|  |  |  |  |
| --- | --- | --- | --- |
| **State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development 2002 (SEPP 65)** – **Apartment Design Guideline Assessment Table** | | | |
| **Section** | **Assessment** | | **Compliance** |
| **Part 3 Siting the Development** | | | |
| **3A Site Analysis** | | | |
| **Objective 3A-1**  *Each element in the Site Analysis Checklist should be addressed (see Appendix 1).* | The DA has been accompanied by a Site Analysis Plan which denotes a number of key features within the development site. The site analysis plan notes the following key features within the development site:   * Providing driveway access via Dairy Street only as this is the lowest part of the site, therefore minimising any unnecessary cut. * Providing a pedestrian east west connection through the site to enhance the overall permeability through the site and provide stronger connections to adjoining land uses. This will increase pedestrian activity through and around the site, contributing to passive surveillance. * As the site is located within the Town Centre, sufficient bicycle parking will be made available to residents, reducing the reliance for private motor vehicles. | Yes | |
| **3B Orientation** | | | |
| **Objective 3B-1**  *Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)* | The building footprint of both buildings accurately responds to the shape of the lot, which clearly defines the street corner, and does not compromise any key views to and from the site. Further, the development provides various design elements to assist in defining the street corner, including:   * Providing balconies that cross onto the secondary frontages for units located on the corner. * The use of various finishes at each corner such as aluminium sunshades on each elevation. | Yes | |
| *Where the street frontage is to the east or west, rear buildings should be orientated to the north.* | The development has been designed to ensure a large portion of units and communal open space areas will achieve maximum solar access at the winter solstice. This is achieved by increasing the amount of open space within the centre of the development site, which shifts the units closer to the boundary, allowing for maximum solar access to habitable rooms and balconies. Further, sufficient communal open space is provided on the upper floor to ensure the development meets the minimum communal open space requirements as per the Apartment Design Guideline (ADG). | Yes | |
| *Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2).* | As noted above, the development achieves the minimum requirements with regards to solar amenity as per the design criteria. This is discussed further below. | Yes | |
| **Orientation – Objective 3B-2** *Solar access to living rooms, balconies and private open spaces of neighbours should be considered.* | Lots immediately surrounding the site are currently vacant however are anticipated for high rise development in accordance with the Oran Park DCP and the Precincts SEPP. The shadow diagrams indicate that there will be no adverse solar amenity impacts on lots surrounding the site. | Yes | |
| *Overshadowing should be minimised to the south or downhill by increased upper-level setbacks.* | Additional setbacks on the upper floors are not required to reduce the extent of overshadowing to the southern end of the property. | Not required to achieve the minimum requirements. | |
| **3C Public Domain Interface** | | | |
| **Objective 3C-1**  *Terraces, balconies and courtyard apartments should have direct street entry, where appropriate.* | All ground floor units will have direct access to the street via private open space areas. | Yes | |
| *Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1).* | Private open space areas for units on the ground floor, generally sit higher than the street, which allows for direct overlooking onto the public street whilst maintain maximum privacy. | Yes | |
| *Upper-level balconies and windows should overlook the public domain.* | All balconies will allow for direct overlooking to the street and to the communal open space area located within the centre of the development site. Balconies that directly overlook other private open space areas are sufficiently setback (minimum 13.5m) to ensure privacy of future residents is maintained. Where required, privacy louvers have been incorporated outside lobby areas and habitable rooms with views directly into private open space areas to maximise privacy. | Yes | |
| *Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m.* | Metal balustrade fencing is sought, permitting for direct overlooking onto the public domain area (on the ground floor) via proposed units that front the public street. No solid fencing is sought within the development site. | Yes | |
| *Length of solid walls should be limited along street frontages.* | Sufficient articulation with varying colours and materials are proposed on all facades, minimising potential blank solid walls. | Yes | |
| *Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets.* | An east west pedestrian link, connecting the communal open space area within the development site with the public domain is sought. This will consist of various seating areas opportunities that are well shaded and connect to key adjoining areas including the future train station, Oran Park Podium, Oran Park Leisure Centre and Oran Park Library. Further, having balconies as private open space areas, there are greater opportunities for casual interaction with the public domain. | Yes | |
| *In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions:*   * *architectural detailing* * *changes in materials* * *plant species* * *colours* | One vehicular entrance is proposed on the southern end via Dairy Street. Two main pedestrian entrances via the northern (South Circuit), western (Civic Way) and southern (Holstein Street) are also sought. These areas are differentiated through the chosen landscaping species including the provision of street planting (tree type and siting), paved areas and architectural design on each elevation. | Yes | |
| *Opportunities for people to be concealed should be minimised.* | The boundary of the development consists of open style fencing and landscaping which ensures privacy of residents will be maintained. As noted above, no blank walls are proposed. Overall, the potential for concealment will be minimised through the chosen design of the development. | Yes | |
| ***Objective 3C-2***  *Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking.* | Street planting is sought around the boundaries of the site, to soften the density of the development via the public domain. | Yes | |
| *Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided.* | Four mailbox rooms are proposed within the development site. These rooms are directly accessible via a lobby area which directly connects to the street. | Yes | |
| *The visual prominence of underground car park vents should be minimised and located at a low level where possible.* | The proposed vehicular access point into the basement level is via Dairy Street which is the lowest point of the site. | Yes | |
| *Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view.* | A substation is proposed on the southern elevation, just off Holstein Street. Although this is directly accessible via the public street, the street frontage will consist of sufficient landscaping, to reduce the visual impact of this required structure. Waste rooms, pump rooms and associated areas are all proposed within the basement level and/or the top floor. These areas are not visible via public streets. | Yes  Yes | |
| *Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels.* | The proposed location of building entrances has appropriately considered the existing slope of the site, minimising the requirement for ramps and/or the like. |
| **3D Communal and Public Open Space** | | | |
| **Objective 3D-1**  *Communal open space has a minimum area equal to 25% of the site (see figure 3D.3).* | The development proposes communal open space on the ground floor and on the upper floor. Overall, a total of 2,135m2, which equates to 33.2% of the total site area (approximately 1,452.30m2 on the ground floor and 682.70m2 on the upper floor). The development exceeds the requirements as specified in this control. | Yes | |
| *Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).*  *Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones or in dense urban areas, they should:*   * *provide communal open space elsewhere such as a landscaped roof top terrace or common room.* * *Provide larger balconies or increased private open space areas.* * *Demonstrate good proximity to public open space and facilities and/or provide contributions to public open space.* | The shadow diagrams indicate that all of the communal open space areas on the upper floor will achieve solar amenity at the winter solstice. In addition, sections of the communal open space on the ground floor will also achieve solar amenity at the winter solstice. All of the allocated areas are considered to be useable spaces and therefore contribute to the total calculation of communal open space.  In response to the above, a total of 805.13m2 (minimum) of communal open space will achieve a minimum of two hours of solar amenity at the winter solstice, which equates to 37.71% of the total area.  In response to the above, the total proposed communal open space area can be supported for the following reasons:   * The development proposes rooftop terraces which generally consists of soft landscaping, paved areas and seating opportunities and therefore can accommodate a range of activities. * The development site is located in a business zone and in proximity to a number of public recreational sites including Town Park and Town Square (west) and Splash Park (north). These parks are all within walking distance of the development site. * Private open space areas (balconies and courtyards) are generally larger than the minimum requirements specified in the ADG. This is clearly specified on the architectural plans. | Yes | |
| *Communal open space should be consolidated into a well-designed, easily identified and usable area.* | Communal open space is sought on the ground floor and Level 6. The ground floor communal open space area is accessible via all elevations and are easily identifiable via the public domain. The top floor communal areas are accessible and equitable to all residents as they are accessible via a lift or stairs within the lobby area. These areas consist of landscaping and paved areas that are generally open and do not provide opportunities for concealment. | Yes | |
| *Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions.* | Communal open space areas across the site exceed 3m in width and depth. The provided communal open areas are sufficient given the scale of the development. | Yes | |
| *Communal open space should be co-located with deep soil areas.* | As noted, communal open space areas contain an appropriate level of soft landscaping to encourage frequent usage. | Yes | |
| *Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies.* | Communal areas are directly accessible via a public street on all elevations. The top floor communal area is accessible via the lobby area which directly connects to the lifts and all levels within the development site. | Yes | |
| **Objective 3D-2**  *Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces) such as:*   * *seating for individuals or groups.* * *barbecue areas.* * *play equipment or play areas.* * *swimming pools, gyms, tennis courts or common rooms.* | Common areas within the development site include shelter and seating opportunities and artificial lawn, community gardens and common areas such as seating nooks, gaming areas including ping-pong and chess board. As such, the development provides sufficient common facilities within communal open space areas. | Yes | |
| *The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts.* | The siting of both buildings adequately responds to the topography of the site, ensuring that external common areas and habitable rooms receive maximum sunlight at the winter solstice. | Yes | |
| *Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks.* | A substation is located on the western end of the site and is visible via Holstein Street only. Further, street landscaping with sufficient maturity is proposed around this area which will reduce the visual appearance of the substation via the public domain. All other services including on-site detention tanks and plant rooms are situated within the basement or top levels and are therefore not visible via the public domain. As such, visual impacts on the public domain are expected to be minimal. | Yes | |
| **Objective 3D-3**  *Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include bay windows, corner windows and balconies.* | Two separate pedestrian access points into the ground floor communal open space area are provided (east and west). As the common open space area is located within the centre of the development site, private balconies will permit for direct overlooking in common external areas, maximising safety and security. Privacy of the units will be maintained through the provision of privacy screens/louvers and hoods to minimise opportunities for direct overlooking into private areas/habitable rooms. | Yes | |
| *Where communal open space/facilities are provided for children and young people they are safe and contained.* | The subject site is bounded by metal balustrade fencing on the ground floor to allow for easy and direct access to the public domain, whilst still maximising privacy. The boundaries of the community open space area on the upper floors will also be bounded by metal balustrade fencing to maximise the safety of residents. | Yes | |
| **3E Deep Soil Zones** | | | |
| **Objective 3E-1** |  |  | |
| *Deep soil zones are to meet the following minimum requirements: 7% of the total area, with a minimum dimension of 6m.*  **Objective 3F-1** | The development provides a minimum of 482m2 of deep soil area, covering a minimum of 7.4% of the total site area. | Yes | |
| *Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from the buildings to the side and rear boundaries are as follows:*  A table with text and numbers  Description automatically generated | Sufficient distances have been provided for most windows outside habitable rooms. In the event appropriate distances could not be achieved, privacy louvers are proposed.  Between Buildings A and B, the following separation distances are proposed:  **Ground Level –** 12m  **Level 1 –** 12m  **Level 2 –** 12m  **Level 3 –** 12m  **Level 4 –** 12m  **Level 5 –** 18m  **Level 6 –** 18m | Yes | |
| *New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:*   * *site layout and building orientation to minimise privacy impacts (see also section 3B Orientation).* | The building has been orientated in a way, where maximum privacy will be achieved. Further, additional privacy measures such as privacy screens, hoods and louvers have been included in the design of the development to prohibit opportunities for direct overlooking into private areas / habitable rooms. | Yes | |
| *Direct lines of sight should be avoided for windows and balconies across corners.* | This has been avoided where possible. In the instance this is not achievable, privacy screens have been included into the design of the development to ensure there are no adverse privacy impacts on future residents. | Yes | |
| **Objective 3F-2**  *Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows.* | Communal and common areas are separate from private open space areas. | Yes | |
| *Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment’s service areas.* | Rooms located opposite lobby areas generally consist of wet rooms, kitchens, storage (such as walk in robes). Walls outside bedrooms and other habitable areas that back onto the lobby are not situated directly opposite the common circulation areas (around the lift and stairs), where residents are likely to linger. As such, acoustic impacts are expected to be minimal. | Yes | |
| *Balconies and private terraces should be located in front of living rooms to increase internal privacy.* | All balconies are situated accessible via habitable rooms including living rooms. | Yes | |
| *Windows should be offset from the windows of adjacent buildings.* | There are no larger scale buildings surrounding the site. | Yes | |
| *Recessed balconies and/or vertical fins should be used between adjacent balconies.* | Privacy screens are proposed to prevent opportunities for direct overlooking into habitable rooms. | Yes | |
| **Objective 3G-1**  *Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge.* | All ground floor units will have direct access via the public street. In addition to this, public entrances into the development will also be provided via the public street through communal open space areas and lobbies. Therefore, there is a public entrance on all frontages, which contributes to the overall street activation around the subject site. | Yes | |
| *Entry locations relate to the street and subdivision pattern and the existing pedestrian network.* | A minimum of one entry location is provided on all elevations, which is appropriate given the surrounding subdivision pattern and existing street network. | Yes | |
| *Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries.* | Architectural design is used to clearly distinguish building entries (into the lobby areas) from the public domain. In addition, planting and fencing around private entries is also used to clearly distinguish private entries via the public domain, which is separate from the communal entrances. | Yes | |
| **Objective 3G-2**  *Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces.* | All building access areas are clearly visible from communal / public areas within the buildings. | Yes | |
| **Objective 3G-3**  *Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport.* | A pedestrian link is provided within the site, which provides a direct connection between the eastern and western elevations. | Yes | |
| *Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate.* | The proposed pedestrian links via the communal open space areas have direct sight lines and will be overlooked via windows outside habitable rooms and balconies. As the communal open space area on the ground floor is large enough to accommodate a range of activities and contains a number of features including shelter, paved areas and seating opportunities, it is expected this area will generate a high level of activity. | Yes | |
| **Objective 3H-1**  *Car park access should be integrated with the building’s overall facade.* | The design of the façade for the car parking area is well integrated into the design of the development through the chosen colours and finishes as it is consistent with the built form. As a result, the car parking entry is unlikely to dominate the street frontage. | Yes | |
| *Car park entries should be located behind the building line.* | The car park entry is located behind the main building frontage where it is anticipated to have a lower level of pedestrian activity (on this frontage). | Yes | |
| *Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout.* | Vehicular entrance into the basement level will be provided via Dairy Street which is the lowest point of the site. | Yes | |
| *Car park entry and access should be located on secondary streets or lanes where available.* | As noted, vehicular access via the car park will be provided via Dairy Street which is not considered to be a main road. | Yes | |
| *Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided.* | This outcome is not proposed. | Yes | |
| *Access point locations should avoid headlight glare to habitable rooms.* | Vehicular access into the development site will be via Dairy Street (into a basement). Directly opposite the site (on the southern elevation), the site is currently vacant. This lot is envisioned for future commercial / mixed use development. At this stage, it is unlikely that vehicular access into the sight will result in unreasonable headlight glare to surrounding residential developments. | Yes | |
| *Adequate separation distances should be provided between vehicle entries and street intersections.* | Vehicular access into the basement is situated a minimum of 18m from the South Circuit and Dairy Street intersection. This is considered most appropriate for the site. | Yes | |
| *The width and number of vehicle access points should be limited to the minimum.* | One vehicular access point is proposed as part of this development. The width of the vehicular access point will permit three directional movements, that can safely accommodate three cars passing through at the same time. This is considered the most appropriate for the site. Standard conditions are recommended, requiring the development to be carried out in accordance with the relevant Australian Standards. | Yes | |
| *Visual impact of long driveways should be minimised through changing alignments and screen planting.* | The proposed driveway is a sufficient length to ensure there are no adverse visual impacts via the public domain. Further, sufficient landscaping is proposed along the Dairy Street frontage to minimise the dominance of the garage via the public street. | Yes | |
| *The need for large vehicles to enter or turn around within the site should be avoided.* | The design and layout of the development is unlikely to encourage this action from occurring. | Yes | |
| *Garbage collection, loading and servicing areas are screened.* | Bin rooms are proposed on Basement Level 1 and are therefore screened from the public domain. On collection days, bins will be stored on Holstein Street to allow for Council collection. | Yes | |
| *Clear sight lines should be provided at pedestrian and vehicle crossings.* | The buildings on the southern elevation (via Dairy Street) are further set back from the boundary to allow for safe pedestrian movements across the driveway crossovers. | Yes | |
| *Traffic calming devices such as changes in paving material or textures should be used where appropriate.* | Changes in surface materials is sought within communal areas to accommodate a range of activities. | Yes | |
| *Pedestrian and vehicle access should be separated and distinguishable.* | Pedestrian and vehicular access points are separate and clearly distinguishable. Design outcomes include changes in surface materials for pedestrian and vehicular areas and provision of landscaping. | Yes | |
| **Objective 3J-1**  *Where less car parking is provided in a development, council should not provide on street resident parking permits.* | Car parking has been provided in compliance with Council’s DCP requirements. | Yes | |
| **Objective 3J-2**  *Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters.* | 63 bicycle spaces are provided across the development site which is satisfactory for the development. | Yes | |
| *Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas.* | Bicycle parking is provided within the basement level, which is situated directly opposite the lifts. As such, proposed bike parking areas are easily accessible and directly connect to communal open space areas within the subject site. | Yes | |
| *Conveniently located charging stations are provided for electric vehicles, where desirable.* | Two charging locations are provided within Basement 1. | Yes | |
| **Objective 3J-3**  *Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces.* | One car wash bay is proposed on each basement level which does not cross over any other car parking spaces. Supporting facilities to accommodate the development such as waste storage facilities are located within the basement level and do not obstruct the overall moveability within any car parking spaces. | Yes | |
| *Direct, clearly visible and well-lit access should be provided into common circulation areas.* | All common areas directly align to entry and exit points with clear view lines and reduce opportunities for concealment. | Yes | |
| *A clearly defined and visible lobby or waiting area should be provided to lifts and stairs.* | Lobby areas are well sized to ensure that access points to stairs and lifts are clearly visible. | Yes | |
| *For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards.* | Line marking is proposed in basement levels to indicate the path of travel for vehicles. The double loaded aisles for vehicles are wide enough to permit two directional traffic movements as well as pedestrian movements on either side without compromising safety. | Yes | |
| **Objective 3J-4**  *Excavation should be minimised through efficient car park layouts and ramp design.* | Proposed excavation is appropriate given the context of the development. Ramps have been proposed where appropriate to minimise any excess cut. | Yes | |
| *Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles.* | Vehicular movements will be provided through the delivery of double loaded aisles that are generally simplistic in terms of their routes through the basement levels. The proposed routes within both basement levels are considered to be most effective given the size and context of the site. | Yes | |
| *Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites.* | The car park entrance does not protrude above the ground level. | Yes | |
| *Natural ventilation should be provided to basement and sub-basement car parking areas.* | The basement level will be ventilated through a mechanical system. | Yes | |
| **Objective 3J-5**  *On-grade car parking should be avoided.* | Not proposed as part of the development. | Yes | |
| **Objective 3J-6**  *Exposed parking should not be located along primary street frontages.* | Not proposed. | Yes | |
| *Positive street address and active frontages should be provided at ground level.* | The development provides pedestrian access into the site via all elevations that directly connects to the communal open space area. Given there is easy access via all entries, all street frontages are expected to generate a high level of pedestrian activity at the ground level. | Yes | |
| ***Part 4 Designing the Building*** | | | |
| **4A Solar and Daylight Access**  *Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area.* | Of the units proposed, 129 achieve a minimum of two hours of solar access at the winter solstice between 9am and 3pm. This equates to 73% of proposed dwellings. | Yes | |
| *A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.* | Of the dwellings proposed, 23 will not receive direct solar access at the winter solstice. This equates to 13% of the total number of units. | Yes | |
| *Living areas are best located to the north and service areas to the south and west of apartments.* | Where possible, living areas are proposed on the northern end to maximise access to solar amenity. | Yes | |
| *To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used:*   * *dual aspect apartments* * *shallow apartment layouts* * *bay windows* | Where possible, dual aspect apartments are proposed, particularly those with a frontage to the street and communal open space area on the ground floor. Within these units, large windows / door openings are proposed to maximise potential for solar amenity. | Yes | |
| *Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms.* | Clerestory windows are proposed to enhance solar amenity. | Yes | |
| **4B Natural Ventilation**  *Doors and openable windows maximise natural ventilation opportunities by using the relevant design solutions.* | A number of window types are proposed that range in size and shape is proposed within all the units. All windows are openable and therefore will allow for each unit to be naturally ventilated. | Yes | |
| *Where courtyards are used:*   * *use is restricted to kitchens, bathrooms and service areas.* * *building services are concealed with appropriate detailing and materials to visible walls.* * *courtyards are fully open to the sky* * *acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved.* | The upper floor outdoor communal area provides open landscaping that is able to accommodate a range of activities. There are no kitchens, bathrooms and service areas proposed within this area.  The application was reviewed by Council’s Environmental Health Officer, where no concerns were raised with regards to acoustic privacy from these areas into any of the proposed units. | Yes | |
| *Opportunities for reflected light into apartments are optimised through:*   * *reflective exterior surfaces on buildings opposite south facing windows* * *integrating light shelves into the design* * *light-coloured internal finishes.* | Light colour balcony and soffits are used to minimise opportunities for light to be reflected into habitable rooms. | Yes | |
| *At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.* | Of the apartments proposed, 108 are able to be naturally cross ventilated. This is compliant with the 60% standard. | Yes | |
| *Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.* | A maximum depth of 18m is proposed for cross through apartments. | Yes | |
| *The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths.* | A large number of corner and dual aspect apartments are proposed as part of this development where possible. | Yes | |
| *In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4).* | All external windows and doors within cross through apartments are generally consistent with each other, to maximise cross ventilation and solar amenity. | Yes | |
| *Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow* | Windows, doors and corners are proposed when required to reflect the proposed building envelope plan. | Yes | |
| *Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow.* | Appropriate ceiling heights and depths are proposed to maximum ventilation and airflow. | Yes | |
| **4C Ceiling Height**  *Measured from finished floor level to finished ceiling level, minimum ceiling heights are:*   * *habitable rooms 2.7m.* * *non-habitable rooms 2.4m.*   *These ceiling height do not preclude higher ceilings if desired.* | A minimum ceiling height of 2700mm is proposed across all levels of the development. | Yes | |
| *Ceiling heights of lower-level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses.* | As noted, the ground floor proposes a ceiling height of 2700mm, which is at the minimum requirement. | Yes | |
| **4D Apartment Size and Layout**  *Apartments are required to have the following:*   * *studio 35m2.* * *1-bedroom 50m2.* * *2-bedroom 70m2.* * *3-bedroom 90m2.* | Each unit has achieved compliance with the minimum requirements. | Yes | |
| *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.* | Each unit has at least one window, that directly overlooks a public space. All windows exceed a minimum of 10% of the total internal floor area of each unit. | Yes | |
| *Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).* | All unit plans achieve open living with kitchens generally adjoining lounge rooms and balconies. | Yes | |
| *A window should be visible from any point in a habitable room.* | A window is provided outside every living room and bedroom, which overlooks a public area (within and outside the site). | Yes | |
| *Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas.* | Minimum room dimensions are met. | Not applicable. | |
| *Habitable room depths are limited to a maximum of 2.5 x the ceiling height.* | No habitable rooms extend beyond 8m in depth. This equates to 2.5 x the ceiling height. | Yes | |
| *In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.* | All units (where open play layouts are proposed) have a maximum depth of 8m. | Yes | |
| *Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths.* | Greater than minimum ceiling heights are proposed across all levels. | Yes | |
| *All living areas and bedrooms should be located on the external face of the building.* | All bedrooms and living areas propose a window that directly overlooks the public street and/or the communal open space areas. As such, these rooms are all located on the external face of the building. | Yes | |
| **4D Apartment Size and Layout** *Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).* | A minimum area of 12m2 is proposed for master bedrooms and 9m2 for all other bedrooms is proposed. The calculation of floor area excludes walk in wardrobes, built in cupboards and ensuites. | Yes | |
| *Bedrooms have a minimum dimension of 3m (excluding wardrobe space).* | All bedrooms achieve a minimum dimension of 3m. | Yes | |
| *Living rooms or combined living/dining rooms have a minimum width of:*   * *3.6m for studio and 1 bedroom apartments* * *4m for 2 and 3 bedroom apartments.* | All living and dining room areas achieve a minimum dimension of 4m. | Yes | |
| *The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.* | All cross through apartments achieve a minimum width of 4.2m. | Yes | |
| *Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas.* | Access into bedrooms, laundries and bathrooms are not directly via the living room. | Yes | |
| *All bedrooms allow a minimum length of 1.5m for robes.* | All robes are a minimum 1.6m in length. It is however noted that the robes in A-G.03 (see the Figurebelow), A1.04, A-2.04, B-2.04, A-3.07, B-4.15 is a minimum 1.3m in width and therefore does not achieve the 1.5m standard. Whilst this does not meet the design requirements specified in the ADG, it does meet the design guidance of this objective, therefore still allowing sufficient area for storage. Overall, the total area of the space extends beyond the minimum requirements as specified in the ADG.    A floor plan of a bedroom  Description automatically generated | Yes | |
| *The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high.* | Some bedrooms propose more than one wardrobe space in order to maximise the total area of storage across each unit. Consequently, all wardrobes within master bedrooms achieve a combined area of 2m in length, 6.6m deep and 2.1m in height (minimum). | Yes | |
| *Apartment layouts allow flexibility over time.* | Open style living is proposed within each of the units, which allows for greater flexibility with regards to internal layouts. | Yes | |
| **4E Private Open Space and Balconies**  *All apartments are required to have primary balconies as follows.* | The following private open space areas appear to be inconsistent with the design guidelines set in the ADG:   * A-1.01 – (two bedrooms) minimum depth of 1.5m however a total area of 13.096m2. * A-1.03 – (two bedrooms) minimum depth of 1750mm, with a total useable area of 15.73m2. * A-1.05 (three bedrooms) – minimum depth of 1.5m however a total useable area of 16.50m2. * A-1.06 (two bedrooms) – minimum depth of 1.5m however a total useable area of 16.50m2. * A-2.01 (two bedrooms) – minimum depth of 1.5m however a total useable area of 14.70m2. * A-2.03 (two bedrooms) – minimum depth of 1.75m however a total useable area of 21.50m2. * A-2.06 (two bedrooms) – minimum depth of 1.5m however a total useable area of 16.00m2. * A4.03 (two bedrooms) – minimum depth of 1.5m however a total useable area of 14.90m2. * A4.08 (two bedrooms) – minimum depth of 1.75m however a total useable area of 23.40m2. * B4.11 (two bedrooms) – minimum depth of 1.5m however a total useable area of 16.90m2. * B4.12 (two bedrooms) – minimum depth of 1.25m however a total useable area of 21.40m2. * A5.10 (Two bedrooms) – minimum depth of 1.5m however a total useable area of 16m2. * A6.04 (Two bedrooms) – minimum depth of 1.75m however a total useable area of 23.40m2. * B-6.12 (Two bedrooms) – minimum depth of 1.25m however a total useable area of 21.60m2.   Whilst the above is noted, it is considered that the intent of the design requirement has been achieved as:   * All balconies listed above achieve an appropriate amount of useable floor area within the private open space area. * The extent of the inconsistencies are minor and therefore will have no impacts to the quality of life on future residents. | Yes | |
| *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.* | All units on the ground floor are consistent with this design recommendation except for the following:  AG.08 – Minimum depth of 1.6m however a total area of 26m2.  AG.09 – Minimum depth of 1.5m however a total area of 35m2.  Whilst the above has been identified, it is considered that the intent of the control has been achieved as they both exceed the minimum useable area, therefore encouraging maximum usage of the allocated private open space area. | Yes | |
| *Increased communal open space should be provided where the number or size of balconies are reduced.* | Whilst most units achieve a compliant balcony area, a large communal open space area is provided on the ground and upper floor to accommodate all residents. These areas are large enough to accommodate a range of activities that will encourage pedestrians to linger within the space longer. | Yes | |
| *Storage areas on balconies is additional to the minimum balcony size.* | No storage areas are proposed on balconies. | Yes | |
| *Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space.* | All balconies are directly accessible via a living room. | Yes | |
| *Private open spaces and balconies predominantly face north, east or west.* | Where possible, balconies are orientated where maximum sunlight will be achieved at the winter solstice. | Yes | |
| *Solid, partially solid or transparent fences and balustrades are selected to respond to the location.* | Balustrade fencing is proposed around the boundaries of the site and on balconies, to permit for direct overlooking onto the public domain without compromising privacy of residents. | Yes | |
| *Projecting balconies should be integrated into the building design and the design of soffits considered.* | Balconies are integrated into the design of the built form, therefore not comprising the overall amenity of the site via the public domain. | Yes | |
| *Balustrades are set back from the building or balcony edge where overlooking or safety is an issue.* | Privacy louvers have been incorporated into the design, to ensure that opportunities for direct overlooking is not compromised. | Yes | |
| *Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design.* | Air-conditioning units are integrated into the roof, therefore ensuring it does not compromise the amenity of the building via the public domain. | Yes | |
| *Changes in ground levels or landscaping are minimised.* | Changes in levels are proposed where required to enable for a generally flat and useable landscaped area. Overall, the changes in levels to the landscaped area are relatively minor and considered appropriate within this instance. | Yes | |
| *Design and detailing of balconies avoids opportunities for climbing and falls.* | Vertical balustrades are proposed, which prevents opportunities for climbing and falls. | Yes | |
| **4F Common Circulation and Spaces**  *The maximum number of apartments off a circulation core on a single level is eight. Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.* | A maximum of nine units are proposed off one circulation core on the following levels:  Level 1 – Building B - Units B1.01 – B1.06 and B1.15 – B1.17.  Level 2 – Building B - Units B2.01 – B2.06 and B2.15 – B2.17.  The remaining levels propose a maximum of eight units off one circulation core. | Yes | |
| *Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors.* | Sufficient corridor width and ceiling heights which are beyond the minimum requirements are proposed to allow for easy and comfortable movements for future residents. | Yes | |
| *Daylight and natural ventilation should be provided to all common circulation spaces that are above ground.* | Sufficient windows are proposed within lobby areas (on all levels) to allow for natural ventilation. | Yes | |
| *Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors.* | Where possible, windows are provided within lobby areas (on all levels). | Yes | |
| *Longer corridors greater than 12m in length from the lift core should be articulated.* | Sufficient articulation is proposed on all levels from the lift core to each of the units to avoid long, deep and narrow hallways. Further, the articulation will prevent opportunities for concealment, maximising safety of residents. | Yes | |
| *Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed.* | No windows are proposed to open directly into common circulation areas. | Yes | |
| *Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines.* | The development has achieved compliance with this control. | Yes | |
| *Tight corners and spaces are avoided.* | Sufficient widths and appropriate levels of articulation are proposed on all levels within the circulation areas to avoid tight corners and spaces. | Yes | |
| **4G Storage**  *In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:*    *At least 50% of the required storage is to be located within the apartment.* | Storage areas are proposed within each unit, which meet and exceed at least 50% of the minimum requirements specified in these guidelines. Further, lockable storage areas are proposed within the basement level. These storage areas are located directly behind each car parking space or adjacent to some parking spaces, with a total area of 2.2m2 (minimum). Overall, all units proposed within the development site provide the minimum or exceed the requirements specified in the ADG. | Yes | |
| *Storage is accessible from either circulation or living areas.* | All storage areas within the units are accessible via circulation areas. | Yes | |
| *Left over space such as under stairs is used for storage.* | Where applicable, storage cupboards have been delivered within left over areas. | Yes | |
| *Storage is provided for larger and less frequently accessed items.* | Each unit has an allocated storage space within the basement level, which has the capacity to accommodate larger and less frequently accessed items. | Yes | |
| *Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible.* | All storage areas within basement levels are located at the rear of the allocated car parking space. | Yes | |
| *Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain.* | Storage within the basement level is well integrated into the design of the built form, therefore not compromising the overall amenity and permeability of the basement levels. | Yes | |
| **4H Acoustic Privacy**  *Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy).* | The development site is bounded by a local road / collector road on all frontages. As such, sufficient building separation has been delivered from adjoining developments. | Yes | |
| *Window and door openings are generally orientated away from noise sources.* | The application was accompanied with an acoustic report, which provided recommended attenuation to window and door openings to openings that directly face a public road. Compliance with the recommendations can be assured through a condition of consent. | Yes | |
| *Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas.* | Lifts and stair openings are not directly opposite any window or door openings (associated with a unit). As such, the adverse acoustic impacts are expected to be minimal. | Yes | |
| *Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources.* | Storage areas, circulation areas and non-habitable rooms are appropriately located to buffer potential noise sources from habitable areas across the development site. | Yes | |
| **4J Noise and Pollution**  *Internal apartment layout separates noisy spaces from quiet spaces.* | Proposed internal layouts are appropriate for the intended development outcome. | Yes | |
| *Design solutions to mitigate noise.* | The application was accompanied by an Acoustic Assessment, prepared by Renzo Tonin and Acoustics. As part of the assessment, a number of recommended acoustic treatments were noted to ensure acoustic impacts on future residents is kept to a minimal. Recommended acoustic treatments include:   * Glazed windows and doors (in accordance with Table 6-2 of the acoustic report). * Prohibiting vents on the internal skin of external walls. All penetrations in the internal skin of external walls should be acoustically sealed (i.e airtight).   Council’s Environmental Health Officer has raised no concerns with the proposed recommendations, subject to the imposition of recommended conditions of consent. |  | |
| **4K Apartment Mix**  *A variety of apartment types is provided.* | A wide variety of apartment types are proposed, consisting of one, two and three bedrooms. Some of the units are adaptable and can accommodate residents with mobility constraints. The layouts do vary depending on the location of the unit. | Yes | |
| *The apartment mix is appropriate, taking into consideration:*   * *the distance to public transport, employment and education centres.* * *the current market demands and projected future demographic trends.* * *the demand for social and affordable housing.* * *different cultural and socioeconomic groups.* | A range of one, two and three bedroom apartments are proposed across the development site, which are all in walking distance to surrounding key sites including Oran Park Podium, the future train station, educational establishments and public open space areas. Further, a number of units (and ancillary car parking spaces) are accessible for those with mobility constraints, therefore meeting the current market demand. | Yes | |
| *Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households.* | A wide range of unit types with varying bedroom numbers are proposed across the development site. This will accommodate most household types. | Yes | |
| *Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3).* | Varying apartment layouts are proposed on all elevations and levels to achieve successful façade composition. As a direct consequence, maximum solar access is achieved across the subject site. | Yes | |
| **4L Ground Floor Apartment**  *Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available.* | Larger apartment designs are proposed on the ground and at the top floor to utilise larger private open space / courtyard areas. | Yes | |
| *Direct street access should be provided to ground floor apartments.* | Direct access to the street (separate from public access points) is proposed for all units on the ground floor. In addition, pedestrian access into the lobby area on all frontages is proposed. | Yes | |
| *Privacy and safety should be provided without obstructing casual surveillance.* | Metal balustrade fencing is proposed around private open space areas to maximise passive surveillance whilst also preserve privacy of residents. | Yes | |
| **4M Facades**  *Design solutions for front building facades may include:*   * *a composition of varied building elements* * *a defined base, middle and top of buildings* * *revealing and concealing certain elements* * *changes in texture, material, detail and colour to modify the prominence of elements.* | The façade includes various design features to break up the bulk of the development. Specifically, this includes:   * Varying colours and finishes to clearly define each level and unit as well as separate public from private areas. * Proposed balconies to provide further articulation on all elevations. * Varying heights on the upper level. * Breaks in the built form to differentiate Building A from Building B as well as communal open space areas. | Yes | |
| *Building services should be integrated within the overall façade.* | All building services including plant rooms and lift overruns are well integrated into the external face of the building/s. |  | |
| *Building entries should be clearly defined.* | All building entries are clearly defined via the public domain. | Yes | |
| *Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height.* | The development provides balconies outside each unit and curved shapes to define the main building corners on all elevations. | Yes | |
| **4N Roof Designs**  *Roof design relates to the street.* | The roof design is sympathetic to the overall streetscape character. | Yes | |
| *Roof treatments should be integrated with the building design.* | The development is compliant with this control. | Yes | |
| *Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations.* | Communal open space is proposed on the roof level, with an appropriate and acceptable level of acoustic amenity, privacy and safety and security. | Yes | |
| *Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include:*   * + *the roof lifts to the north*   + *eaves and overhangs shade walls and windows from summer sun.* | Maximum solar access into the apartments will be achieved through the provision of skylights and eaves which overhang the built form. | Yes | |
| *Skylights and ventilation systems should be integrated into the roof design.* | Photovoltaic panels, clerestory windows and ventilation systems proposed to accommodate the proposed scale of the development. These design features are integrated onto the roof to minimise the adverse amenity impacts. | Yes | |
| **4N Roof Design**  *Roof treatments should be integrated with the building design.* | Proposed roof forms are integrated into the design of the building, contributing to the overall amenity of the site. | Yes | |
| *Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations.* | Roof level communal open space is proposed on both buildings and have been well integrated into the design of the built forms to ensure the adverse impacts are kept to a minimum. As noted in this assessment, the development site is sufficiently set back from the nearest residential allotment, which is therefore unlikely to impose any privacy concerns. Further, privacy screens have been incorporated (where applicable) to ensure there are no opportunities for direct overlooking into habitable and private open space areas.  To control the acoustic impacts on future residents, a condition is recommended, requiring all mechanical equipment and other sources on the roof top level that exceed 57dB(A) to be appropriately attenuated. Subject to the imposition of this control, no further concerns were raised by Councils Environmental Health Officer.  Appropriate fencing (1m high approximately) around the upper floor communal open space area is proposed to ensure safety users of this area is prioritised. | Yes | |
| *Roof design maximises solar access to apartments during winter and provides shade during summer.* | The proposed roof design will allow for extensive levels of solar amenity to be achieved within the development site at the winter solstice. |  | |
| **4O Landscape Design**  *Significant landscape features should be protected by:*   * *tree protection zones (see figure 4O.5)* * *appropriate signage and fencing during construction.* | The site is currently vacant, with no remnant vegetation. | Not applicable. | |
| *Minimum soil standards for plant sizes should be provided in accordance with Table 5.* | Standard conditions are recommended in the consent, to ensure appropriate plants are used within the development site. | Yes | |
| *Irrigation and drainage systems respond to:*   * *changing site conditions* * *soil profile and the planting regime* * *whether rainwater, stormwater or recycled grey water is used.* | The development proposes on site detention (on the corner of Holstein Street and Civic Way and on the corner of Dairy Street and South Circuit) which has been designed to ensure runoff has been managed in accordance with Council’s Engineering Specifications. Water quality measures have been implemented into the stormwater design to ensure stormwater is appropriately treated before discharging the site. This will be achieved through a combination of rainwater tanks, psorb stormwater filter cartridges and ocean guard pit baskets.  The application has been reviewed by Council’s Engineering Team where no concerns were raised, subject to the imposition of recommended conditions of consent. | Yes | |
| **4Q Universal Design**  *Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.* | 36 of the proposed units have been designed in accordance with the Liveable Housing Guideline's silver level universal design features. The application was referred to Council’s Building Certification Team, where no concerns were raised, subject to the imposition of recommended conditions of consent. | Yes | |
| *Adaptable housing should be provided in accordance with the relevant council policy.* | All units are designed where living and dining rooms are combined into one, providing opportunities to be converted into other uses later on. Further, proposed study nooks can also be converted into additional storage areas, which provides greater adaptive opportunities for future residents. | Yes | |
| *Apartment design incorporates flexible design solutions which may include:*   * + *rooms with multiple functions*   + *open plan ‘loft’ style apartments with only a fixed kitchen, laundry and bathroom.* | Each unit achieves a flexible living and dining room layout in that they can have multiple functions. | Yes | |
| **4U Energy Efficiency**  *Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access).* | Sufficient solar access at the winter solstice will be achieved across the development site. | Yes | |
| *Well located, screened outdoor areas should be provided for clothes drying.* | Larger balconies are proposed for all units across the development site, which will permit clothes drying outside. | Yes | |
| *Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement).* | All these matters are proposed within the basement level, which is within a centralised location. | Yes | |
| **4V Water Management and Conservation**  *Water efficient fittings, appliances and wastewater reuse should be incorporated.* | The development is compliant. | Yes | |
| *Rainwater should be collected, stored and reused on site.* | The MUSIC Model submitted with the DA notes that the subject development will be treated with a combination of rainwater tanks, Psorb Stormwater filter cartridges and ocean guard pit baskets. The rainwater tanks will be delivered with the On-Site Detention basins. | Yes | |
| *Water sensitive urban design systems are designed by a suitably qualified professional.* | The proposed stormwater plan incorporates WSUD through the provision of OSD and rainwater tanks, which will allow for water to be reused across the development site. | Yes | |
| *Detention tanks should be located under paved areas, driveways or in basement car parks.* | OSD tanks proposed within the basement level. | Yes | |
| **4W Waste Management**  *Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park.* | Rubbish bins are stored in the basement level and not visible via the public domain (with the exception of collection days). | Yes | |
| *Waste and recycling storage areas should be well ventilated.* | Waste and recycling storage areas are proposed within the basement level and will be mechanically ventilated. | Yes | |
| *Circulation design allows bins to be easily manoeuvred between storage and collection points.* | Bins located in the basement level have a clear direct path of travel to the intended collection area. Further, a hoist will be incorporated into the garbage room to allow for easy manoeuvring of bins within the basement level. | Yes | |
| *A waste management plan should be prepared.* | The DA was accompanied by a Waste Management Plan. The application has been reviewed by Council’s Waste Officers, where no concerns were raised, subject to the imposition of recommended conditions of consent. | Yes | |
| *All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling.* | Two under sink storage bins will be delivered within each unit. A general waste chute will be delivered that will directly connect into the basement level, where larger storage bins is located. | Yes | |
| *Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core.* | As noted, communal waste rooms are located within the basement level, making it accessible to all. Disposal of waste for each unit will be via a chute that can be found in lobby within each circulation area. | Yes | |
| **4X Building Maintenance**  *Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems.* | Mechanical systems not proposed as part of this development. | Yes | |
| *Centralised maintenance, services and storage should be provided for communal open space areas within the building.* | Large storage areas are proposed within the lobby on the upper floor to accommodate communal areas. | Yes | |