

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

Note: The following guidelines must be read in conjunction with detailed text contained in the Design Guide.

Part 3 Siting the Development

Objectives	Comments
3A Site analysis	
Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	A site analysis accompanies this DA in both plan and written form.
3B Orientation	
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	- The proposed development defines the surrounding streets, by facing them and providing an active frontage to Cleveland Street in particular. - The building layout has been designed to optimise solar access as well as define the street edges.
Objective 3B-2 - Overshadowing of neighbouring properties is minimised during mid winter Design Guidance - Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20% - A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings.	Solar access to the adjoining properties has been considered and the proposal does not result in any unreasonable overshadowing impacts to adjacent properties.

Objectives	Comments
3C Public Domain Interface	
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	- Direct street entry is provided to the ground floor commercial tenancy, hotel lobby and apartment lobby. - The upper level balconies and windows overlook the public domain. - Due to the mixed use nature of the proposal, there are no front walls. - The pedestrian entry is differentiated to improve legibility for residents. - The proposed design has minimised any opportunities for people to be concealed.
Objective 3C-2 Amenity of the public domain is retained and enhanced.	- Street access, pedestrian paths and building entries are clearly defined. - Ramping for accessibility has been minimised and integrated into the development.
3D Communal and public open space	
Objective 3D-1 - An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. Design Criteria - Communal open space has a minimum area equal to 25% of the site. - 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). - The communal open space should have a minimum dimension of 3m.	- The proposed development provides two generous, open air, communal open space areas located on the roof tops of both the hotel accommodation building and the residential flat building as well as a ground floor common open space area for the apartments. These open space areas will comprise soft and hard landscape elements. The common open space for the proposal is 347 square metres in total and equivalent to 32.7% of the site area with 89.23 square metres provided at ground level and 80.20 square metres of roof top common open space for the apartments. The common open space areas will provide a high level of amenity for both the residents of the flat development and the guests within the hotel rooms. 2 hours sunlight is achieved to at least 50% of the common open space on 21 June given its northerly orientation. - The roof top communal open space is consolidated into a well designed, easily identified and usable area which provides a quality outlook for apartments. - The communal open space has minimum dimensions in excess of 3 metres.

APPENDIX C

Objectives	Comments
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	- The roof top communal open space has been designed for a range of activities with facilities including BBQ's and seating for individuals or groups. - The location of the facilities responds to microclimate and site conditions with access to sun in winter and shade in summer.
Objective 3D-3 Communal open space is designed to maximise safety.	- The communal open space and the public domain surrounding the site is readily visible from habitable rooms and private open space areas of the apartments. - The communal open space will be appropriately lit.
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	The proposal does not provide any public open space.
3E Deep soil zones	
Objective 3E-1 - Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality Design criteria - Deep soil zones are to meet the following minimum requirements: 7% of site area <650sqm – no min dimension 650sqm-1500sqm – 3m min dimension >1500sqm – 6m min dimension	The site is particularly small and the basement occupies the entire site which prevents the ability to provide unimpeded deep soil. Notwithstanding this, a combined 226.5 square metres (equivalent 21% of site) of above structure deep soil (67.5 sqm ground and 159 sqm roof) which is capable of supporting grasses, shrubs and substantial trees is proposed. The location of soil areas on the roof of the building is appropriate in this circumstance to provide generous solar access and appropriate conditions for supporting vegetation on the site, and in an area which will provide a meaningful contribution to the amenity for the hotel guests and residents. Having regard to the constraints and urban context of the site the proposed soil provision is considered acceptable
3F Visual privacy	
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	The proposal adopts blank party wall to the southern adjacent site which match the existing blank boundary walls of the existing development on that site. The proposal does not result in any privacy impact to the southern adjacent site.

APPENDIX C

Objectives	Comments
Design criteria - 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: 4 storeys: 6m for habitable rooms and balconies; 3m for non-habitable rooms. 5-8 storeys: 9m for habitable rooms and balconies; 4.5m for non-habitable rooms. 9+storeys: 12m for habitable rooms and balconies; 6m for non-habitable rooms. - 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. Design guidance - For residential buildings next to commercial buildings, separation distances should be measured as follows: - for retail, office spaces and commercial balconies use the habitable room distances - for service and plant areas use the non-habitable room distances - Apartment buildings should have an increased separation distance of 3m. (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5) - No separation is required between blank walls	- A nil setback is proposed to the side boundary which contain blank walls. - Separation distances within the development have been addressed above in this Statement.

APPENDIX C

Objectives	Comments
Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	There is no conflict between apartments in the proposed development and communal open space, common areas and access paths in the adjacent site.
3G Pedestrian access and entries	
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain.	- Multiple commercial entries as well as the common residential entry have been provided to activate the street edge and address the public domain. - The proposed entry locations relate to the street and the existing pedestrian network. - The proposed building entries have been designed to be clearly identifiable.
Objective 3G-2 Access, entries and pathways are accessible and easy to identify.	- The proposed building access areas including lift lobbies, stairwells and hallways are clearly visible from the public domain and communal spaces. - The ground floor has been designed to minimise level changes along pathways and entries and steps and ramps have been integrated into the overall building design.
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations.	The pedestrian links through the site are direct, have clear sight lines, and will be overlooked by habitable rooms or private open spaces of dwellings, and will be well lit.
3H Vehicle Access	
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	The proposed vehicle access point in Eveleigh Street has been designed to achieve safety, minimise conflicts between pedestrians and vehicles and create a high quality streetscapes with the integration of Aboriginal artwork around the entry.

APPENDIX C

3J Bicycle and car parking	
Objective 3J-1 - Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas Design criteria - For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre - the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. - The car parking needs for a development must be provided off street.	The proposed car parking provision is addressed in the Traffic and Parking Assessment which accompanies this application. Only 13 car parking spaces are provided for the 29 proposed apartments which is appropriate given the location of the site within close proximity to Redfern train station as well as a range of employment and recreational facilities.
Objective 3J-2 Parking and facilities are provided for other modes of transport.	Motorcycle and bicycle parking is proposed.
Objective 3J-3 Car park design and access is safe and secure.	A secure entry is proposed to the car park.
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised.	The proposed basement car park will not result in any adverse visual or environmental impacts.
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised.	There is no on-grade car parking proposed as part of the subject development.
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised.	As above.

Part 4 Designing the Building

Objectives	Comments
4A Solar and daylight access	
Objective 4A-1 - To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space Design criteria - 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. - 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. - A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter - To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1sqm of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.	- From 9am to 3pm on 21 June 72.4% of apartments will receive 2 hours of solar access to the living room windows and to their private open space. - The apartment layouts have been designed and orientated to ensure that adequate access to natural light is provided to habitable rooms. - The limited depth of each apartment will ensure that the habitable rooms will receive adequate ambient lighting. - No apartments are single aspect, south facing apartments. - Apartment layouts have been designed to maximise daylight utilisation.
Objective 4A-2 Daylight access is maximised where sunlight is limited	The proposed development does not need to rely on the use of courtyards or lightwells.
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.	The proposed development incorporates shading devices such as punched balconies to control heat load during the warmer months.

APPENDIX C

Objectives	Comments
4B Natural ventilation	
Objective 4B-1 All habitable rooms are naturally ventilated	- All apartments are capable of being naturally ventilated. - All kitchens have access to natural ventilation, through open planning with living areas.
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.	Apartment depths for the single aspect apartments have been limited to maximise ventilation and airflow.
Objective 4B-3 - The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. Design criteria - 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. - Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	100% of apartments within the development achieve natural cross ventilation.

APPENDIX C

Objectives	Comments
4C Ceiling Heights	
Objective 4C-1 - Ceiling height achieves sufficient natural ventilation and daylight access. Design criteria - Measured from finished floor level to finished ceiling level, minimum ceiling heights are: - Habitable rooms: 2.7m - Non-habitable: 2.4m 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor where it's area does not exceed 50% of the apartment area - Attic spaces: 1.8m at the end with a 30 degree min slope - If located in mixed use area: 3.3m for ground and first floor to promote flexibility.	- The proposed development provides 2.7 metre floor to ceiling heights for all habitable rooms within the apartments. - The ADG suggests that the retail component should have a floor to ceiling height of 3.3 metres in order to promote daylight access into building interiors and contribute to the flexible use of buildings. The retail tenancy has a floor to floor height of 3 metres which does not meet this numeric control, however, the retail tenancy is particularly small at only 71.35 square metres with a shallow depth and is north facing such that it will enjoy good solar penetration and therefore meets the objective of the control. The proposed 3 metre floor to ceiling height of the ground floor lobby for the hotel is considered acceptable given the nature of the use and is also the same as the approved floor to ceiling height for the lobby for the student accommodation on the site.
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.	The proposed development provides the required 2.7 metres floor to ceiling height for all habitable rooms. Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude and the stacking of service rooms from floor to floor where possible.
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.	The proposed 3 metre floor to floor height for the retail tenancy is considered capable of support in this instance for the reasons outlined above.

APPENDIX C

Objectives	Comments
4D Apartment size and layout	
Objective 4D-1 - The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. Design criteria - Apartments are required to have the following minimum internal areas: - Studio: 35sqm 1 bedroom: 50sqm 2 bedroom: 70sqm 3 bedroom: 90sqm - The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. - A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each. - Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms. Design Guidance - A window should be visible from any point in a habitable room.	- All apartments meet the minimum required apartment sizes. - Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. - All windows in habitable rooms are generally visible from any point in the room.
Objective 4D-2 - Environmental performance of the apartment is maximised. Design criteria - Habitable room depths are limited to a maximum of 2.5 x the ceiling height. - In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	- The depth of all habitable room within the proposed development are limited to a maximum of 2.5 x the ceiling height. - The maximum habitable room depth for all open plan layouts (where the living, dining and kitchen are combined) is generally 8m from a window.

APPENDIX C

Objectives	Comments
Objective 4D-3 - Apartment layouts are designed to accommodate a variety of household activities and needs. Design criteria - Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space). - Bedrooms have a minimum dimension of 3m (excluding wardrobe space). - 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 - The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	- The master bedrooms of the 1 bedroom apartments meet the 10 square metre requirement and are considered to be of an acceptable size sufficient for practical use by occupants pursuant to furniture layouts provided - The living rooms all have a minimum width of at least 3.6 metres.
4E Private open space and balconies	
Objective 4E-1 - Apartments provide appropriately sized private open space and balconies to enhance residential amenity. Design criteria - All apartments are required to have primary balconies as follows: - Studio: 4sqm min 1 bed: 8sqm min and 2m depth 2 bed: 10sqm min and 2m depth 3 bed: 12sqm min and 2.4m depth - The minimum balcony depth to be counted as contributing to the balcony area is 1m. - For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.	The proposed apartments all meet or exceed the minimum size, depth, width, bedroom size and balcony size requirements outlined in the Apartment Design Guide with the exception of the central studio on each floor which does not have a balcony. It is noted that this apartment could be provided with a balcony and still achieve the minimum required internal size, however, it is considered that a greater level of amenity is afforded to this apartment by having a more generous internal area. The lack of balcony for this apartments provides for a more interesting facade for the development and is consistent with the relevant provisions of the Sydney DCP 2012 which suggest that balconies are only required for 75% of apartments. Given that the amenity of this apartment is embellished with greater internal size and greater width than is required, the lack of balcony in this instance is considered to be capable of support
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.	Primary open space and balconies within the proposal are located adjacent to the living room, dining room and kitchen areas to extend the living space.

APPENDIX C

Objectives	Comments
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Solid balustrades have been selected within the proposal to respond to the location and to provide a defensive facade for the development. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony.
Objective 4E-4 Private open space and balcony design maximises safety.	- The proposed development has minimised changes in ground levels where possible. - The design and detailing of the proposed balconies minimises opportunities for climbing and falls.
4F Common circulation and spaces	
Objective 4F-1 - Common circulation spaces achieve good amenity and properly service the number of apartments Design criteria - The maximum number of apartments off a circulation core on a single level is eight - For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 - Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.	- The corridors for the apartment component of the proposal are all open to the air and provided with generous access to natural light and ventilation. - No more than 5 apartments are accessed from each common circulation space.
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents.	Direct and legible access is provided between vertical circulation points and apartment entries by minimising corridor length to give short, straight, clear sight lines.

APPENDIX C

Objectives	Comments
4G Storage	
Objective 4G-1 - Adequate, well designed storage is provided in each apartment. Design criteria - In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: - Studio 4m³ 1 bed: 6m³ 2 bed: 8m³ 3 bed: 10m³ - At least 50% of the required storage is to be located within the apartment.	The minimum required storage is provided in the basement for all apartments.
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.	Storage not located in apartments will be secure in the basement and clearly allocated to specific apartments.
4H Acoustic Privacy	
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.	- Building separation has been addressed previously in this Statement. - Noisy areas within the proposed development including building entries and corridors are generally located above each other and quieter areas above quieter areas. - Where possible, bedrooms of adjacent apartments have been located next to each other and likewise with living area. - The party walls (walls shared with other apartments) will be appropriately insulated in accordance with BCA requirements.
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.	Where possible internal apartment layout separates noisy spaces from quiet spaces, rooms with similar noise requirements have been grouped together.
4J Noise and Pollution	
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	An acoustic report accompanies the application which details the measures that are to be implemented to minimise the noise impacts of Cleveland Street on the apartments within the development.

APPENDIX C

Objectives	Comments
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	The subject proposal incorporates seals to prevent noise transfer through gaps, acoustic glazing, and other measures where necessary to attenuate noise impacts to apartments.
4K Apartment Mix	
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.	- An appropriate variety of apartment types is provided having regard to the modest scale of the proposal and the desire to provide an affordable product suitable for the dominant student population in the area. - The proposed apartment mix is appropriate, taking into consideration the distance to public transport and employment centres, as well as the current market demands and projected future demographic trends within the area.
Objective 4K-2 The apartment mix is distributed to suitable locations within the building	Different apartment types are proposed to achieve successful facade composition and to optimise solar access.
4L Ground floor apartments	
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.	Direct street access to ground floor apartments has been avoided in this particular circumstance to provide a more defensive result for the ground floor apartments with privacy being maximised.
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents.	The amenity and safety for the ground floor apartments has been achieved with a defensive facade design and punched balconies.
4M Facades	
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	- The proposed design of the facades of the development incorporate a varied composition including changes in texture, material, detail and colour to modify the prominence of elements. - The proposed façade design generates shadow throughout the day as a result of building articulation. - The proposed building facades are contemporary in appearance and will provide a positive contribution to the streetscape and in particular the incorporation of Aboriginal artwork to provide an especially relevant outcome which responds to the heritage of the location.

APPENDIX C

Objectives	Comments
Objective 4M-2 Building functions are expressed by the facade	- The building entries within the proposed development are clearly defined by the architectural expression of these elements. - The apartment layouts are also expressed externally through facade features such as the balconies, balustrades and windows.
4N Roof design	
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.	- The roof treatments have been designed to be setback from the street wall height such that they are recessive. - Service elements have been properly integrated within the roof design.
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	Roof top open space is proposed.
Objective 4N-3 Roof design incorporates sustainability features.	The proposed roof design maximises solar access to apartments during winter and provides shade during summer.
4O Landscape design	
Objective 4O-1 Landscape design is viable and sustainable.	The subject development provides landscaping both within the ground floor courtyard area as well as on the rooftop.
Objective 4O-2 Landscape design contributes to the streetscape and amenity.	The site is located within an urban context and properly defines the street edge with an urban response and so there is no street landscaping proposed.
4P Planting on structures	
Objective 4P-1 Appropriate soil profiles are provided.	The proposed development includes planting on the ground floor common open space area above the basement and provides appropriate soil volume to facilitate plant growth.
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance.	- The landscape plan which accompanies this proposal provides plants which have been selected to suit the site conditions. - A landscape maintenance plan can be prepared prior to Construction Certificate
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces.	The proposed development incorporates planting on the basement structure which will contribute positively to the ground floor apartments as well as the higher level apartments which look onto this space.

APPENDIX C

Objectives	Comments
4Q Universal Design	
Objective 4Q-1 - Universal design features are included in apartment design to promote flexible housing for all community members. - Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.	The proposed development is generally consistent with the Livable Housing Guideline's silver level universal design features
Objective 4Q-2 A variety of apartments with adaptable designs are provided.	The proposal provides 4 adaptable housing apartments as required by the relevant DCP.
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs.	The proposed development incorporates flexible apartment designs including rooms with multiple functions and various living space options.
4R Adaptive Reuse	
Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	The proposed development does not involve adaptive re-use.
Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse.	The proposed development does not involve adaptive re-use.
4S Mixed Use	
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	The proposed mixed use development provides an active street front.
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	The publicly accessible area of the retail tenancy, hotel component and residential components of the development are separated to maximise the safety and security of residents.

APPENDIX C

Objectives	Comments
4T Awnings and Signage	
Objective 4T-1 Awnings are well located and complement and integrate with the building design.	Awnings are provided over building entries for building address and public domain amenity.
Objective 4T-2 Signage responds to the context and desired streetscape character.	The application does not include any signage.
4U Energy Efficiency	
Objective 4U-1 Development incorporates passive environmental design.	Adequate natural light is provided to habitable rooms.
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	The proposed development incorporates passive solar design measures including overhangs and shading devices, insulated roofs, walls and floors and seals on window and door openings.
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	- The proposed development optimises natural cross ventilation for apartments. - Natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible.
4V Water management and conservation	
Objective 4V-1 Potable water use is minimised.	- The proposed development will incorporate water efficient fittings, appliances and wastewater reuse. - The proposed development incorporates rainwater collection, storage and reused on site. - Drought tolerant, low water use plants are proposed within landscaped areas.
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters.	The proposal incorporates water sensitive urban design systems as illustrated in the concept stormwater plan which accompanies the application.
Objective 4V-3 Flood management systems are integrated into site design.	The site is not flood affected.

APPENDIX C

Objectives	Comments
4W Waste management	
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	- Adequately sized storage areas for rubbish bins are located discreetly away from the front of the development. - Waste and recycling storage areas are well ventilated. - The circulation design allows bins to be easily manoeuvred between storage and collection points. - A waste management plan accompanies the subject application.
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling.	- All proposed dwellings have a waste and recycling cupboard of sufficient size to hold two days worth of waste and recycling. - Given the very modest nature of the proposal, communal waste and recycling rooms are provided at ground floor in preference to each level adjacent to the core.
4X Building maintenance	
Objective 4X-1 Building design detail provides protection from weathering.	Appropriate design and material selection is proposed to ensure longevity of the building.
Objective 4X-2 Systems and access enable ease of maintenance.	The proposed development provides suitable access for cleaning the building.
Objective 4X-3 Material selection reduces ongoing maintenance costs	- The proposed development will incorporate the following measures: - sensors to control artificial lighting in common circulation and spaces. - materials that weather well and improve with time. - robust and durable materials and finishes.