



## DESIGN VERIFICATION STATEMENT

26 SOMERSET STREET AND 38-40 ORTH STREET, KINGSWOOD NSW 2747

## INTRODUCTION

This Design Verification Statement is for a 7 storey mixed use building, comprising basement car parking, a 2 level commercial podium and 5 levels of apartments above, at 26 Somerset Street and 38 – 40 Orth Street, Kingswood NSW 2747.

The Verification Statement is prepared with regard to architectural plans prepared by *Moderinn Pty Limited*, dated 14 October 2019 with drawing nos. as listed below:

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DA – 19.0	ORTH ST PERSPECTIVE
DA – 19.1	SOMERSET ST PERSPECTIVE
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DA – 19.3	ORTH ST PERSPECTIVE 2
DA – 20	SECTION A
DA – 21	SECTION B
DA – 22	SECTION C
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DA – 24	SECTION E
DA – 25	FLOOR AREA CALCULATION
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DA – 29	2 – 5 <sup>TH</sup> PRE & POST ADAPTABLE LAYOUT
DA – 30	3 BULDDING HEIGHT ENVELOPE
DA – 31	MATERIALS & FINISHES SCHEDULE

Moderinn Pty Ltd has been responsible for the design of the project on behalf of the applicant to provide reports and opinions on the development. Moderinn has prepared and reviewed the architectural drawings and is satisfied that the design meets the intent of the design quality principles provided in the Introduction of State Environmental Planning Policy No. 65 – Apartment Design Guide. (“SEPP 65”) and relevant regulations and Codes insofar as they need to at this stage of such projects.

The Development Summary is located in Annexure A of this document.

## PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

*“Good design responds and contributes to its context which can be defined as the key natural and built features of the area.”*

The subject land is located on the southern side of Orth Street, extending west to Somerset Street, situated approximately 350 metres southwest of Kingswood Railway Station, opposite Nepean Hospital, which is located on the western side of Somerset Street. The site is described as Lot 60, 61 and 62 in DP 36728, No. 28 Somerset Street and No’s. 38-40 Orth Street, Kingswood.

The site is broadly L shaped, with a total area of 1,781.6m<sup>2</sup>, with a frontage of 55m to Orth Street (excluding splay) and 16m to Somerset Street (excluding splay). Site depth ranges from 23m, widening to 39.545m at the eastern side boundary. The rear southern boundary is split into 2 sections. On the western side it is 30m long and on the eastern side, 25m long.

The subject land comprises 3 separate residential lots and is relatively flat, with a gentle fall to the northeast, towards Orth Street. The development site contains 3 single storey detached dwellings, with single garages and sheds located in the rear yards of each dwelling. None of the dwellings has any architectural or heritage value.

Lot 61 contains 2 medium sized trees, one in the northwest corner and one adjoining the rear southern boundary. There are no trees on Lot 60 or 62. The balance of vegetation on the land comprises lawn and shrubs. Several small to medium sized street trees are located along the frontage of the site. There are no watercourses on or near the site.

The locality east of Somerset Street is primarily residential in character comprising low density, predominantly single storey detached single dwelling housing. Some existing dwellings along Somerset Street, north of Orth Street have been converted to offices for medical and other professional practices. To the west of Somerset Street, is the large Nepean Hospital.

This proposal, along with the recently approved 6 storey residential building at 28-32 Somerset Street, are the beginnings of the changing character of the area. A character appropriate to its local context of railway station, shops and Nepean Hospital.



Figure 1: aerial photograph (Source: Google Maps).

## PRINCIPLE 2: BUILT FORM AND SCALE

**“Good design achieves an appropriate built form for a site and the building’s purpose, in terms of building alignments, proportions, building type and manipulation of building elements and Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.”**

The proposed height of 7 storeys taking advantage of the locality’s proximity of to Kingswood Railway Station to the north and the adjacent Nepean Hospital to the west is consistent with the height controls of the desired future character of the Precinct.

The building facades have been appropriately articulated and setback to provide an appropriate level of visual bulk when viewed from surrounding areas and will achieve the desired future character of the area. The proposal remains within the proposed maximum building height.

The building is well articulated in massing and architectural design elements to break down its mass. This is achieved through placement of balconies, vertical blade elements, variation in texture and colour as well as textural variation.

The stepping back of the seventh storey will assisting in mitigating the bulk, and therefore scale of the building.

The scale of the proposed and DA approved neighbour are the commencement of the future scale in this area.

## PRINCIPLE 3: DENSITY

***“Good design has density appropriate to the site and its context, in terms of floor space yield or number of units or residents.”***

The LEP and PDCP promote an increased density for the Precinct. The proposed development provides 41 apartments which will deliver an appropriate residential density within the Hospital Precinct at Kingswood. With respect to the Hospital precinct, the DCP aims to provide for development that contributes to the growth and character of Kingswood as a specialised medical precinct, deliver a balanced social, economic and environmental outcome and protect and enhance the public domain.

The proposed development is consistent with the objective for the Hospital Precinct by providing for a mixed-use building that is consistent with the desired future character for the locality and includes commercial floor space at ground level, suitable for medical related activities and includes a landscaped plaza area fronting the site in Orth Street and Somerset Street. The

proposal will provide positive social and economic outcomes and enhance the public domain.

Although the proposal has a less FSR than the allowable, a higher density is appropriate, given the local facilities and infrastructure.

#### PRINCIPLE 4: SUSTAINABILITY

*“Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.”*

The building has been designed to maximize solar access and cross ventilation opportunities for the apartments.

The living areas of the apartments have been orientated to maximize sunlight, daylight and natural ventilation. The apartments are accessed from a single lift lobby, eliminating internal double loaded corridors; the living areas of most apartments are orientated to the North to achieve excellent solar access and district views.

All the units have been designed to maximize natural cross ventilation, and kitchens within 8 meters of windows. The development will not be reliant upon automatic climate control to provide appropriate amenity for residents.

Water conservation and energy efficiency is a paramount consideration in the design, through the selection of energy saving appliances, implementation of water harvesting and low maintenance plants, requiring minimised watering.

#### PRINCIPLE 5: LANDSCAPE

*“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic and amenity for both the residents and or the public domain.”*

The proposal includes a generous soft landscaped area of 897m<sup>2</sup> on the ground level, L1, L2 and roof top, or 50.4% of site area and includes a deep soil area at ground level of 299.8m<sup>2</sup>. Deep soil area is located along the Somerset Street frontage, at the rear of the western and central portions of the building and in 3 portions along the Orth Street frontage. Deep soil areas have a minimum dimension of between 3m and 4m.

A total communal open space area of 734.838m<sup>2</sup>, which includes 450.838m<sup>2</sup> specifically reserved for resident use only (303m<sup>2</sup> at ground level and 147.838m<sup>2</sup> in a rooftop terrace) together with a shared landscaped communal area of 284m<sup>2</sup> fronting Orth Street, extending around the corner into Somerset Street.

The open space areas have been made conducive to easy use by residents.

The Planters are provided around the terraces at the ground floor to provide a visual interest and amenity at the entry podium and hard paved areas.

Maximisation of deep soil areas returns water directly back into the local aquifer. An important ESD principle.

Low maintenance species have been selected to minimise energy and water usage.

## **PRINCIPLE 6: AMENITY**

*“Good design provides amenity through the physical, spatial, and environmental quality of a development.”*

Amenity impacts on neighbouring properties will be acceptable, in the context that these existing low-density residential properties are zoned for future medium to high-rise mixed use redevelopment. Appropriate privacy protection measures are included in the development and the proposal will have a limited and acceptable impact on neighbour solar access.

The residents will have good solar access and ventilation, and being a multi-storey development, will have unimpeded views, particularly to the west.

Common open space is easily accessible, with natural surveillance by residents.

## **PRINCIPLE 7: SAFETY**

*“Good design optimises safety and security, both internal to the development and for the public domain.”*

The design of the development optimizes safety and security, both internal to the development and to the public domain. Safety and security has also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management.

The pedestrian entry point is highly visible from both the internal area of the development and the public domain which will allow safe access and egress from and to the building. The development has been designed to avoid hidden corners or concealment points.

The site has a street frontage and is currently activated by passing traffic or local workers and commuters. Natural surveillance will be facilitated from the two commercial levels facing Street frontage.

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A secure basement is provided with security gates located at the vehicle entry to building, off Orth Street. The roller shutter will be activated by remote control with intercom access available for visitors.

Garbage management would be in accordance with Council requirements.

## **PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION**

*“Good Design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.”*

Apartment mix is focussed on 2 bedroom units, which are the primary market for apartments in this locality. Unit mix comprises 6 x 1 bedroom units (14.6%), 31 x 2 bedroom units (75.6%) and 4 x 3 bedroom units (9.8%). 4 units (10%) are adaptable units.

The two levels of commercial tenancy, offer excellent opportunities, particularly for Hospital support services and local residents.

All are within easy walking distance to Kingswood Railway Station.

## **PRINCIPLE 9: AESTHETICS**

*“Quality aesthetics require the appropriate composition of building elements, texture and colours and reflect the use, internal design and structure of the development.”*

The proposal responds to the context with appropriate articulation of façade to create interest a scale compatible with existing single storey housing. This articulation is achieved composition of componentry comprising building materials, including painted cement render, textured paint, cladding, glazing, metal cladding and louvres.

The building façade is broken up into a series of large painted render panels suspended from first to seventh floor. The breakup of these panels varies from containing a large area of fenestration of varying proportion, further subdivided by glazing frame, to panels containing windows as single punctuations in an interesting pattern. The type of fenestration responds to the internal planning. Inset balconies occur between panels, enhancing the light floating quality. The panels step in plan along southern boundaries in response to the irregular geometry of the site. This creates interesting chiaroscuro or façade modelling, all assisting with articulation.

Strong vertical fenestration at the lift lobby, works both as pivot re-entrant corner and break between panels.

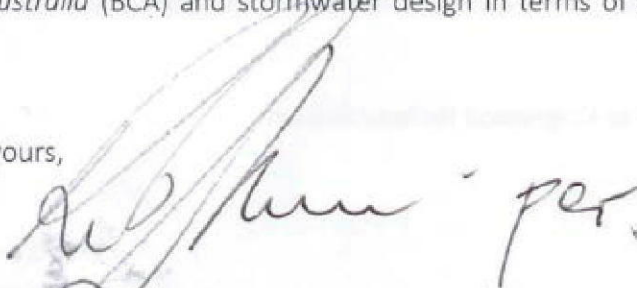
The seventh floor setback with deep roof overhangs reduces bulk and finishes the top of the building. Seventh floor planting softens the façade and enhances interest and amenity to outdoor areas, whilst inhibiting overlooking into neighbouring properties. This treatment is consistent throughout creating an interesting compositional treatment.

## CONCLUSION

It is evident from the summary outlined above and associated drawing package that the design clearly complies with the twelve design principles articulated in SEPP 65 *Apartment Design Guide*, and in our opinion, given the pending draft and current planning regulations, offers a credible and workable design. The design also demonstrates that it positively contributes to the future trends and objectives of planning principles and local amenity expressed by both State and Local Government.

The design, in our opinion, also positively addresses technical matters relating to Building Code of Australia (BCA) and stormwater design in terms of design compliance.

Sincerely yours,



Haris Sutanto (Director),  
B. Arch, Hons (UNSW), MBA (UTS)  
Chartered Architect, RAIA 6230

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## ANNEXURE A - DEVELOPMENT SUMMARY

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DA00	Cover Page
DA01	Survey/Demolition Plan
DA02	Context & Site Analysis Plan
DA03	Site Plan
DA03.1	Perspective 01
DA03.2	Perspective 02
DA04	Basement 1
DA05	Basement 2
DA06	Basement 3
DA07	Ground Floor Office
DA07.1	Floor Space Diagram
DA07.2	Orth St Frontage
DA07.3	Street View Landscape
DA07.4	Private Open Space
DA07.5	Somerset St Frontage
DA07.6	Communal Space Area
DA07.7	BBQ Area
DA08	First Floor Office
DA09	2nd Floor Plan
DA10	3rd Floor Plan
DA11	4th Floor Plan
DA12	5th Floor Plan
DA13	6th Floor Plan
DA13.1	Roof Top Communal Space
DA14	Roof Plan

Sheet Number	Sheet Name
DA15.0	North Elevation
DA15.1	North Elevation Dim
DA16.0	East Elevation
DA16.1	East Elevation Dim
DA17.0	West Elevation
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DA26	Solar Access Study
DA27	Cross Ventilation
DA28	Sun & Shadow Diagram
DA29	2-5th Pre & Post Adaptable Layout
DA30	3D Building Height Envelope
DA31	Materials & Finishes Schedule

### Area Calculation Schedules

Name	Area
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Com. Lobby	98 m <sup>2</sup>
Commercial	166 m <sup>2</sup>
Commercial	210 m <sup>2</sup>
Commercial	128 m <sup>2</sup>
Commercial	146 m <sup>2</sup>
Commercial	125 m <sup>2</sup>
Commercial	138 m <sup>2</sup>
Commercial	235 m <sup>2</sup>
Communal Open Space & Landscape	303 m <sup>2</sup>
Landscape	66 m <sup>2</sup>
Landscape	75 m <sup>2</sup>
Landscape	65 m <sup>2</sup>
Landscape	26 m <sup>2</sup>
Landscape	64 m <sup>2</sup>
Landscape	10 m <sup>2</sup>
Landscape	4 m <sup>2</sup>
Public Domain & Landscape	284 m <sup>2</sup>
Res. Lobby	55 m <sup>2</sup>

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## APARTMENT DESIGN GUIDE COMPLIANCE ASSESSMENT

PAGE	DESIGN CRITERIA/ OBJECTIVE	COMPLIANCE
3A – 1 OBJECTIVE	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	Yes
3B – 1 OBJECTIVE	Building types and layouts respond to the streetscape and site while optimising solar access within the development	Yes
3B – 2 OBJECTIVE	Overshadowing of neighbouring properties is minimised during mid-winter	Yes
3C – 1 OBJECTIVE	Transition between private and public domain is achieved without compromising safety and security	Yes
3C – 2 OBJECTIVE	Amenity of the public domain is retained and enhanced	Yes
3D – 1 DESIGN CRITERIA	<ol style="list-style-type: none"> <li>Communal open space has a minimum area equal to 25% of the site</li> <li>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 in 21 June (mid-winter)</li> </ol>	Yes
3D – 2 OBJECTIVE	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Yes
3D – 3 OBJECTIVE	Communal open space is designed to maximise safety	Yes
3D – 4 OBJECTIVE	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	N/A
3E – 1 OBJECTIVE	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Yes
3E – 1 DESIGN CRITERIA	<p>Deep soil zones are to be a minimum of 7% of the site area.</p> <p>Minimum dimensions are to be as follows:</p> <ul style="list-style-type: none"> <li>3m for the site area 650m<sup>2</sup> - 1,500m<sup>2</sup></li> <li>6m for site area greater than 1,500m<sup>2</sup></li> <li>6m for site area greater than 1,500m<sup>2</sup> with significant existing tree cover</li> </ul>	Non-Compliances (“variation is acceptable in the circumstances – refer to SEE”)
3F – 1 OBJECTIVE	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	Yes

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	Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	
3F- 1 DESIGN CRITERIA	<p>Separation between windows and balconies is provided to ensure visual privacy is achieved.</p> <p>Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <ul style="list-style-type: none"> <li>• Habitable rooms and balconies 6m and non-habitable rooms 3m for building height up to 12m (4 storeys)</li> <li>• Habitable rooms and balconies 9m and non-habitable rooms 4.5m for building height up to 25m (5-8 storeys)</li> <li>• Habitable rooms and balconies 12m and non-habitable rooms 6m for building height over 25m (9+ storeys)</li> </ul> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure3F.2).</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</p>	Non-Compliances (“variation is acceptable in the circumstances – refer to SEE”)
3F – 2 OBJECTIVE	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	Yes
3G – 1 OBJECTIVE	Building entries and pedestrian access connects to and addresses the public domain	Yes
3G – 2 OBJECTIVE	Access, entries and pathways are accessible and easy to identify	Yes
3G – 3 OBJECTIVE	Large sites provide pedestrian links for access to streets and connection to destinations	N/A
3H – 1 OBJECTIVE	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Yes
3J – 1 OBJECTIVE	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Yes
3J- 1 DESIGN CRITERIA	<p>For development in the following locations:</p> <ul style="list-style-type: none"> <li>• On sites that are within 800 metres of a railways station or light rail stop in the Sydney Metropolitan Area; or</li> <li>• On land zoned, and sites within 400 metres of land</li> </ul>	Yes

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	<p>zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</p> <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>	
3J – 2 OBJECTIVE	Parking and facilities are provided for other modes of transport	Yes
3J – 3 OBJECTIVE	Car park design and access is safe and secure	Yes
3J – 4 OBJECTIVE	Visual and environmental impacts of underground car parking are minimised	Yes
3J – 5 OBJECTIVE	On-grade car parking should be avoided	Yes
3J – 6 OBJECTIVE	Visual and environmental impacts of above ground enclosed car parking are minimised	Yes
4A – 1 OBJECTIVE	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Yes
4A – 1 DESIGN CRITERIA	<ol style="list-style-type: none"> <li>1. 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</li> <li>2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter</li> <li>3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter</li> </ol>	Yes
4A – 2 OBJECTIVE	Daylight access is maximised where sunlight is limited	Yes
4A – 3 OBJECTIVE	Design incorporates shading and glare control, particularly of warmer months	Yes
4B – 1 OBJECTIVE	All habitable rooms are naturally ventilated	Yes
4B – 2 OBJECTIVE	The layout and design of single aspect apartments maximises natural ventilation	Yes
4B – 3 OBJECTIVE	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment	Yes

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	for residents	
4B – 3 DESIGN CRITERIA	<p>1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only in any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed</p> <p>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p>	Yes
4C – 1 OBJECTIVE	Ceiling height achieves sufficient natural ventilation and daylight access	Yes
4C – 1 DESIGN CRITERIA	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"> <li>• 2.7m for habitable rooms</li> <li>• 2.m for non-habitable rooms</li> <li>• Two-story apartments: 2.7m for main living area floors and 2.4 metres for second floor, where its area does not exceed 50% of the apartment area</li> <li>• attic spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope</li> <li>• it located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use</li> </ul> <p>These minimums do not preclude higher ceilings if desired</p>	Yes
4C – 2 OBJECTIVE	Ceiling height increases the sense of space in apartments and provided for well-proportioned rooms	Yes
4C – 3 OBJECTIVE	Ceiling heights contribute to the flexibility of building use over the life of the building	Yes
4D – 1 OBJECTIVE	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Yes
4D – 1 DESIGN CRITERIA	<p>1. Apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"> <li>• 35m<sup>2</sup> for studio apartments</li> <li>• 50m<sup>2</sup> for 1 bedroom apartments</li> <li>• 70m<sup>2</sup> for 2 bedroom apartments</li> <li>• 90m<sup>2</sup> for 3 bedroom apartments</li> </ul> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each.</p>	Yes

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	<p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each.</p> <p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</p>	
4D – 2 OBJECTIVE	Environmental performance of the apartment is maximised.	Yes
4D – 2 DESIGN CRITERIA	<p>1. Habitable room depths are limited to a maximum of 2.5x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	Yes
4D – 3 OBJECTIVE	Apartment layouts are designed to accommodate a variety of household activities and needs	Yes
4D – 3 DESIGN CRITERIA	<p>1. Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimensions of 3m (excluding wardrobe space)</p> <p>3. Living rooms or combined living/ dining rooms have a minimum width of:</p> <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> <p>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>	Yes
4E – 1 OBJECTIVE	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	Yes
4E – 1 DESIGN CRITERIA	<p>All apartments are required to have primary balconies as follows:</p> <ul style="list-style-type: none"> <li>• Studio apartments: minimum area of 4m<sup>2</sup></li> <li>• 1 bedroom apartments: minimum area of 8m<sup>2</sup> and minimum depth of 2m</li> <li>• 2 bedroom apartments: minimum area of 10m<sup>2</sup> and minimum depth of 2m</li> <li>• 3+ bedroom apartments: minimum area of 12m<sup>2</sup> and minimum depth of 2.4m</li> </ul> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p> <p>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead</p>	Yes

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	of a balcony. It must have a minimum area of 15m <sup>2</sup> and a minimum depth of 3m.	
4E – 2 OBJECTIVE	Primary private open space and balconies are appropriately located to enhance liveability for residents	Yes
4E – 3 OBJECTIVE	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Yes
4E – 4 OBJECTIVE	Private open space and balcony design maximises safety	Yes
4F – 1 OBJECTIVE	Common circulation spaces achieve good amenity and properly service the number of apartments	Yes
4F – 1 DESIGN CRITERIA	<ol style="list-style-type: none"> <li>The maximum number of apartments off a circulation core on a single level is eight</li> <li>For buildings of 10 storey and over, the maximum number of apartments sharing a single lift is 40</li> </ol>	Yes
4F – 2 OBJECTIVE	Common circulation spaces promote safety and provide for social interaction between residents	Yes
4G – 1 OBJECTIVE	Adequate, well designed storage is provided in each apartment	Yes
4G – 1 DESIGN CRITERIA	<ol style="list-style-type: none"> <li>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <ul style="list-style-type: none"> <li>1 bedroom apartments: 6m<sup>3</sup></li> <li>2 bedroom apartments: 8m<sup>3</sup></li> <li>3+ bedroom apartments: 10m<sup>3</sup></li> </ul> </li> </ol> <p>At least 50% of the required storage is to be located within the apartment</p>	Yes
4G – 2 OBJECTIVE	Additional storage is conveniently located, accessible and nominated for individual apartments	Yes
4H – 1 OBJECTIVE	Noise transfer is minimised through the siting of buildings and building layout	Yes
4H – 2 OBJECTIVE	Noise impacts are mitigated within apartments through layout and acoustic treatments	Yes
4J – 1 OBJECTIVE	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	N/A
4J – 2 OBJECTIVE	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Yes
4K – 1 OBJECTIVE	A range of apartment types and sizes is provided to cater for different household types now and into the future	Yes

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4K – 2 OBJECTIVE	The apartment mix is distributed to suitable locations within the building	Yes
4L – 1 OBJECTIVE	Street frontage activity is maximised where ground floor apartments are located	Yes
4L – 2 OBJECTIVE	Design of ground floor apartments delivers amenity and safety for residents	Yes
4M – 1 OBJECTIVE	Building facades provide visual interest along the street while respecting the character of the local area	Yes
4M – 2 OBJECTIVE	Building functions are expressed by the facade	Yes
4N – 1 OBJECTIVE	Roof treatments are integrated into the building design and positively respond to the street	Yes
4N – 2 OBJECTIVE	Opportunities to use roof space for residential accommodation and open space are maximised	Yes
4N – 3 OBJECTIVE	Roof design incorporates sustainability features	Yes
4O – 1 OBJECTIVE	Landscape design is viable and sustainable	Yes
4O – 2 OBJECTIVE	Landscape design contributes to the streetscape and amenity	Yes
4P – 1 OBJECTIVE	Appropriate soil profiles are provided	Yes
4P – 2 OBJECTIVE	Plant growth is optimised with appropriate selection and maintenance	Yes
4P – 3 OBJECTIVE	Planting on structures contributes to the quality and amenity of communal and public open spaces	Yes
4Q – 1 OBJECTIVE	Universal design features are included in apartment design to promote flexible housing for all community members	Yes
4Q – 2 OBJECTIVE	A variety of apartments with adaptable designs are provided	Yes
4Q – 3 OBJECTIVE	Apartment layouts are flexible and accommodate a range of lifestyle needs	Yes
4R – 1 OBJECTIVE	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A
4R – 2 OBJECTIVE	Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A
4S – 1 OBJECTIVE	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Yes

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4S – 2 OBJECTIVE	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Yes
4T – 1 OBJECTIVE	Awnings are well located and complement and integrate with the building design	N/A
4T – 2 OBJECTIVE	Signage responds to the context and desired streetscape character	N/A
4U – 1 OBJECTIVE	Development incorporates passive environmental design	Yes
4U – 2 OBJECTIVE	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Yes
4U – 3 OBJECTIVE	Adequate natural ventilation minimises the need for mechanical ventilation	Yes
4V – 1 OBJECTIVE	Potable water use is minimised	Yes
4V – 2 OBJECTIVE	Urban stormwater is treated on site before being discharged to receiving waters	Yes
4V – 3 OBJECTIVE	Flood management systems are integrated into site design	Yes
4W – 1 OBJECTIVE	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Yes
4W – 2 OBJECTIVE	Domestic waste is minimised by providing safe and convenient source separation and recycling	Yes
4X – 1 OBJECTIVE	Building design detail provides protection from weathering	Yes
4X – 2 OBJECTIVE	Systems and access enable ease of maintenance	Yes
4X – 3 OBJECTIVE	Material selection reduces ongoing maintenance costs	Yes

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