FIGURE 9. CIVITAS STAGE 1, ENIXUS BUILDING

FIGURE 10. CIVITAS STAGE 2

2. DESIGN QUALITY PRINCIPLES – SCHEDULE 9 OF THE SEPP (HOUSING)

2.1. 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 design of the proposed development has been considered with respect to the current and emerging context of the precinct. The character of the current context is made up of retail and commercial premises, ranging between one and three storeys. The typical warehouse typology is the dominant character of older tenancies with new more contemporary designed premises emerging as part of the delivery program of the master plan for the site.

To the north, the Wollundry Lagoon provides a natural setting and connection to Wagga Wagga Cultural precinct to the east. The town centre of Wagga Wagga, a Strategic Centre, is located within 1km or four city blocks to the east. The Wagga Wagga Base Hospital is approximately 500m to the south of the site. The immediate neighbouring site of the CIVITAS precinct consist of low rise, detached residential dwellings to east, south, and west. Accordingly, the design of the proposed development for Stage 3 has been carefully considered to respect the current immediate context with appropriate transitioning in relation to land uses.

The future and the emerging character for the precinct is one of a Local Centre, as a mixed-used and vibrant precinct, combining residential, mix of commercial uses and bustling retail joined by a public plaza. Located within walking proximity to the Wagga Town Centre offers occupants of the precinct to have access to a wide variety of services, and amenities and equally offer the same to its surrounding residents.

The Master Plan for the CIVITAS Precinct, first prepared in 2016 anticipated a staged delivery of commercial and mixed-use building on site supporting a new public realm in form of public plaza. The general arrangement of the Master Plan remains the same while the site acquisition over the past years has affected the placement of buildings. The intent remains the same and this stage of development will deliver the first of the mixed-use apartment buildings, part of the public plaza and 8 new townhouses for the site, positively contributing to the surrounding residential neighbourhood.

Figures 11 and 12 are representative of the current concept master plan, identifying Stage 1, 2 and the proposed Stage 3 Sites and public plaza as well as the future development sites.

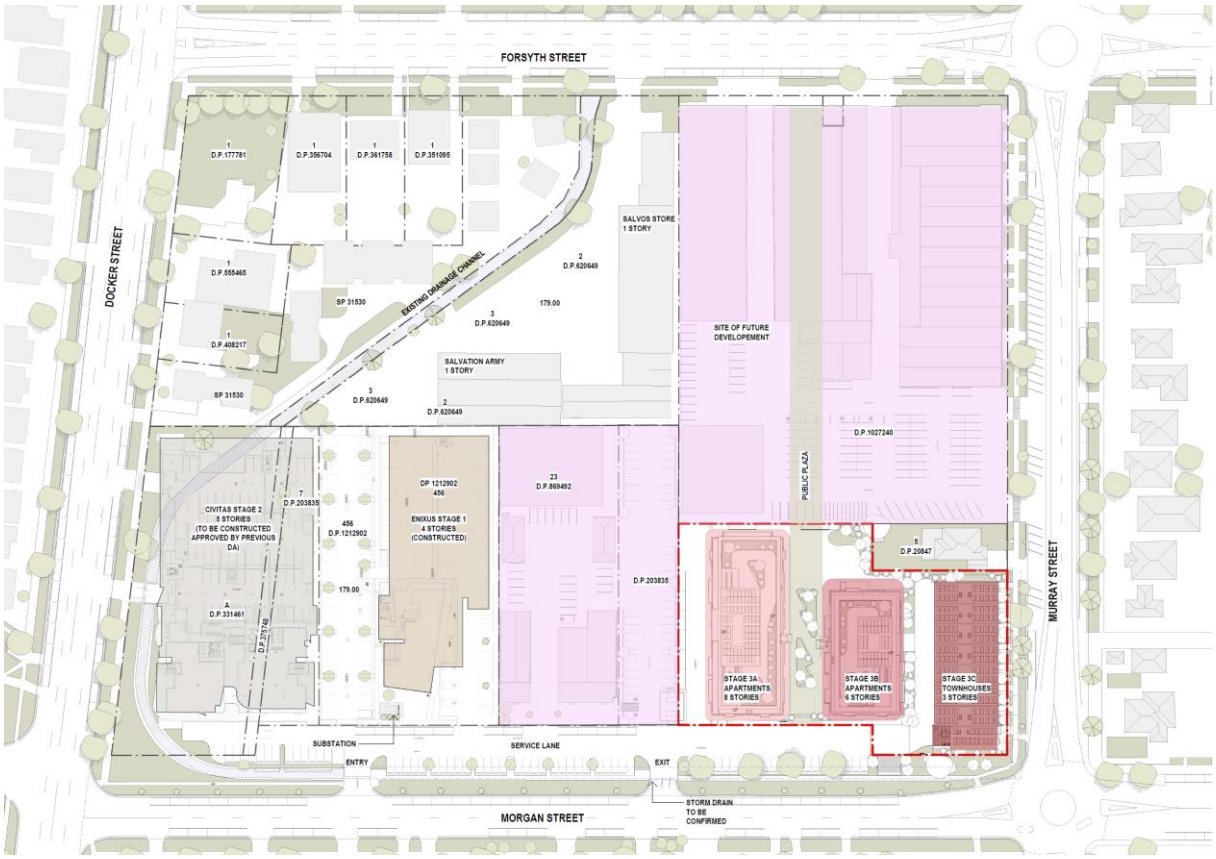

FIGURE 11. CURRENT CIVITAS MASTER PLAN

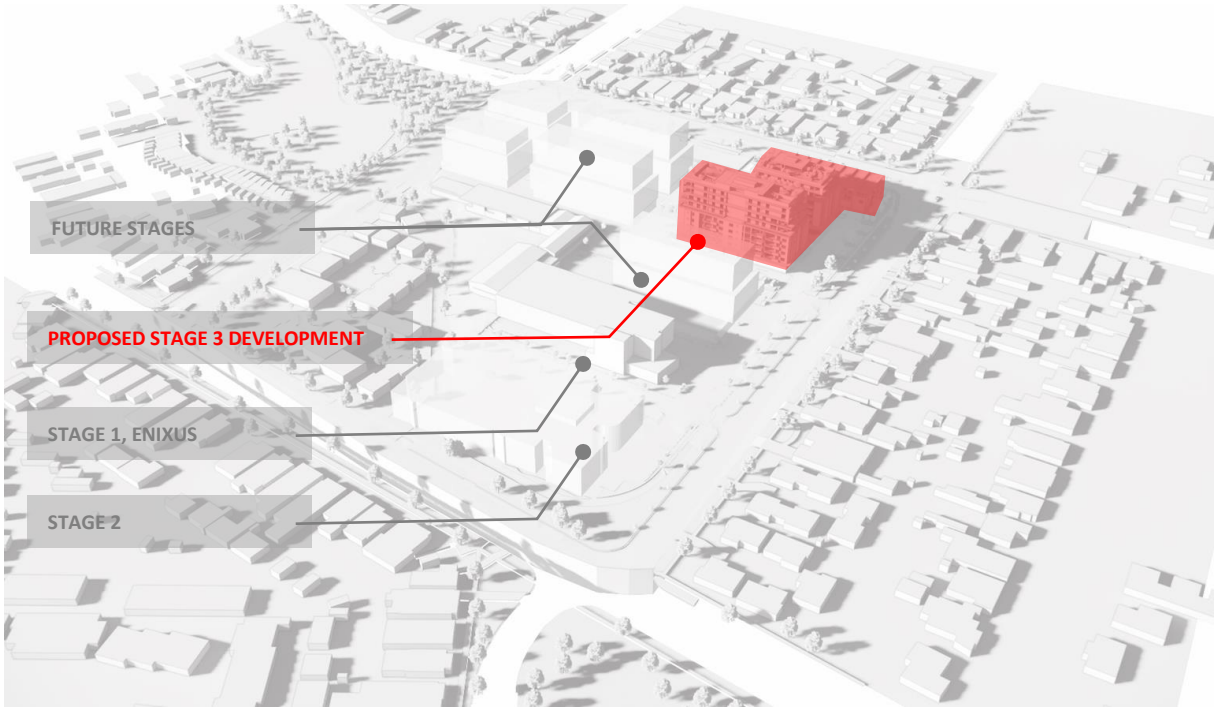

FIGURE 12. BIRDS-EYE VIEW OF CURRENT CIVITAS MASTER PLAN, LOOKING NORTH-EAST

2.2. Principle 2: Built Form and Scale

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

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.
Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposed Master Plan for the precinct, which informed the site specific DCP, provided a suitable urban response for the desired future character of the area.

The distribution of mass across the site was anticipated with the potential uses, desired separation between future building, and gradual transition of height and scale towards the neighbouring sites. This has provided the precinct with a suitable urban design response that offers future growth in density and scale, while safeguarding the amenity of the surrounding sites.

The DCP's Height Diagram (Wagga Wagga DCP 2010 as amended – Section 10 – Business Development, Version: 25 - Page 28 of 30) demonstrates approach to height of building through:

- Gradual transiting of building heights, with higher buildings in the centre of the precinct, and lowering of building heights towards the perimeter of the precinct
- Nominated street setbacks, to allow for a consistent street alignment of future buildings as well as appropriate and balanced streetscape to adjoining Murray, Morgan and Docker streets.

In response to land uses and building heights of the immediate surroundings, the design of Stage 3 offers the maximum height for residential flat Building 3A to meet the DCP required 32m height of building and 3B to meet the DCP required 24m height of building, and offers 3 storey town houses along Murray Street and to the east within the 12m height zone, transitioning to the residential houses on Murray street, providing a composition of built form and interstitial spaces that provide variety and interest.

Building 3A and 3B observe the ADG required setback for their respective floors and are separated by a public and active retail plaza at ground. The building separation offers framed views to north (Wollundry Lagoon) and natural landscape and distant natural landscape to the south.

Building 3B is also separated from the town houses by landscaping buffer and access driveway, providing a suitable transition between the north-south rectilinear building masses on site and the lower, domestic scaled townhouse typologies.

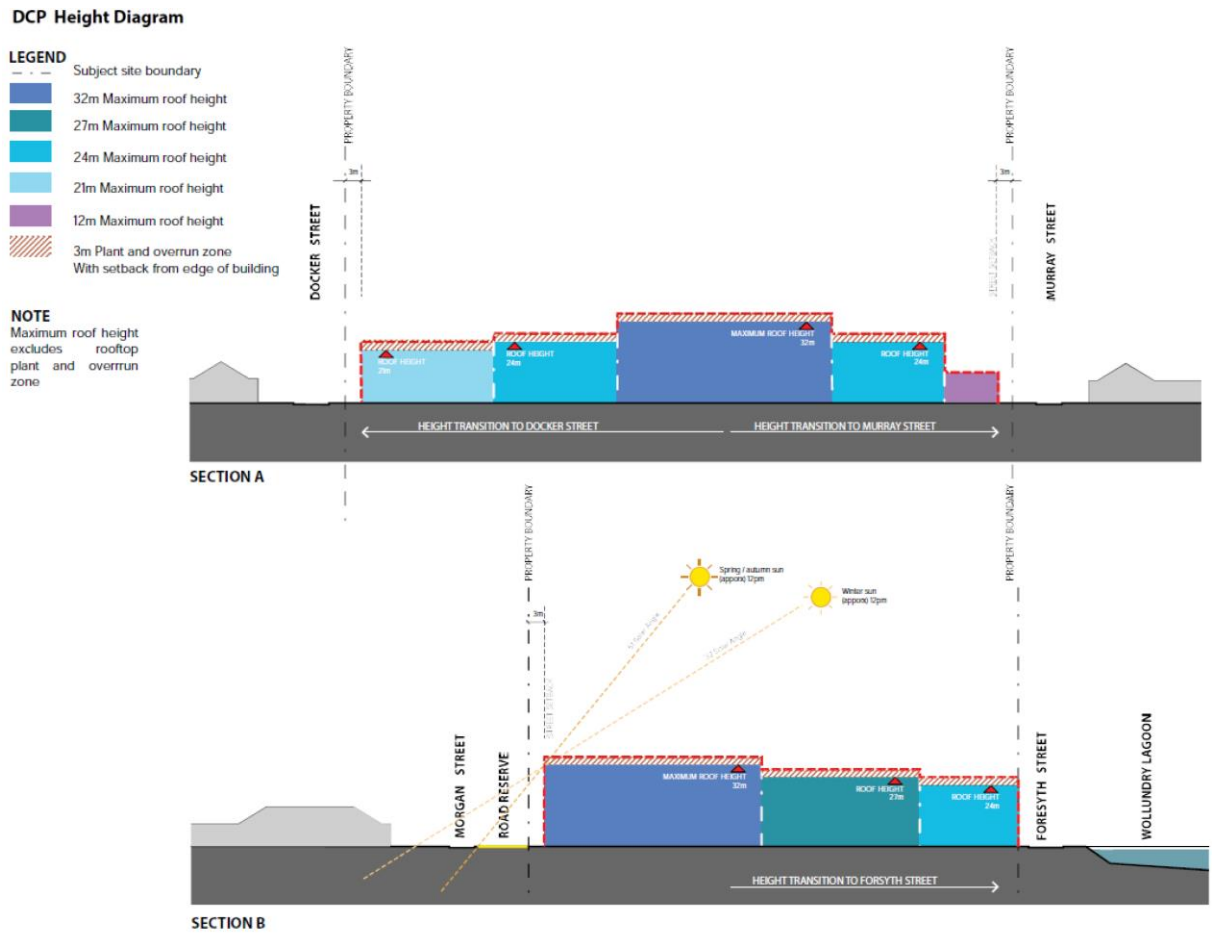

FIGURE 13. WAGGA WAGGA 2010 DCP HEIGHT DIAGRAM (SECTION 10 – BUSINESS DEVELOPMENT, VERSION: 25)

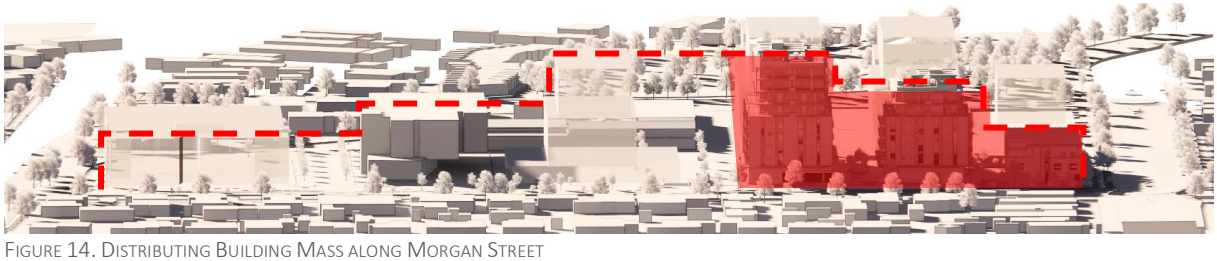

FIGURE 14. DISTRIBUTING BUILDING MASS ALONG MORGAN STREET

2.3. 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.
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 current site of CIVITAS is an active retail and commercial hub with several destination retails and services, including health, supported by on-site parking. The site specific DCP anticipated an opportunity to accommodate a higher density of working and living communities on the CIVITAS site and accordingly, the height of buildings has been adjusted, through rigorous urban design and master planning exercise, to accommodate this intent and the future desired character for the site.

The proposed density on the site presents a contextual fit, having easy access to the surrounding services, with its proximity to Wagga Wagga town centre, and the town centre's retail and commercial hub, public transport, as well as Wagga Base Hospital.

The available services are further supplemented with the expansion of retail and commercial offering on site and the public amenity is enhanced with meaningful connection to the Wollundry Lagoon and public outdoor spaces created on site through the introduction of the public plaza.

To improve the pedestrian connectivity, the north -south oriented public plaza provides for an active and highly permeable public through site link, supported by on-site public parking, averting adverse effects of densification from its surrounding neighbourhood.

The proposal also demonstrates high level residential amenity with compliant solar access, natural ventilation and sizable deep soil, private, communal and public open spaces.

2.4. 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 current condition of the site can be described as an adaptive reuse of an industrial site with warehouse typologies, expansive hardstands, and minimal vegetation. The intended planning for the site and the gradual delivery of the CIVITAS master plan will embellish the natural qualities of the site, rectify conflicts between vehicular and pedestrian space, and will create and delineate the public outdoor spaces with enhanced amenity.

The placement of future built forms will correspond to the intended planning of the site.
The proposed apartment buildings 3A and 3B have been designed to maximise their solar gain, while the projections and architectural articulations to the building will provide protection and shading.
The NatHERs assessment of the apartment building and the BASIX report for the townhouses detail the initiatives and commitments for the development.

The proposed apartments in buildings 3A and 3B comply with the requirements of the ADG and the eight townhouses all have dual aspects which will promote natural cross ventilation. The shadow analysis diagrams indicate that there are no overshadowing issues to the surrounding properties, and all the proposed townhouses can receive sufficient solar access, which reduces the energy consumption. Other sustainable initiatives and strategies will be considered in the detailed design stage.

2.5. 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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

The proposal provides opportunities for future landscaping with sizable deep soil areas coupled with ground floor private landscape gardens to town houses and planting on structures (at ground for the plaza, the roof top communal areas and select private balconies) to further enhance the natural qualities of the site. The communal open spaces are proposed to accommodate soft and hard landscaping. The proposed deep soil areas will also provide opportunity to grow mature trees and provide deep soil landscaping opportunities. Detailed landscape design is provided by the Taylor Brammer Landscape Architects Development Application Package.

FIGURE 15 LANDSCAPE DESIGN

2.6. 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 wellbeing.

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

The proposed development consists of

- two mixed-use, multi-storey buildings with residential apartments over ground floor retail and basement car parking, to the centre of the site and
- a row of eight, 3-storey townhouses designed with east-west orientation, along Murray Street.

The apartments are designed to maximise their solar access and natural cross ventilation by minimising the number of south facing or single aspect apartments. The living rooms are all design with minimum 4m width, integrating dining and kitchens as open plan living that extend to the private open space of each apartment. All bedrooms are designed to meet the ADG internal clear dimensions and have built-in robes and many with access to balcony.

Storage requirements are mostly met with storage rooms and cupboards, internal to the apartment and further supplemented with basement storage areas for bulky items. Where the robe length has exceeded the ADG required wardrobe size, additional storage cupboards are introduced for better design and improved storage within the apartments.

Lobbies of Building 3A benefits from natural light and ventilation and both apartment building, in addition to the private open spaces, have roof top communal open spaces equipped with BBQ areas, landscaping and furnishing. The roof top communal areas are supplemented with the ground floor plaza in the centre of the site, associated with the pedestrian through site link that will provide additional amenity and social interaction and play area.

All the proposed townhouses are dual aspects, enjoying natural cross ventilation and their orientation provides the proposed townhouses with high level solar amenity. The private open spaces on the ground floor and balconies on the upper levels will provide high living amenity.

There are two types of town house design. The corner dwelling is design with ground floor living/dining and kitchen, benefiting from wrap around gardens and roof top terrace. The remaining 7 town houses adopt a different layout, with the open plan living/dining/kitchen and sitting area on the first floor, benefiting from dual aspect and dual balconies.

2.7. Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

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

The design of CIVITAS Stage 3 has been considered in relation to desired future character of the site and informed by pragmatic challenges such as the effects of flooding. The design has therefore adopted a raised public plaza to elevate the ground floor tenancies above the identified flood levels. The outcome has the added benefit of delineating the pedestrian space from vehicular circulation across the site, providing greater safety and amenity for the common, public spaces.

Designated drop off and pickup zones will provide for safe and comfortable spaces adjacent to the public plaza, that will also benefit from passive surveillance from the retail tenancies.

Townhouses have direct vehicular access to their garages with internal access to the dwellings and will provide passive surveillance to Murray Street through retention of the residential use on site.

A separate CPTED report accompanies this submission with details demonstrating how the design off Stage 3 achieves safety in design requirements.

2.8. 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, providing opportunities for social interaction amongst residents.

The proposed development offers a wide range of housing typologies, with a mix of 1,2-,3- and 4-bedroom apartments as well as larger three-bedroom and four-bedroom town houses for families.

Building 3A and 3B are designed to accommodate a good variety of apartment types per floor, offering a wide range of accommodation options for varied budgets.

The development is anticipated to attract a wide range of residents to the site that will further grow with the delivery of future, mixed-use stages of CIVITAS. Accordingly, the design of Stage 3 offers communal areas exclusive to the residents on the roof tops of the apartment buildings as well as common plaza at ground level, activated by retail offerings, cultivating social interaction.

The landscape design for Stage 3 plays a significant role in delivering amenity and quality to these communal outdoor areas.

Plant selection is to meet the demands of the site, its locality and climate needs. The choice of robust material with enduring qualities as well as the selected furniture and play components in the public realm, will provide a rich and engaging space for residents and visitors.

2.9. 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 well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The proposed Stage 3 Development has been carefully crafted to present a suitable built form and architecture for the intended future character for the site.

The placement and massing of the buildings observe the site specific DCP height and setbacks, creating a strong, consistent streetscape to the south, Morgan Street. The height of building has a cascading transition from the centre of the site, with Building 3A as the highest building with 8 residential apartments floors over ground floor retail podium on Morgan Street, down to Building 3B with 6 residential apartments floors over ground floor retail podium and finally the 3 storey town houses along Murry Street, to meet the lower scaled buildings to the east.

FIGURE 16. ARTIST IMPRESSION OF PROPOSED CIVITAS STAGE 3 – VIEW FROM MORGAN STREET LOOKING TO NORTH-EAST

The choice of materials and finishes relates to its context while setting the standard for the emerging character for the CIVITAS site. The variation in materials and finishes between the base, middle and crown of the mixed-used buildings contributes to the refined design of the buildings, reduces the imposing effects of taller buildings, and provides the apartment dwelling with rich and domestic scaled qualities. The choice for the town houses is from complimentary suite of materials and finishes to Buildings 3a and 3B with refined and domestic qualities.

Figures 16 – 20 demonstrate the composition of form, materials and finishes for the proposed CIVITAS Stage 3, which is congruent with the previous development stages 1 (ENIXSUS) and Stage 2 and sets the standard for the future character for the precinct.

FIGURE 17. ARTIST IMPRESSION OF PROPOSED CIVITAS STAGE 3 – STREET VIEW FROM MORGAN AND MURRAY STREET INTERSECTION

FIGURE 18. ARTIST IMPRESSION OF PROPOSED CIVITAS STAGE 3 – STREET VIEW FROM MURRAY STREET LOOKING TO WEST AT TOWN HOUSES

FIGURE 19. ARTIST IMPRESSION OF PROPOSED CIVITAS STAGE 3 – STREET VIEW FROM MURRAY STREET LOOKING AT THE NORTH-EAST CORNER

FIGURE 20. ARTIST IMPRESSION OF PROPOSED CIVITAS STAGE 3 – INTERNAL SITE VIEW LOOKING AT THE NORTH FACADE OF BUILDING 3A & 3B

3. APARTMENT DESIGN GUIDE OBJECTIVES

3.1. PART 3 – SITING THE DEVELOPMENT

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
3A Site Analysis	*Objective 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.*	Yes	A detailed site and context analysis has been undertaken and documented graphically as part of the architectural drawings. See DA010, DA020, and DA030. The design of Stage 3 has been informed and evolved from the knowledge and information about the site and its context.
3B Orientation	*Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development*	Yes	The planning for the site and placement of the buildings is informed by the master plan for the site, based on rigorous urban design studies carried out as part of the planning proposal. The north-south orientation of rectilinear built forms ensures that the dwellings within each building as well the ground floor public domain benefits from good solar access, views and amenity. This orientation and arrangement also minimise the overshadowing of the taller building, onto neighbouring sites. A range of building articulations are proposed to provide architectural character, to respect the diversity in built form in the area and to respond directly to the site context. Apartment buildings have vertical proportions of a 7 and 9 -Storey building, stepped both in building height and configuration to respond and transition to the larger site area, existing site topography and neighbouring built form.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter	Yes	Significant setback from Morgan Street mitigates adverse impacts of over-shadowing to the neighbouring properties to the south of the site.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
			The north-south orientation and further setback of the upper levels, also contributes to the fast moving, narrow shadow footprint of the proposed taller buildings. There is also no impact onto the solar access of the neighbouring sites along Murray Street to the east. Refer to Architectural Shadow Analysis Plans on DA601-DA603 for details.
3C Public Domain Interface	*Objective 3C-1* *Transition between private and public domain is achieved without compromising safety and security*	Yes	Secure access is provided to each lobby, off the public plaza. Residential balconies on the upper levels will provide passive surveillance for the public realm, the plaza and common areas. A secure basement is provided for residents' parking, access and security. A separate CPTED report accompanies this application with further details.
	Objective 3C-2 *Amenity of the public domain is retained and enhanced*	Yes	The landscaped, raised public plaza provides a safe, and active public realm with high amenity. Integrated urban furnishing will provide comfortable places for visitors, offering opportunities for engagement, rest, and passive recreation. Elements of rest and play are also introduced to the plaza to cater for a wide range of age groups and demographics.
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*	Yes	Communal outdoor open spaces are provided on the rooftop of both buildings 3A and 3B. The overall site area for entire Stage 3, including the site for the townhouses, is 5982m^2, as shown on DA050.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
			The apartment buildings 3A and 3B, their shared basement carpark and associated access occupy a site area of 4265m^2 also shown on DA050. For the purpose of numeric comparison, with the ADG Design Criteria 3D-1, Building 3A has a roof top communal area of 585m^2 and Building 3B has a roof top communal area of 342m^2, achieving 927m^2. This is 21.7% of the ADG 25%, or 1066m^2. To supplement the rooftop communal open spaces and to have a high standard of amenity for the residents, the proposed development also relies on the raised plaza at ground level, which has an area of 830m^2, (excluding circulation space, ramps and entrances to buildings lobbies). The plaza offers deep soil and over structure landscaping, urban furniture, and water play area, catering for a wide range of age groups and demographics. The overall usable area of the rooftop and raised plaza is equal to 1757m^2, or equal to 41.1% of the site area for the apartment buildings that will further expand through the delivery of future stages. The design in this instance delivers the intent of the ADG in providing the residents with a variety of communal open spaces that are functional, well planned, and is of high quality and amenity.
	Objective 3D-2 *Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting*	Yes	Communal spaces provide for a range of activities and facilitate passive and active recreation by providing seating areas, landscaping, open space for outdoor exercise and under-cover areas for barbecue and dining that are protected from the elements.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
	Objective 3D-3 *Communal open space is designed to maximise safety*	Yes	Good surveillance is offered over all communal spaces with residents only access to rooftops via secured lobbies. The ground floor plaza benefits from passive surveillance of private balconies above and the active uses of its surrounding retail premises.
	Objective 3D-4 *Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood*	Yes	The elevated public plaza of Stage 3 development is the first part of the north-south public plaza for the CIVITS site, physically and visually connecting the site to Wollundry lagoon and beyond. The orientation of the buildings provides for solar access during the middle of the day while offering shade and protection from afternoon sun. The change in level also provides for clear delineation of uses and spaces.
3E Deep Soil Zones	*Objective 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.*	Yes	The proposed development is for an adaptive re-use of a commercial/light industrial site where the opportunity for deep soil is very limited. Except for the rear courtyards of No.66 – 72 Murray Street, the site currently relies on the borrowed landscaping along the surrounding street landscaped verges. Deep soil zone for the Stage 3 Apartment Buildings is provided to the east of Building 3B and to the north-east of the raised plaza. In numeric terms, an area of 300m^2 or 7% of the site area of the apartment buildings is provided for the deep soil planting. The width of these landscaped areas varies between 1.5m and 3.5m. To supplement deep soil landscaping, extensive soft landscaping and planting on structure, with considerable soil volumes (minimum of 1 m depth), are proposed to the plaza and roof tops of Buildings 3A and 3B.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
			The plaza provides an area of 100m^2 of over structure planting. Building 3A has an area of 212m^2 and Building 3B has an area of 108m^2 of landscaping on their respective rooftops. The total area of over-structure landscaping is 320m^2, providing the development with a further 7.5% of planting and soft landscaping for the development. The design in this instance delivers an area of deep soil to accommodate larger trees, meeting the intent of the ADG. The over-structure planting supplements the landscaping by enhancing the quality and amenity of the communal open spaces and public plaza. Details provided in the Landscape Design package accompanying this application.
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.*	Yes	Building setbacks have been observed as per the Site Specific DCP along Morgan and Murray Streets. These significant street setbacks were established through rigorous urban design study of the precinct that informed the site specific DCP, which provide a consistent streetscape while maintaining distance for landscaping, and good visual privacy for neighbouring properties to the south and east of the site. Where privacy may be a concern with adjoining tenancies, privacy screens are introduced to mitigate adverse impact. The apartment buildings observe the ADG minimum separation between habitable spaces, with opposite balconies set apart 12m or more across the lower 4 residential stories. The upper 4 floors of Building 3A and the upper 2 floors of Building 3B have an

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
			additional 6m separation from glass-line to glass-line , separating habitable rooms in excess of 18m. The design of the balconies on these upper floors, however, has been considered in the overall composition of architectural articulation of the building, as well as useable/ furnishable portions of the balconies with minimum 2.4m depth and 12m^2+ area. Units 3B-502, 503,602 and 603 located, on Levels 5 and 6 of Building 3B, have balconies directly across the adjoining Building 3A. these balconies have less than 18m separation, being 15m, measured from edge of each opposing balcony, as noted on the architectural plans – DA108 and DA109. To mitigate visual privacy concerns for these outdoor areas, the primary (useable and furnishable) part of the balconies is designed off living areas, and oriented to north (for 3B-503 and 603) and south (for 3B-502 and 602), orientating views respectively to north and south to avoid direct onlooking. The wrap-around side balconies (off bedroom) and facing west, allow for the bedrooms to have full height glass sliding doors, significantly increasing their access to natural light and natural cross ventilation. They also allow for ease of access for maintenance and cleaning. The enhanced and integrated design of the wrap around balconies and the higher amenity provided to these apartments outweighs the potential visual privacy concerns that may arise from having less than the recommended ADG distance between opposite balconies.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
	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.*	Yes	Communal open spaces, common areas and access paths are separated from private open spaces and apartment windows. Private balconies and apartments are generally screened off by a mix of solid upstand and railing balustrades for the balconies and many balconies are separated by the design of the building. District and distant views, as identified through the site analysis, has been considered in the orientation of living and private open spaces.
3G Pedestrian Access & Entries	*Objective 3G-1* *Building entries and pedestrian access connects to and addresses the public domain.*	Yes	The primary entrance to each building is off the public plaza, being the primary public domain for the development. Dropoff and pickup areas are design to the perimeter of the plaza and each entry lobby for the apartment buildings is clearly defined and identifiable through design elements such as variation in the design and material of entry awnings, wall treatment, building and signage. The entrance lobbies are designed to provide a safe and functional transition from the outside to inside. They house mailboxes under the weather protected glass awning coupled with building signage and location numbering.
	Objective 3G-2 *Access, entries and pathways are accessible and easy to identify*	Yes	Building access points are designed off the central public plaza, which is accessible by stairs and ramps from the surrounding footpaths and carparking areas. The lift lobbies are easily accessible from the main entry point.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
	Objective 3G-3 *Large sites provide pedestrian links for access to streets and connection to destinations.*	Yes	The first stage of the central public plaza is delivered as part of the Stage 3 Development. The future development stage will complete the plaza, creating a raised north-south through site link, activated with retail tenancies. The linear organisation of the buildings on site provides for clear and legible wayfinding through the site and will be further assisted with signage as required. The east-west links between each development stage will provide access to service lanes, and public car parking, and provide further opportunities for landscaping.
3H Vehicle Access	*Objective 3H-1* *Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.*	Yes	The planning for the site and organisation of buildings and open spaces are informed by extensive flood studies for the site and its surrounds. The proposed design makes excellent use of this knowledge and proposes the entry to the basement in location least affected by raising flood waters, being the south-west corner of Building 3A. This approach mitigates conflict with pedestrian activity and vehicles can access the basement car park directly from the service lane, off Morgan Street.
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.*	Yes	To further increase and improve convenient parking on site, and enable the delivery of the staged master plan, consent was granted for the demolition of 80 Murray St, 187 Morgan St and 176 Forsyth St and subsequent laying out of car parking spaces on the sites of 80-82 Murray St WAGGA WAGGA, Lot 1 DP 203835, Lot 1 DP 1027240 (DA23 0340). This consent has significantly increased the available car parking spaces for the precinct. The current available 32 car parking spaces on

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
			these sites are increased to a total of 148 spaces for the retained and future retail, commercial and visitor parking within the precinct. Basement carparking has been provided in excess of the DCP to meet the demands of the apartments, with additional motorcycle and bicycle parking areas for residents. Refer to the traffic report for details.
	Objective 3J-2 *Parking and facilities are provided for other modes of transport.*	Yes	In addition to car parking, motorcycle parking and bicycle parking racks are provided in the basement.
	Objective 3J-3 *Car park design and access is safe and secure.*	Yes	Carpark areas have been well designed to provide direct and clearly visible access to common lobby areas, with supporting facilities accessible away from aisles.
	Objective 3J-4 *Visual and environmental impacts of underground car parking are minimised*	Yes	Car parking has been planned in a well organised efficient grid arrangement located beneath the residential apartment buildings where it is not exposed to the surrounding streetscape.
	Objective 3J-5 *Visual and environmental impacts of on-grade parking are minimised*	Yes	The retained car parking spaces along Morgan Street service lane and the proposed north south service lane, west of Building 3A have been designed with to have minimal visual impact onto the surrounding public realm.
	Objective 3J-6 *Visual and environmental impacts of above ground enclosed car parking are minimised*	N/A	

3.2. PART 4 – DESIGNING THE BUILDING

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
4A Solar & Daylight Access	*Objective 4A-1* *To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space*	Yes	Apartment Building 3A receives the required sunlight to 42 of its 56 apartments and Building 3B receives the required sunlight to 26 of its 34 apartments. The development achieves 75.5% compliance with solar access. Refer to the ADG compliance table for compliance metrics.
	Objective 4A-2 *Daylight access is maximised where sunlight is limited*	Yes	Buildings and apartments have been designed to maximise direct solar access through north, east and west orientation.
	Objective 4A-3 *Design incorporates shading and glare control, particularly for warmer months*	Yes	Balcony projections and eaves provide shading protection from summer sun. Windows will incorporate high performance glazing to reduce solar heat gain & reflectance.
4B Natural Ventilation	*Objective 4B-1* *All habitable rooms are naturally ventilated*	Yes	All habitable rooms to apartments have operable windows or doors to provide natural ventilation.
	Objective 4B-2 *The layout and design of single aspect apartments maximises natural ventilation*	Yes	Depths for single aspect apartments are generally limited to 8m. Where the depth is more than 8m, it is no more than 0.6m additional depth. In these instances, the width of the open plan living dining and kitchen is kept at 4m (instead of 3.6m for 1-bedroom apartments) with large openings to balconies for improved amenity. Façade of Building 3A is articulated to the east to provide indentation, providing floor lobbies with natural light and ventilation. This architectural feature also provides a secondary aspect to its adjoining apartments on levels 1-4 to benefit from natural cross ventilation and air circulation. The Master Bedroom of Apartments 102-402 are design with highlight windows to the indent, above the bed, to support natural cross

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
			ventilation for these apartments while maintaining privacy to the bedroom. The living rooms of Apartments 101-401 have vertical windows to the indent to support natural cross ventilation.
	Objective 4B-3 *The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.*	Yes	Apartment Building 3A has 40 of its 56 apartments benefiting from natural cross ventilation, and apartment Building 3B receives the required sunlight to 24 of its 36 apartments. The development achieves 71% compliance. Refer to the ADG compliance table for compliance metrics.
4C Ceiling Heights	*Objective 4C-1* *Ceiling height achieves sufficient natural ventilation and daylight access.*	Yes	Floor to floor heights for all apartment buildings are set at 3.2m and are depicted on the sections. The heights will readily facilitate 2.7m high ceilings to habitable rooms, and 2.4m high ceilings to non-habitable rooms.
	Objective 4C-2 *Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms*	Yes	Ceiling heights are maximised in habitable rooms on the external sides of apartments, with service rooms stacked above each other and bulkheads located above non-habitable areas.
	Objective 4C-3 *Ceiling heights contribute to the flexibility of building use over the life of the building*	Yes	The building will support any type of habitable room occupation for any other future use. Level 01 (ground floor) has a F/F height of 4.5m which will accommodate other types of future uses as well.
4D Apartment Size & Layout	*Objective 4D-1* *The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.*	Yes	All apartments are design to exceed the minimum respective internal area dimensions of the ADG. Furniture layouts are shown to demonstrate the usability, and functionality versus the required clear circulation.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
	Objective 4D-2 *Environmental performance of the apartment is maximised*	Yes	Habitable living areas are all designed as open plan with generally maximum 8m depth from windows to the back bench.
	Objective 4D-3 *Apartment layouts are designed to accommodate a variety of household activities and needs*	Yes	Apartments are designed to spatial requirements that allows for ease of furnishing and use. All living rooms, including the one-bedroom apartment living rooms, are design to have a minimum width of 4m, and all bedrooms, equipped with built -in-robes, have a minimum clear dimension of 3m. The main bedrooms are equipped with ensuites and have minimum area that exceeds the ADG minimum requirement of 10m^2. All bedrooms meet the minimum length for robes and where design of the apartment allows for, additional joinery supplements the robes as apartment storage.
4E Private Open Space & Balconies	*Objective 4E-1* *Apartments provide appropriately sized private open space and balconies to enhance residential amenity.*	Yes	Balconies and private open spaces all comply with ADG minimum area and depth requirements. Upper-level apartments, i.e. Building 3A Levels 5 -8 and Building 3B Levels 5&6, benefit from wrap around balconies that far exceeds the ADG requirements, provided balcony access to living areas as well as all bedrooms.
	Objective 4E-2 *Primary private open space and balconies are appropriately located to enhance liveability for residents*	Yes	Primary open spaces to apartments are all accessible directly from living and dining rooms and predominantly are oriented in a north, east or west direction.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
	Objective 4E-3 *Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building*	Yes	Balcony forms are integrated into the overall façade architecture of the apartment buildings.
	Objective 4E-4 *Private open space and balcony design maximises safety*	Yes	Private open spaces have consistent even ground levels. Balconies are adequately protected to provide safety against climbing or falls.
4F Common Circulation and Spaces	*Objective 4F-1* *Common circulation spaces achieve good amenity and properly service the number of apartments*	Yes	Building 3A with the larger floor plate has 9 apartments to its core on levels 1-4. However, the lobbies are design to receive natural light and air while complying with applicable Australian Standard for travel distances. Building 3B and the remaining upper floors of Building 3A have 7 or less apartments off a circulation core.
	Objective 4F-2 *Common circulation spaces promote safety and provide for social interaction between residents*	Yes	Direct access is provided between lifts and apartment entries with straight corridors offering clear sight lines. Corridors will be well lit at night. Clear signage will be provided for identification of apartments and wayfinding.
4G Storage	*Objective 4G-1* *Adequate, well designed storage is provided in each apartment*	Yes	Storage needs of most apartments are met internally and supplemented with basement storage for bulky goods, exceeding beyond the storage requirements of ADG. In numeric terms, Apartments in Building 3A and 3B require a total storage of 764m^3, with 382m^3 of internal storage for the apartments. Building 3A has a total volume of 411m^{3}and 3B has a total volume of 272m^3 of internal storage, providing a total sum of 683m^3 of internal storage for the development.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
			Basement levels 1 and 2, shared with both Buildings 3A and 3B, house storage rooms with the capacity of 550m^3. There are also storage cages (at the end of some car parking spaces) with a total capacity 326m^3. These provide additional storage, external to apartments in each of Buildings 3A and 3B for bulky items. Refer ADG Compliance Table for details.
	Objective 4G-2 *Additional storage is conveniently located, accessible and nominated for individual apartments*	Yes	Additional secure storage is provided at basement levels, which will be allocated to specific individual apartments.
4H Acoustic Privacy	*Objective 4H-1* *Noise transfer is minimised through the siting of buildings and building layout*	Yes	Party walls & external walls will be constructed to NCC acoustic requirements to mitigate any potential noise transfer. Noise sources such as garages, driveways, service areas, plant and active communal areas are located away from bedrooms and apartments.
	Objective 4H-2 *Noise impacts are mitigated within apartments through layout and acoustic treatments*	Yes	Apartment layouts include rooms with similar noise requirements grouped together. Fixtures are located to act as sound buffers & doors are utilised to separate different uses.
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*	Yes	The primary noise source for the site is the impact from adjoining commercial tenancies and street. The significant street setback for the apartment buildings, the north-south orientation and perimeter landscaping will contribute to greater protection from sources of noise.
	Objective 4J-2 *Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission*	Yes	Materials selection, façade insulation and performance window glazing will assist in reduction of any potential noise transmission.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
4K Apartment Mix	*Objective 4K-1* *A range of different apartment types and sizes is provided to cater for different household types now and into the future*	Yes	A variety of apartment sizes and types have been provided in each building to suit market demands and demographics trends. Additionally, 8 townhouses are proposed as part of the Stage 3 Development for additional product.
	Objective 4K-2 *The apartment mix is distributed to suitable locations within the building*	Yes	The apartment mix is distributed equitably throughout buildings, to provide varied apartment sizes at lower, middle, and upper levels with appropriately sized open spaces.
4L Ground Floor Apartments	*Objective 4L-1* *Street frontage activity is maximised where ground floor apartments are located*	N/A	Due to the mixed-use nature of the proposed development, the ground floor of Buildings 3A and 3B are proposed to be retail tenancies, contributing to the activation of the public plaza.
	Objective 4L-2 *Design for ground floor apartments delivers amenity and safety for residents*	N/A	
4M Facades	*Objective 4M-1* *Building facades provide visual interest along the street while respecting the character of the local area*	Yes	Refer to Principle 2 Comments.
	Objective 4M-2 *Building functions are expressed by the facade*	Yes	Building entries are clearly defined through expressed awning elements at ground level. Apartment layouts are expressed externally through façade features of party walls, floor slabs & window elements. Balconies are contained and framed with the expressive articulation of the building and privacy screens. The mid-section and the crown of the buildings are separated by the recess intermediate level(s) and the crown (upper 2 floors of Building 3A and upper 1 floor of Building 3B) are expressed as distinct white framed boxes,

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
			carrying the architectural language and styling of preceding CIVITAS development of Stage 1 (ENIXUS) and stage 2.
4N Roof Design	*Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street*	Yes	Roof tops are design to accommodate communal open spaces and plant. Lift access is provided to the rooftops via lobbies. Appropriate setbacks are observed for the perimeter screen walls and landscaping to mitigate visual prominence of the rooftop elements from the white frame crown and the canopy over the lift lobby and BBQ / Dining areas is further recessed the same.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Yes	The rooftops communal spaces are equipped with seating, BBQ facilities and shade structures for comfort and protection of the residents. The open space can accommodate passive and active recreation.
	Objective 4N-3 Roof design incorporates sustainability features	Yes	The roof of each building accommodates plant, removing elements from private open space of apartments and the canopies support roof top solar panels for maximum efficiency.
4O Landscape Design	*Objective 4O-1 Landscape design is viable and sustainable*	Yes	Refer to the Landscape Design Report accompanying the development application.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	Yes	Refer to the Landscape Design Report accompanying the development application.
4P Planting on Structures	*Objective 4P-1 Appropriate soil profiles are provided*	Yes	Refer to the Landscape Design Report accompanying the development application.
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Yes	Refer to the Landscape Design Report accompanying the development application.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
	Objective 4P-3 *Planting on structures contributes to the quality and amenity of communal and public open spaces*	Yes	The planting on the building has been designed to contribute to the local neighbourhood, provide internal amenity for the residents, and enhance privacy for neighbouring residents by creating an additional barrier for any onlooking into private outdoor space.
4Q Universal Design	*Objective 4Q-1* *Universal design features are included in apartment design to promote flexible housing for all community members*	Yes	The design of Stage 3 apartment buildings incorporate the Livable Housing Guideline's silver level universal design features for 22 of the total 90 apartments in Buildings 3A, and 3B equal to 24% of the total and above the 20% of the ADG.
	Objective 4Q-2 *A variety of apartments with adaptable designs are provided*	N/A	All communal and public areas are accessible via lift or ramp access. Solar access is maximised through the north - south orientation of the rectilinear apartment buildings. 9 accessible carparking spaces are allocated and marked in the basement carpark level 1 and 2.
	Objective 4Q-3 *Apartment layouts are flexible and accommodate a range of lifestyle needs*	Yes	Apartment designs incorporate flexible design solutions including dual master bedrooms with separate bathrooms or ensuites, study areas where possible and larger apartments with varied living space options.
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	The proposed development does not include additions to an existing building
	Objective 4R-2 *Adapted buildings provide residential amenity while not precluding future adaptive reuse*	N/A	The proposed development does not include adapting an existing building

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
4S Mixed Use	*Objective 4S-1* *Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.*	Yes	Stage 3 Development is a mixed use development, the first stage in the CIVITAS master plan that brings the living community to this commercial/retail/light industrial site. The design of the master plan sets the future vision for the precinct with active retail frontages to the public plaza, as the key through site, pedestrian link connecting Morgan Street to Forsyth and Wollundry Lagoon, and beyond.
	Objective 4S-2 *Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents*	Yes	Residential lobbies are clearly defined and separate to the retail tenancies, and residents parking is via secure access to basement, separated from retail services. Amenity of the rooftop residential communal areas is maximised through landscaping and appropriate furnishing.
4T Awnings & Signage	*Objective 4T-1* *Awnings are well located and complement and integrate with building design*	Yes	The building is set back from the street and the over articulation and inset balconies reduces the need for awnings. The top floor balconies are partially covered, and the roof top areas are equipped with a wrap-around canopy to increase the all-year-round usability of the outdoor communal areas.
	Objective 4T-2 *Signage responds to the context and desired streetscape character*	Yes	Appropriate signage will be incorporated into the overall development to clearly identify each building and to provide distinct wayfinding for both residents and visitors to the site. Building signage is proposed for Building 3A's West façade as demonstrated on DA201. The retail awning is also integrated with building design, skirting the base of the building and providing weather protection along each apartment building at ground floor. It also provides opportunity for retail tenancies signage that will be subject to a separate development application.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
4U Energy Efficiency	*Objective 4U-1* *Development incorporates passive environmental design*	Yes	Compliance with the Solar access, cross ventilation and natural light requirements are met for each of the apartment buildings. Please refer to NatHERs report for details.
	Objective 4U-2 *Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer*	Yes	Design solutions to be included are: • Use of thermal glazing or performance glass where required. • Maximised thermal mass of external walls • Ceramic tiles or timber flooring • Insulated roofs and walls
	Objective 4U-3 *Adequate natural ventilation minimises the need for mechanical ventilation*	Yes	Natural ventilation is optimised to apartments. Natural ventilation is provided to all habitable rooms. Due to the local weather conditions of the site at Wagga Wagga, with hot summers and cold winters, , mechanical ventilation is required to all apartments. To minimise the physical and noise impact of equipment, they are on retail awning (where they are not visible from public domain) for the first-floor apartments and rooftops for the remainder of apartments in each building.
4V Water Management & Conservation	*Objective 4V-1* *Potable water use is minimised*	Yes	Apartments will incorporate water efficient fittings and appliances and will be individually metered for potable water usage. Rainwater will be collected on site for reuse in landscape irrigation.
	Objective 4V-2 *Urban stormwater is treated on site before being discharged to receiving waters*	Yes	Rainwater is collected on site for retention and reuse in landscape irrigation. Water treatment is incorporated into the stormwater drainage solution for the site. Refer to the Stormwater design report for details.

ELEMENT	GUIDELINE	MEETS OBJECTIVE	COMMENTS
	Objective 4V-3 *Flood management systems are integrated into site design*	Yes	Extensive flood modelling has been undertaken to understand the effects of the raising flood waters for the proposed development as well as neighbouring site. The design has therefore adopted a raised public plaza to elevate the ground floor tenancies above the identified flood levels, allowing for flood storage on site as well as east-west conveyancing of flood waters across the site to mitigate their adverse impacts. Refer to Flood Study report for details.
4W Waste Management	*Objective 4W-1* *Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents*	Yes	A discreet and separate residents waste storage room is provided as part of the ground floor back -of-house with a designated marshalling area in front for the garbage truck pickup from service lanes. This will allow collection of bins from the site to reduce impacts on the residents and the streetscape.
	Objective 4W-2 *Domestic waste is minimised by providing safe and convenient source separation and recycling*	Yes	Refer to the Waste management plan.
4X Building Maintenance	*Objective 4X-1* *Building design detail provides protection from weathering*	Yes	Detailed design of buildings and appropriate materials selection will ensure protection of buildings from weathering.
	Objective 4X-2 *Systems and access enable ease of maintenance*	Yes	Window selection will enable cleaning of windows from inside of the building or balconies. Low maintenance materials and finishes selections will be made to limit the need and frequency of maintenance.
	Objective 4X-3 *Material selection reduces ongoing maintenance costs*	Yes	Low maintenance materials and finishes selections will be made to limit the need and frequency of maintenance. Sensors to control artificial lighting will be used in common areas. Robust and durable materials and finishes will be used to common areas.

4. CONCLUSION

This Architectural Design Statement has demonstrated how the proposed CIVITAS Stage 3 development complies with the principles of SEPP Housing and the intent of the objectives and criteria of Parts 3 and 4 of the ADG. Where strict numeric compliance with the criteria of ADG is not achieved, the development proposes alternative design solutions to enhance the quality of the built environment and the amenity for the future residents of the site and neighboring properties.

The proposed development is considered a catalyst in transforming the CIVITAS Site towards its intended future character and use and is in congruent with its context through it compliment of uses and built forms. The proposed development is considered to:

- Be a suitable and desirable use for the site;
- Be in accordance with the aims, objectives and provisions of the relevant statutory and non-statutory planning instruments;
- has no adverse impact to its context and has suitably responded to environmental issues such as, storm water management, flooding, traffic etc.

Accordingly, this application is submitted to Council for consideration, and it is recommended that council approve the application with a consenting determination.