

## State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development - Applicant Compliance Statement

In accordance with Clause 50 of the Environmental Planning and Assessment Regulation 2000:

*If a development application that relates to residential apartment development is made on or after the commencement of the Environmental Planning and Assessment Amendment (Residential Apartment Development) Regulation 2015, the application must be accompanied by a statement by a qualified designer.*

*The statement by the qualified designer must:*

*(a) verify that he or she designed, or directed the design, of the development, and*

*(b) provide an explanation that verifies how the development:*

*(i) addresses how the design quality principles are achieved, and*

*(ii) demonstrates, in terms of the Apartment Design Guide, how the objectives in Parts 3 and 4 of that guide have been achieved.*

The purpose of this 'Applicant Compliance Statement' is to ensure that submitted Development Applications, as well as Prelodgement requests, meet the requirements of the Regulations, and provide detailed information to the Urban Design Consultative Group.

### **VERIFICATION BY QUALIFIED DESIGNER**

This statement is prepared by Kelly O'Connell (NSW Arch Reg. No.7715) Pursuant to Clause 115 (1A) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified designer. I directed the design of the development stated above and I confirm that the project achieves the design quality principles of the State Environmental Planning Policy No 65 – Apartment Design Guide

## THE PROPOSAL

<b>PROPOSAL: Residential Flat Building- Seniors Living (Sepp Housing for Seniors or People with a Disability)</b>		
<b>ADDRESS: 118a SOLDIERS POINT ROAD SOLDIERS POINT</b>		
<b>SITE DESCRIPTION:</b> The site is located behind and managed by the Soldiers Point Bowling Club. It is adjacent to the already constructed Stage 1 Seniors living project. The site has a substantial fall from front to back. The site is already DA approved for future stages- a design which was lower in height but occupying a much larger building footprint. The site is largely cleared but several remaining trees are to be retained. Water views are available to the East and North.		
<b>PROJECT TEAM (ARCHITECT, PLANNER ETC):</b> Kelly O'Connell- O'CONNELL ARCHITECTURE + DESIGN		
<b>ZONING:</b>		
	<b>REQUIREMENT</b>	<b>PROPOSED</b>
<b>HEIGHT</b>	N/A	MAX 24.3M (VARIES DUE TO SLOPING SITE)
<b>FLOOR SPACE RATIO</b>	N/A	
<b>CAR PARKING</b>	0.5 PER BEDROOM (SEPP SENIORS) = 79.5REQ	86 PROVIDED (ALL SPACES 3.2M WIDE AS PER ACCESS REPORT)

## DESIGN QUALITY PRINCIPLES

<b>PRINCIPLE</b>	<b>COMMENTS FROM QUALIFIED DESIGNER</b>
<b><i>Principle 1: Context and neighbourhood character</i></b> <ul style="list-style-type: none"><li><i>Good design responds and contributes to its context. Context is the key</i></li></ul>	The proposal sits adjacent to the existing 3 storey rendered seniors living project known as Greenside. The site is located behind and operated by the Soldiers Point Bowling Club. Vehicular and pedestrian access is already established through the Soldiers Point Bowling Club carpark. This is also intended to be enhanced (refer Landscae report)

*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.*



**Fig 1: EXISTING STAGE 1**



The site slopes up from the carpark towards the adjoining residential neighbours.



**Fig 2: view from carpark**

A DA Approval exists to construct future stages on the site in a series of rows running up the site and into the hill, orientated towards each other, with open accessways and with minimal setbacks to adjoining boundaries and neighbours.

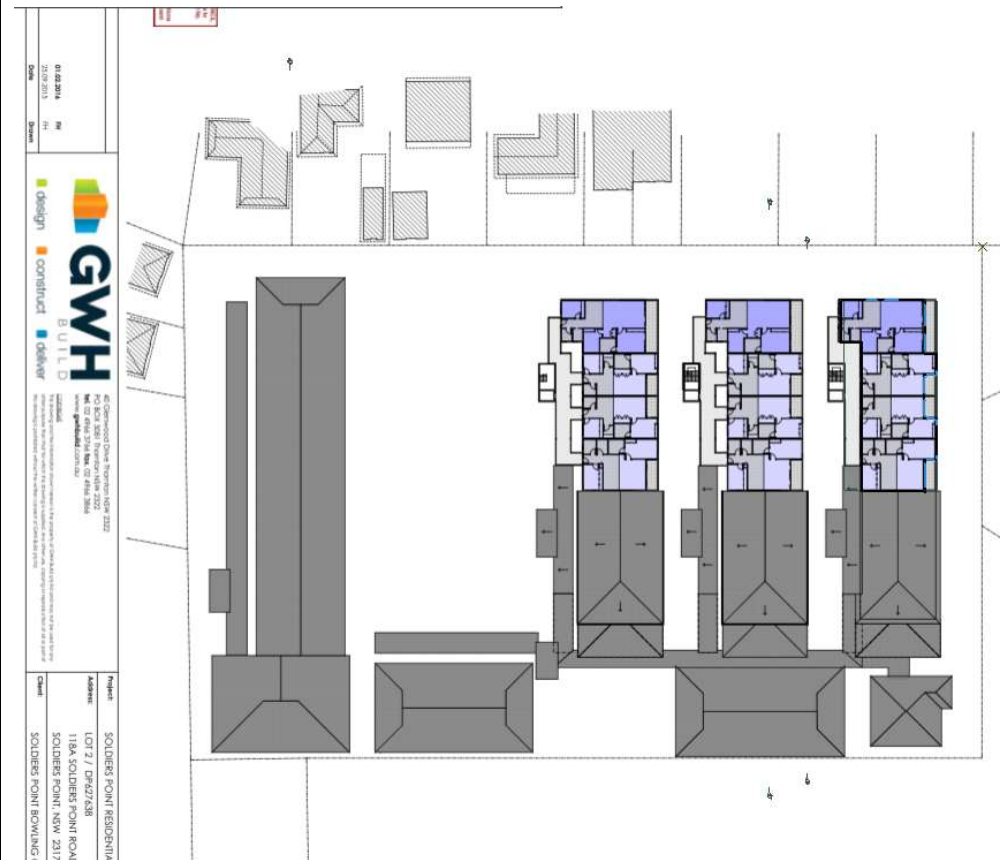


FIG3: EXISTING DA APPROVED LAYOUT



POST-DEVELOPMENT CONSENT  
This document relates to  
Development Consent No.  
18/0010/012  
and is subject to conditions  
as shown on that Consent

<p>Revised Section 14</p> <p>Section 14</p> <p>1 No. Description Date Drawn</p>				<p><b>GWH BUILD</b></p> <p>design   construct   deliver</p> <p>40 Glenwood Drive Thornton NSW 2022 PO BOX 3088 Thornton NSW 2022 Tel: 02 4964 3766 Fax: 02 4964 3666 www.gwhbuild.com.au</p> <p><b>DISCLAIMER</b> The drawings and information shown herein are the property of GWH Build Pty Ltd and may not be used for any other purpose than that for which the drawings were made. No other use, including reproduction or part of a new drawing is permitted without the written consent of GWH Build Pty Ltd.</p>		<p>Project: SOLDIERS POINT RESIDENTIAL</p> <p>Address: LOT 2 / DP627636 118A SOLDIERS POINT ROAD SOLDIERS POINT, NSW 2017</p> <p>Client: SOLDIERS POINT BOWLING CLUB LTD</p>		<p>Drawings: SITE MASTER: EAST ELEVATION</p> <p>Scale: 1:200 A1</p> <p>Drawn: PH</p>		<p>Date: 1/02/2016</p> <p>Project No: A14117</p> <p>DWG No: A-M010</p> <p>REV No: 8</p>	
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FIG 4: EXISTING DA APPROVED LAYOUT- EAST ELEVATION

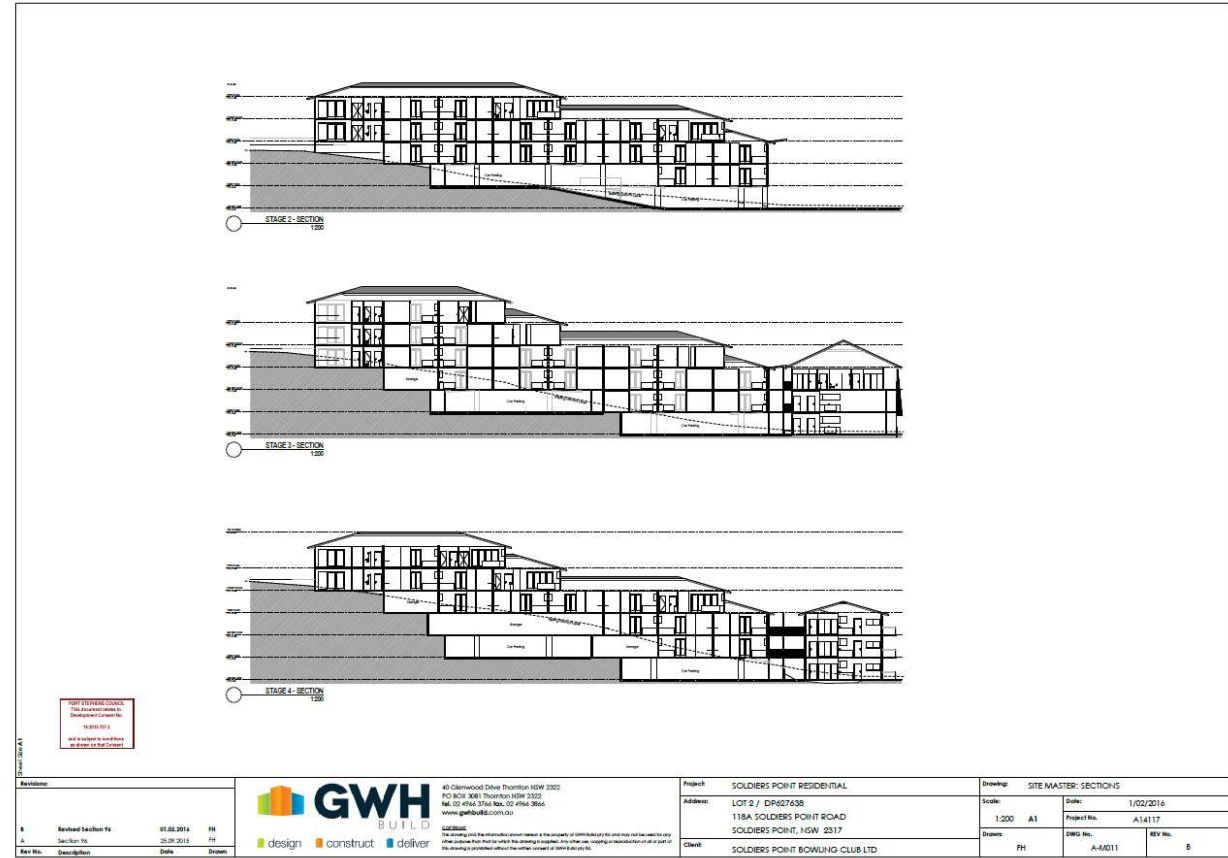


FIG 5: EXISTING DA APPROVED LAYOUT



Site investigations have shown that there is a significant amount of rock that would need to be removed to achieve this design.

This has raised an opportunity to rethink the approach to the site, firstly to avoid the substantial excavation required, but also to provide more contemporary 'apartment' style living, to maximise views towards the water, or to the substantial amount of landscape area that will be freed up to the rear, to minimise impact on neighbouring properties (including existing greenside residents), and to maximise privacy for all parties. The proposal is designed to be constructed in 3 stages.



FIG 6: NEW PROPOSED LAYOUT

<p><b>Principle 2: Built form and scale</b></p> <ul style="list-style-type: none"> <li>• <i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i></li> <li>• <i>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.</i></li> <li>• <i>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.</i></li> </ul>	<p>The new concept aims to address and treat the carpark as a street frontage- setting back the ground floor wall by 4.5m to create a more pedestrian friendly space and providing landscape planting. Pedestrian entries are clearly defined and the secure lobbies provided with ample space to include seating for casual interaction.</p> <p>At ground level the proposal is primarily carparking, consistent with the existing development, but broken by the active frontage of the residential entries and lobby areas. 2 vehicular entries are provided aswell as pedestrian ramps for disabled access. Clearly defining these main lobbies will not only assist in wayfinding but in creating a greater sense of identity for the development.</p> <p>At level 1 residential dwelling face the frontage, and additional parking nestles into the slope behind. At Level 2 dwellings are located at both sides, with the garden units being provided with substantial courtyards over the top of the carpark below.</p> <p>A large communal area is also provided over the carpark structure below. (refer landscape plans for details)</p> <p>The residential levels are designed as a simple apartment building form orientated to the street frontage or to the substantial rear gardens. By taking an alternative approach to the current approval and providing a taller building over a much smaller footprint, setbacks to neighbours and to the existing greenside are substantially increased from the approved design, going from approximately 9m to the rear to now over 58m in the new proposal.</p> <p>While the height (HOB measured at any point) is increased substantially from the approved design, the actual finished roof (FL) level AHD is only 5.6m above the approved max ridge level. This is because where the new proposal is located at the lowest point of the site away from neighbours, the approved design continued to step up and follow the slope of the site.</p> <p>We note that the maximum ridge has slightly increased from the pre-da proposal- however the visual impact is much less as this only occurs at intermittent locations where the clerestory windows are placed- whereas the pre-da design had a consistent ridge all at maximum RL.</p>
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	<p>This was in response to comments from the panel pre-da, suggesting greater articulation and variation in the roof line. The proposal as amended now achieves this.</p> <p>The building is designed to be constructed in 3 stages, and the façade expression reflects this, ensuring that each stage will look complete in itself.</p> <p>Since pre-da and following recommendations from the panel the façade has been further developed, with additional articulation and stepping in the building edge, particularly along the front of the building. Colours and materials while consistent with the pre-da scheme now further assist in breaking the visual bulk, as do the addition of a few vertical elements.</p>
<p><b>Principle 3: Density</b></p> <ul style="list-style-type: none"> <li>• <i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i></li> <li>• <i>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</i></li> </ul>	<p>The approved DA provides xxxx dwellings. The new proposal provides for a reduced number, with 68 dwellings in total-</p> <p>24 X 3BED, 43 X 2BED 1 X 1BED PLUS STUDY</p>
<p><b>Principle 4: Sustainability</b></p> <ul style="list-style-type: none"> <li>• <i>Good design combines positive environmental, social and economic outcomes.</i></li> <li>• <i>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal</i></li> </ul>	<p>A Basix assessment has been completed.</p> <p>Addiotional environmental measures such as photovoltaics have already been embraced by the club and will play an important role in this new project also.</p> <p>The new proposal is considered significantly more sustainable than the approved due to its reduced footprint and efficiency in services/structure etc. While the cross ventilation percentage for individual units is reduced it can be argues that the actual air flow and access to breezes is substantially improved in the wider/neighbourhood scale compared to the approved design which placed building so close together.</p>

<p><i>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.</i></p>	<p>The additional deep soil area and planting achieved is genuinely significant and will have an impact on solar access, air quality, reduction in noise impacts and in natural management of water through the site.</p>
<p><b>Principle 5: Landscape</b></p> <ul style="list-style-type: none"> <li>• <i>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.</i></li> <li>• <i>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.</i></li> <li>• <i>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</i></li> </ul>	<p>Following discussions with the panel additional planting and pavements are proposed to assist in wayfinding through the site.</p> <p>This includes a new pathway and tree plantings from the street to the main pedestrian entry and existing crossing/pathway network for the club. (refer landscape plans)</p> <p>It is noted that the pre-da drawings did not show the existing tree plantings within the carpark which have a contributory effect and assist with softening the proposal from the club and vice versa. These are also to be added to (refer landscape plan) with more carpark trees proposed.</p> <p>Additional tree planting and soft landscape is proposed at ground level to soften the street presentation. Additional landscape is proposed at Level 2 in the rear courtyards and communal space .</p> <p>The landscape masterplan also shows some potential areas of communal space further up the hill- refer landscape plans.</p> <p>It is clear that the new proposal allows for a substantial improvement in landscape outcomes, deep soil zones, communal facilities and open space generally.</p> <p>Refer landscape plans for details.</p>

<p><b>Principle 6: Amenity</b></p> <ul style="list-style-type: none"> <li>• <i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</i></li> <li>• <i>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.</i></li> </ul>	<p>Dwellings will have excellent amenity. Dwelling sizes and dimensions will exceed sepp 65 requirements and comply with AS1428 requirements. Generous deck areas are provided to allow for outdoor living.</p> <p>It is clear that the strategy of orientating the reduced footprint to the streetscape or to the rear garden is the best approach in terms of urban design outcome- including relating to the existing Greenside building, however the 'streetfront' has an easterly orientation. To maximise sunlight penetration midwinter a simple solution is used- no overhang is provided to the front living room windows, lining them up with the deck edge. There is also a sliding door facing North. This means that the maximum amount of sun is allowed to enter the windows and deck (no self shadowing).</p> <p>Easterly units achieve a minimum of 3hours of direct midwinter sun between 9 and 12pm, with the Garden units achieving 2 hours of midwinter direct sun between 1 and 3pm using the same strategy. Top floor units are provided with skylights and clerestory windows to provide direct additional sunlight during the day. Northern corner units have excellent sunlight access.</p> <p>Only 5 units do not achieve the 2hrs min sunlight to internal living areas- 102,202,302,402,502, (the South eastern cnr) receiving 1 hour to internal living space, however these still receive 3 hours to the deck. We note this could be addressed by pushing the living area forward as per the other eastern units- however we believe this corner location benefits more greatly from the additional deck area- both for the liveability and privacy of the corner residents and for the articulation of the overall built form.</p> <p>In summary-</p> <ul style="list-style-type: none"> <li>- 50/68 units 73.5% receive 3 hours or greater midwinter to living/deck or both</li> <li>- 63/68 92.6% of units receive 2hours or greater midwinter to BOTH living and decks</li> </ul> <p>67/68 apartments have windows of multiple orientations for natural ventilation, with 607 being the only single aspect NE facing unit and this dwelling is also provided with a ventilated skylight as it is located on the top floor</p>
<p><b>Principle 7: Safety</b></p> <ul style="list-style-type: none"> <li>• <i>Good design optimises safety and security within the development and the public domain. It provides for</i></li> </ul>	<p>A CPTED report will be undertaken to assist in discussing issues with security and management. Generally the new proposal creates an effective 'defensive' barrier, by addressing the carpark and providing secure carpark and residential entries. Residential balconies overlooking the area will also improve surveillance</p>

<p><i>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.</i></p> <ul style="list-style-type: none"> <li><i>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.</i></li> </ul>	
<p><b>Principle 8: Housing diversity and social interaction</b></p> <ul style="list-style-type: none"> <li><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</i></li> <li><i>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</i></li> <li><i>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</i></li> </ul>	<p>This style of accommodation is ideally located adjacent to the soldiers point bowling club and close to all shops and amenities.</p>
<p><b>Principle 9: Aesthetics</b></p> <ul style="list-style-type: none"> <li><i>Good design achieves a built form that has good proportions and a balanced</i></li> </ul>	<p>The proposal takes a simple apartment building form, aiming to sit comfortably with the existing Greenside building form and colours, but adding further interest and texture to the streetscape.</p>

*composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

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

Colours are generally neutral, charcoal, white and warm grey, with a few elements of 'greenside green' in a softened more muted version. Timber look louvres are used to add warmth and relate to Greenside screens.

We note that following the pre-da meeting additional articulation has been incorporated into the facades and roof forms. This has successfully reduced the 'mass' appearance of the proposal into smaller forms. Each stage will sit comfortably on its own and present as a 'finished building' as development progresses



FIG 7: VIEW OF STAGE 2

## **SEPP 65 - APARTMENT DESIGN GUIDE - COMPLIANCE TABLE**

<b>Part 3 - Siting the development</b>
<b>3A Site analysis</b> <i>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</i>
Comments - Proposal responds to unique site constraints
<b>3B Orientation</b> <i>3B-1 - Building types and layouts respond to the streetscape and site while optimising solar access within the development</i> <i>3B-2 - Overshadowing of neighbouring properties is minimised during mid winter</i>
Comments - No issue with overshadowing, substantially better outcome than the approved design.
<b>3C Public domain interface</b> <i>3C-1 - Transition between private and public domain is achieved without compromising safety and security</i> <i>3C-2 - Amenity of the public domain is retained and enhanced</i>
Comments - streetscape enhancements including landscape to be part of the proposal.
<b>3D Communal and public open space</b> <i>3D-1 - An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</i> <i>3D-2 - Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</i> <i>3D-3 - Communal open space is designed to maximise safety</i> <i>3D-4 - Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</i>
Comments - Significant communal areas are to be provided

DESIGN CRITERIA		PROPOSED <i>(provide details of numerical compliance)</i>	COMPLIANCE <i>(yes or no)</i>	COMMENTS <i>(justification for any non-compliance)</i>
Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)		<ul style="list-style-type: none"><li>- 65m2 common room at Level 6 with 25m2 of outdoor terrace,</li><li>- 486m2 of communal outdoor terrace</li><li>- 3640m2 of communal outdoor gardens</li></ul> <p>Approx. 4150m2 (63.4%) of communal outdoor area- not including the adjoining greenside stage 1 communal areas and gardens.</p>	yes	The new design frees up substantial areas for gardens and deep soil areas as well as introducing new formal communal terraces
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)		Excellent sunlight access	yes	
<b>3E Deep soil zones</b> <i>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</i>				
Comments – stage 2 site area approx. 6548m2				
DESIGN CRITERIA		PROPOSED <i>(provide details of numerical compliance)</i>	COMPLIANCE <i>(yes or no)</i>	COMMENTS <i>(justification for any non-compliance)</i>
Deep soil zones are to meet the following minimum requirements:		55.5%	yes	
Site area	Minimum dimensions	Deep soil zone (% of site area)		



less than 650m <sup>2</sup>	-	7%			
650m <sup>2</sup> - 1,500m <sup>2</sup>	3m				
greater than 1,500m <sup>2</sup>	6m				
greater than 1,500m <sup>2</sup> with significant existing tree cover	6m				
<b>3F Visual privacy</b> <i>3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</i> <i>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</i>					
Comments –The new design substantially increases setbacks and building separation compared to the approved layout. The proposal complies with or exceeds the ADG setbacks to the Northern neighbour. To the rear setbacks are increased from the approved 9m to approx. 58.7m in the new design. The proposal also orientates all units to either the ‘street’ frontage for water views, or to the rear garden, and away from neighbours and the existing greenside dwellings to maximise privacy and amenity.					
<b>DESIGN CRITERIA</b>			<b>PROPOSED</b> <i>(provide details of numerical compliance)</i>	<b>COMPLIANCE</b> <i>(yes or no)</i>	<b>COMMENTS</b> <i>(justification for any non-compliance)</i>
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:			9m min to side boundary exceeds ADG requirements.  58.7m setback to rear boundary provided.	yes	As above
Building height	Habitable rooms and balconies	Non-habitable rooms			

up to 12m (4 storeys)	6m	3m			
up to 25m (5-8 storeys)	9m	4.5m			
over 25m (9+ storeys)	12m	6m			
<p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</p>					
<p><b>3G Pedestrian access and entries</b></p> <p><i>3G-1 Building entries and pedestrian access connects to and addresses the public domain</i></p> <p><i>3G-2 Access, entries and pathways are accessible and easy to identify</i></p> <p><i>3G-3 Large sites provide pedestrian links for access to streets and connection to destinations</i></p>					
<p>Comments -</p> <p>Resident access is clearly defined.</p> <p>Additional pathways to assist way finding are included in the landscape masterplan</p>					
<p><b>3H Vehicle access</b></p> <p><i>3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</i></p>					
<p>Vehicular access is off the existing carpark frontage</p>					
<p><b>3J Bicycle and car parking</b></p> <p><i>3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</i></p> <p><i>3J-2 Parking and facilities are provided for other modes of transport</i></p> <p><i>3J-3 Car park design and access is safe and secure</i></p> <p><i>3J-4 Visual and environmental impacts of underground car parking are minimised</i></p>					

<p><i>3J-5 Visual and environmental impacts of on-grade car parking are minimised</i></p> <p><i>3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised</i></p>			
Comments – the proposal is under the Sepp, with carparking requirements being 0.5 cars per bedroom.			
DESIGN CRITERIA	PROPOSED <i>(provide details of numerical compliance)</i>	COMPLIANCE <i>(yes or no)</i>	COMMENTS <i>(justification for any non-compliance)</i>
<p>For development in the following locations:</p> <ul style="list-style-type: none"> <li>• on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> <li>• on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</li> </ul> <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street</p>	86	yes	
<p><b>Part 4 Designing the building</b></p> <p><b>4A Solar and daylight access</b></p> <p><i>4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</i></p> <p><i>4A-2 Daylight access is maximised where sunlight is limited</i></p> <p><i>4A-3 Design incorporates shading and glare control, particularly for warmer months</i></p>			
Comments -			
DESIGN CRITERIA	PROPOSED <i>(provide details of numerical compliance)</i>	COMPLIANCE <i>(yes or no)</i>	COMMENTS <i>(justification for any non-compliance)</i>

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Complies <ul style="list-style-type: none"> <li>- 50/68 units 73.5% receive 3 hours or greater midwinter to living/deck or both</li> <li>- 63/68 92.6% of units receive 2 hours or greater midwinter to BOTH living and decks</li> </ul> 67/68 apartments have windows of multiple orientations for natural ventilation, with 607 being the only single aspect NE facing unit and this dwelling is also provided with a ventilated skylight as it is located on the top floor	yes	Refer 'Principle 6' for further detail
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	All dwellings receive midwinter sunlight	yes	5 x SE corner units receive 1hr direct sunlight in living, with 2hrs on deck
<b>4B Natural ventilation</b> 4B-1 All habitable rooms are naturally ventilated 4B-2 The layout and design of single aspect apartments maximises natural ventilation 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents			
Comments -			
<b>DESIGN CRITERIA</b>	<b>PROPOSED</b> <i>(provide details of numerical compliance)</i>	<b>COMPLIANCE</b> <i>(yes or no)</i>	<b>COMMENTS</b> <i>(justification for any non-compliance)</i>
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	All units are provided with windows in multiple orientations and/or ventilated skylights to encourage cross-ventilation.  All top floor units are provided with ventilated skylights and/or operable clerestory windows for additional natural cross ventilation	no	The nature of the proposal as a seniors living development is such that a connected built form provides greater amenity and social connection for residents than a series of separated buildings. This style of floor plan has fewer corner units to allow this connection to shared amenities

	26/68 units are true cross-ventilated units. (38%)		<p>thus reducing the overall cross ventilation percentage to 38%</p> <p>It is noted that to separate the built forms further was investigated, however this resulted in a further substantial unit loss compared to the current approval, rendering this alternative proposal (smaller footprint larger landscape) unviable compared to the current approval.</p> <p>It is also noted that all units genuinely have excellent access to natural ventilation with large windows in multiple orientations, larger than normal covered deck areas, communal rooms, gardens, pool areas and other facilities and it is considered for this specific circumstance and end user that the outcome provides greater amenity overall.</p>
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line		yes	
<b>4C Ceiling heights</b> <i>4C-1 Ceiling height achieves sufficient natural ventilation and daylight access</i> <i>4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</i> <i>4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building</i>			
Comments -			

DESIGN CRITERIA		PROPOSED <i>(provide details of numerical compliance)</i>	COMPLIANCE <i>(yes or no)</i>	COMMENTS <i>(justification for any non-compliance)</i>
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		Proposal will comply	yes	3.1m floor to floor heights allow for 2.7m ceilings and services
Minimum ceiling height for apartment and mixed use buildings				
Habitable rooms	2.7m			
Non-habitable	2.4m			
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area			
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope			
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use			
These minimums do not preclude higher ceilings if desired.				
4D Apartment size and layout				
4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity				
4D-2 Environmental performance of the apartment is maximised				
4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs				
Comments -				

DESIGN CRITERIA	PROPOSED <i>(provide details of numerical compliance)</i>	COMPLIANCE <i>(yes or no)</i>	COMMENTS <i>(justification for any non-compliance)</i>										
<p>Apartments are required to have the following minimum internal areas:</p> <table><tr><td>Apartment type</td><td>Minimum internal area</td></tr><tr><td>Studio</td><td>35m<sup>2</sup></td></tr><tr><td>1 bedroom</td><td>50m<sup>2</sup></td></tr><tr><td>2 bedroom</td><td>70m<sup>2</sup></td></tr><tr><td>3 bedroom</td><td>90m<sup>2</sup></td></tr></table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each</p>	Apartment type	Minimum internal area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	70m <sup>2</sup>	3 bedroom	90m <sup>2</sup>	Units exceed requirements	yes	
Apartment type	Minimum internal area												
Studio	35m <sup>2</sup>												
1 bedroom	50m <sup>2</sup>												
2 bedroom	70m <sup>2</sup>												
3 bedroom	90m <sup>2</sup>												
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms		yes											
Habitable room depths are limited to a maximum of 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		yes											
Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space)		yes											



Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		yes																
Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"><li>• 3.6m for studio and 1 bedroom apartments</li><li>• 4m for 2 and 3 bedroom apartments</li></ul>		yes																
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		n/a																
<b>4E Private open space and balconies</b> <i>4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</i> <i>4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents</i> <i>4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</i> <i>4E-4 Private open space and balcony design maximises safety</i>																		
Comments -																		
<b>DESIGN CRITERIA</b>	<b>PROPOSED</b> <i>(provide details of numerical compliance)</i>	<b>COMPLIANCE</b> <i>(yes or no)</i>	<b>COMMENTS</b> <i>(justification for any non-compliance)</i>															
All apartments are required to have primary balconies as follows: <table><tr><td><b>Dwelling type</b></td><td><b>Minimum area</b></td><td><b>Minimum depth</b></td></tr><tr><td>Studio apartments</td><td>4m<sup>2</sup></td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m<sup>2</sup></td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m<sup>2</sup></td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m<sup>2</sup></td><td>2.4m</td></tr></table>	<b>Dwelling type</b>	<b>Minimum area</b>	<b>Minimum depth</b>	Studio apartments	4m <sup>2</sup>	-	1 bedroom apartments	8m <sup>2</sup>	2m	2 bedroom apartments	10m <sup>2</sup>	2m	3+ bedroom apartments	12m <sup>2</sup>	2.4m		yes	
<b>Dwelling type</b>	<b>Minimum area</b>	<b>Minimum depth</b>																
Studio apartments	4m <sup>2</sup>	-																
1 bedroom apartments	8m <sup>2</sup>	2m																
2 bedroom apartments	10m <sup>2</sup>	2m																
3+ bedroom apartments	12m <sup>2</sup>	2.4m																

The minimum balcony depth to be counted as contributing to the balcony area is 1m			
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m <sup>2</sup> and a minimum depth of 3m		yes	
<b>4F Common circulation and spaces</b> <i>4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments</i> <i>4F-2 Common circulation spaces promote safety and provide for social interaction between residents</i>			
Comments -			
<b>DESIGN CRITERIA</b>	<b>PROPOSED</b> <i>(provide details of numerical compliance)</i>	<b>COMPLIANCE</b> <i>(yes or no)</i>	<b>COMMENTS</b> <i>(justification for any non-compliance)</i>
The maximum number of apartments off a circulation core on a single level is eight		Yes stage 2A  No stage 2a & 2B (9 units off single core)  Yes stage 2A, 2B, 2C	The central corridor is generally divided into 2 with 2 lifts provided. Following pre-da feedback the solid separation of the stage 2A and 2B circulation cores by the fire stair has been removed by relocating the fire stair.  Instead the corridor is left more open allowing greater natural light from the Northern end window.  On construction of stage 2C the corridor may require smoke separation by a glazed smoke door
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		yes	2 lifts provided

<b>4G Storage</b> 4G-1 Adequate, well designed storage is provided in each apartment 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments													
Comments -													
<b>DESIGN CRITERIA</b>	<b>PROPOSED</b> <i>(provide details of numerical compliance)</i>	<b>COMPLIANCE</b> <i>(yes or no)</i>	<b>COMMENTS</b> <i>(justification for any non-compliance)</i>										
In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><td><b>Dwelling type</b></td><td><b>Storage size volume</b></td></tr><tr><td>Studio apartments</td><td>4m<sup>3</sup></td></tr><tr><td>1 bedroom apartments</td><td>6m<sup>3</sup></td></tr><tr><td>2 bedroom apartments</td><td>8m<sup>3</sup></td></tr><tr><td>3+ bedroom apartments</td><td>10m<sup>3</sup></td></tr></table> At least 50% of the required storage is to be located within the apartment	<b>Dwelling type</b>	<b>Storage size volume</b>	Studio apartments	4m <sup>3</sup>	1 bedroom apartments	6m <sup>3</sup>	2 bedroom apartments	8m <sup>3</sup>	3+ bedroom apartments	10m <sup>3</sup>		yes	All units have more than the 50% storage requirement internally, the 08,09,10 2 bed units have the least with 4m2 within the dwelling (compliant), plus storage cages in the carpark for most dwellings. Over bonnet storage cages are offered as an additional option.  Larger units are provided with additional storage
<b>Dwelling type</b>	<b>Storage size volume</b>												
Studio apartments	4m <sup>3</sup>												
1 bedroom apartments	6m <sup>3</sup>												
2 bedroom apartments	8m <sup>3</sup>												
3+ bedroom apartments	10m <sup>3</sup>												
<b>4H Acoustic privacy</b> 4H-1 Noise transfer is minimised through the siting of buildings and building layout 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments													
Comments:													
Noted The proposed building design has significantly better acoustic outcomes than the proposed layout which had long rows of dwellings within close proximity to each other and to neighbours. Acoustic impacts of construction as additional stages are completed will need to be addressed, particularly for those dwellings adjoining the oncoming stage. Its suggested that an acoustic report could make recommendations for additional levels of acoustic separation within the end walls/windows of each stage or a management plan may need to be in place													

<b>4J Noise and pollution</b> <i>4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</i> <i>4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</i>
Comments:  above
<b>4K Apartment mix</b> <i>4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future</i> <i>4K-2 The apartment mix is distributed to suitable locations within the building</i>
Comments:  24 x 3bed, 43 x 2bed, 1 x 1bed plus study. This unit mix is considered ideal for this location
<b>4L Ground floor apartments</b> <i>4L-1 Street frontage activity is maximised where ground floor apartments are located</i> <i>4L-2 Design of ground floor apartments delivers amenity and safety for residents</i>
Comments: n/a
<b>4M Facades</b> <i>4M-1 Building facades provide visual interest along the street while respecting the character of the local area</i> <i>4M-2 Building functions are expressed by the facade</i>
Comments: Refer design statement
<b>4N Roof design</b> <i>4N-1 Roof treatments are integrated into the building design and positively respond to the street</i> <i>4N-2 Opportunities to use roof space for residential accommodation and open space are maximised</i> <i>4N-3 Roof design incorporates sustainability features</i>
Comments:

<p>Noted</p> <p>Changes have been made following the pre-da meeting to incorporate additional articulation into the roof forms, breaking the ridge and alternating direction of fall to create amore interesting roof line aswell as maximise opportunities for skylighting, clerestory windows and ventilation</p>
<p><b>4O Landscape design</b></p> <p><i>4O-1 Landscape design is viable and sustainable</i></p> <p><i>4O-2 Landscape design contributes to the streetscape and amenity</i></p>
<p>Comments:</p> <p>Refer landscape plans</p>
<p><b>4P Planting on structures</b></p> <p><i>4P-1 Appropriate soil profiles are provided</i></p> <p><i>4P-2 Plant growth is optimised with appropriate selection and maintenance</i></p> <p><i>4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces</i></p>
<p>Comments:</p> <p>Planter structures are to be incorporated into the building</p> <p>Refer landscape plans</p>
<p><b>4Q Universal design</b></p> <p><i>4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members</i></p> <p><i>4Q-2 A variety of apartments with adaptable designs are provided</i></p> <p><i>4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs</i></p>
<p>Comments:</p> <p>All units are designed to comply with AS1428</p>
<p><b>4R Adaptive reuse</b></p> <p><i>4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</i></p> <p><i>4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse</i></p>
<p>Comments:</p> <p>N/A</p>
<p><b>4S Mixed use</b></p>

<p><i>4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</i></p> <p><i>4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</i></p>
<p>Comments: N/A</p>
<p><b>4T Awnings and signage</b></p> <p><i>4T-1 Awnings are well located and complement and integrate with the building design</i></p> <p><i>4T-2 Signage responds to the context and desired streetscape character</i></p>
<p>Comments: noted</p>
<p><b>4U Energy efficiency</b></p> <p><i>4U-1 Development incorporates passive environmental design</i></p> <p><i>4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i></p> <p><i>4U-3 Adequate natural ventilation minimises the need for mechanical ventilation</i></p>
<p>Comments: noted</p>
<p><b>4V Water management and conservation</b></p> <p><i>4V-1 Potable water use is minimised</i></p> <p><i>4V-2 Urban stormwater is treated on site before being discharged to receiving waters</i></p> <p><i>4V-3 Flood management systems are integrated into site design</i></p>
<p>Comments:</p> <p>Noted</p> <p>By reducing building footprint and maximising soft landscape water management for the catchment is substantially improved compared to the approved scheme</p>
<p><b>4W Waste management</b></p> <p><i>4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</i></p> <p><i>4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling</i></p>
<p>Comments: Noted</p>

A waste room is provided on each level within stage 2A, this is provided with ample space for a garbage chute as well as a recycling chute or alternatively collection area for sorting/storage of recyclables.

**4X Building maintenance**

*4X-1 Building design detail provides protection from weathering*

*4X-2 Systems and access enable ease of maintenance*

*4X-3 Material selection reduces ongoing maintenance costs*

Comments:  
noted