Development Application 10.2019.616.1

Annexure XX SEPP 65 Evaluation

Design Quality Principles (Schedule 1 of SEPP No. 65):

Principle 1: Context and neighbourhood character

Context is described in the SEPP as "*the key natural and built features of an area, their relationship and the character they create when combined*".

In this southern part of Jonson Street, the existing context differs on opposite sides of the road – the eastern side is residential in character, albeit with a number of tourism/ holiday uses; the western side of the road is commercial in character, with a combination of uses.

The proposed development responds more to the context / character on the western side of Jonson Street, with its mixed-use and commercial development at ground.

It also responds more to the identified future context – as outlined in the adopted Byron Bay Town Centre Masterplan; than it does to the current context.

The property is located at the southern end of the Jonson Street South precinct. The short and long term priorities outlined in the Masterplan for this precinct are:

> *The south of Jonson Street should, over time, gradually transition into a mixed use district that supports medium density living and local business. By achieving this outcome a greater population of residents and workers can be located within walking distance of the village centre and the new Mercato Shopping development. In addition the economic vibrancy of the town centre can be better concentrated in and around the Village Centre ensuring a more compact and walkable town centre environment.*

While there is no doubt that the proposed development will significantly alter the existing character of its immediate location, the proposed development will provide a 'book-end' mixed-use building at the key (future) intersection of the Byron Bypass/ Jonson/ Browning Streets, and, in this regard, a building of this height, scale and mixed-uses is an appropriate response.

Shop-top housing is also a reasonable response to the adjoining residential context; albeit at an increased density.

Principle 2: Built form and scale

As above, the scale of the building is appropriate to the 'book-end' location, particularly in the context of the Town Centre Masterplan and future bypass.

Through the Masterplan work, and in response to a draft Planning Proposal to amend existing town centre planning controls, the community have continued to express a strong desire to limit building height in the town centre to a maximum of three storeys.

The proposed buildings clearly present as three storeys to the public streets.

Vertical and horizontal articulation has also been used in the design to break up the apparent bulk of the buildings. Street-level awnings are proposed, together with street-tree plantings, to contribute at the pedestrian level.

The separation of the two buildings, divided by the central courtyard / walkway also assists in breaking up the bulk and scale of the development.

Jonson Street - Elevation

Browning Street - Elevation

Overall, it is considered that the design of the buildings provides a positive response to the context of the site.

Principle 3: Density

The density is considered to be appropriate to the future context of the site, in terms of the Town Centre Masterplan and this ‘book-end’ location.

Residential use is of definite benefit for the longer term, as opposed to tourist use, providing for more residents to live in walking distance to the key services/ facilities within to town centre and adding ongoing vitality to the southern end of the main street.

Principle 4: Sustainability

The proposed development achieves an average 7.6 star band rating in the Nationwide House Energy Rating Scheme (NatHERs). This is as an average across all apartments with individual apartments reaching up to 8.6 stars.

For apartment design, this is a high standard that is difficult to achieve. The rating depends on:

- the layout
- the construction of roof, walls, windows and floor
- the orientation of windows and shading to the sun's path and local breezes; and
- how well these suit the local climate.

Note *Typical ratings - Houses built in 1990 averaged about one star on the NatHERS scale. Before the introduction of national energy efficiency regulations for houses in 2003, less than one per cent of Australian houses achieved six stars. Many well designed houses are now being built that are rated at seven stars or more.* (www.nathers.gov.au)

The design provides a number of good sustainability initiatives, including:

- significant solar access/ natural ventilation for all apartments, through the use of the central courtyard/ void;
- vertical timber screening to block western sun;
- connection to reticulated treated wastewater for all landscape irrigation;
- photovoltaic solar system to power building, services etc. and
- innovative use of planting (green walls etc.) to increase the cooling effects of vegetation.

The overall building performance exceeds the minimum requirements of BASIX in terms of water and energy efficiency.

Principle 5: Landscape

Quantitively, deep soil zone planting is very limited. The landscape plans provide for a broad range of alternative planting methods and the courtyard style of the building does optimise opportunities for amenity within the site.

Principle 6: Amenity

Central courtyard, diagonal pedestrian link and podium planting add to the residential amenity. The size of the central courtyard is not consistent with the apartment design guide, which could limit its useability and amenity value.

Principle 7: Safety

Other than locations containing full height timber screens along internal apartment access ways, there is good passive surveillance of the internal courtyard and pedestrian areas. The design and layout of access to and from the parking areas are considered to reduce conflict between pedestrians and vehicles. Resident and patron vehicle access is designed for all traffic to enter and exit the site in a forward direction. Loading and waste collection areas are designed to keep pedestrians separate from essential services and all waste and service traffic will exit the site in a forward direction at all times, utilising the loading area as a reverse in turning bay only.

Principle 8: Housing diversity and social interaction

The development provides a mix of one, two three and four bedroom apartments, providing good diversity. The central courtyard provides a good opportunity for social interaction amongst residents and users of the commercial components.

When considered in the context of Byron Bay, which is dominated by single dwellings, the development itself provides a significant improvement in housing diversity.

Principle 9: Aesthetics
The built form has been ‘broken up’ both vertically and horizontally through both design and materials.

The Apartment Design Guide - Parts 3 & 4:

PART 3 – Siting the development

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

Design Criteria	No criteria
Evaluation	The application includes substantial documentation describing and assessing the site and the site context, containing the majority of the information outlined in the Site Analysis Checklist – Appendix A of Guide. In relation to the lot adjoining to the north, which is also zoned B2 and within the area covered by the Byron Town Centre Masterplan, it is reasonable to assume that the site would be redevelopment for a higher density use in the short to medium term. The site analysis, therefore, does not rely totally on assessing impacts on the existing two-storey dwelling currently on that lot. Consideration in relation to set backs – The application did not provide a full assessment how the proposal will maximise deep soil areas and support mature vegetation that optimises amenity and address the potential privacy impacts between neighbouring (future) apartments through the use of deep soil mature planting. Alternatively, the application proposes the use of operable timber screes, green walls, vine screens and some planting in setbacks and podiums to provide privacy and visual amenity.

3B Orientation

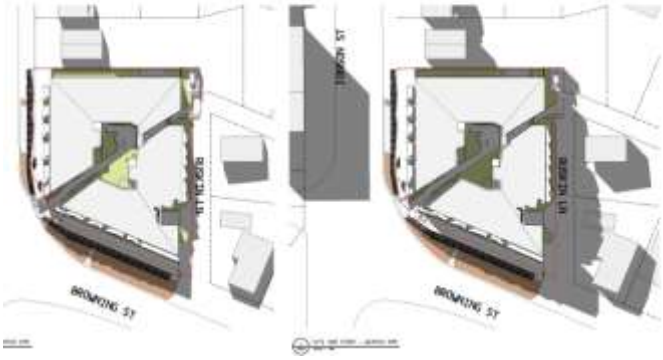
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development

Design Criteria	No criteria
Evaluation	Orientation to the north is difficult given the frontage of the site to Jonson Street, to the west, and Browning Street, to the south. In this case, responding to these street frontages is the important parameter determining orientation. The ground level of the northern building addresses and opens to the Jonson Street frontage. The apartments above also address the street, with some rear apartments oriented to the north. The southern building addresses Browning Street and Ruskin lane, and is therefore oriented to the south and east. The courtyard and building separation helps to increase northern orientation. Some apartments on upper levels are oriented to the south, with others to the east.

Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter

Design Criteria	No criteria
Evaluation	The nature of the site minimises overshadowing of residential properties, given Browning Street to the south and Ruskin Lane to the east. In relation to potential overshadowing of recently installed solar panels on property to the east, the potential overshadowing will be minimal due to the properties at 1 Ruskin Lane and 5 Browning Street having unimpeded northerly aspects and that properties are separated by a road reserve (Ruskin Lane).

Shadow plans (see below) show there will be partial shadowing by 3pm mid-winter on part of the of the adjoining dwelling at 5 Browning Street; approved for a bed and breakfast. The proposed development will not cause overshadowing from daybreak to 2.30pm (8+hrs) in mid winter and Council is satisfied that the development will not impact on the general performance of the solar panels or have any significant impact on the private open space of neighbouring dwellings.



3C Public domain interface

Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security

Design Criteria	No criteria
Evaluation	Retail and café use join the public domain along both Jonson and Browning Street frontages, effectively bringing the public domain into the building.

Objective 3C-2 Amenity of the public domain is retained and enhanced

Design Criteria	No criteria
Evaluation	The development will enhance the public domain through design, materials and landscaping. Refer to Landscaping plan.

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

1. *Communal open space has a minimum area equal to 25% of the site*
2. *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 9am and 3pm on 21 June (mid winter)*

Evaluation *Non compliance with 3D-1.*	The communal area (406m^2) is equal to only 14% of the whole site (2,834.8m^2). Due to the orientation of the buildings, 22% of the communal area receives 3 hours of sunlight in the required period. The applicant argues that this shortfall is acceptable in the context of the site, given its located within easy walking distance to open space/ recreation areas, and the provision of larger balconies to all units (see 4E). Design guidance acknowledges that some developments may be unable to achieve the criteria such as sites within business zones and these should provide for increased private open space for apartments and be in good proximity to public open space and/or provide contributions towards public open space. The communal open space is not within a deep soil zone. The landscape design utilises a range of innovative planting methods including green roofs and walls, vertical landscapes, large podium planters and integrated water management including rainwater for irrigation and filtration. Deep planting utilising 'dead space' in the basement achieves planter depths. Balconies for residential apartments in the form of shop top housing meet or exceed the required private open space.

Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting

Design Criteria	No criteria
Evaluation	The communal open space is proposed as a "rainforest courtyard". The landscape plan provides preliminary specifications to describe how this can be achieved given 2 levels of basement car parking below. The space is mainly passive with feature trees, timber seating, podium planter, vertical trellis with climbers, green walls and art structure with vertical greening system.

Objective 3D-3 Communal open space is designed to maximise safety

Design Criteria	No criteria
Evaluation	Communal space is overlooked internally by various levels and apartments to provide surveillance.

Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood

Design Criteria	No criteria
Evaluation	The communal space is reasonably well connected to the street via the internal walkway, which opens to Jonson / Browning Street intersection and to Ruskin Lane. Solar access is provided, although somewhat limited (see above). Recreational opportunities are limited – effectively a passive 'contemplation' 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	For a site of this area (2,835m^2) the deep soil zone should be 7% of the site area (198m^2) with a minimum dimension of 6m.
Evaluation *Non Compliance with 3E-1*	The landscape plans indicate only 66m^2 of deep planting within the boundary, which is only 2.3% of the site. However, none of the deep soil areas meet the minimum dimension of 6m; The main location of deep soil zone is located along the Ruskin Lane boundary, hard up against the eastern wall of the building, with a width of only 1.5m. This is unlikely to *allow for and support healthy plant and tree growth* Existing trees on boundaries are not retained, with limited opportunity to replace

except within streetscape.

The guide provides for alternate forms of planting. The application proposes podium planting of all levels, as well as 'green walls' and significant streetscape planting.

The guide provides that *achieving the design criteria may not be possible on some sites including where:*

- *the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)*
- *there is 100% site coverage or non-residential uses at ground floor level*

Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.

In this case, provisions relating to commercial uses in the B2 zone allow for 100% site coverage, which is typical of a town centre area.

Stormwater management for the development will include on-site detention as well as treatment, to ensure that post-development flows are maintained and that discharge quality meets the required standards.

Alternative forms of planting are proposed, in addition to the podium planting within the central courtyard, including green walls and trellises.

It is considered that, notwithstanding the numerical non-conformance, the development as proposed is consistent with the design objectives of this part of the Guide.

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

Design Criteria

For a site of this height, the minimum separation distance required between the property boundary and windows/ balconies are:

- *6m for habitable rooms and balconies*
- *3m for non-habitable rooms.*

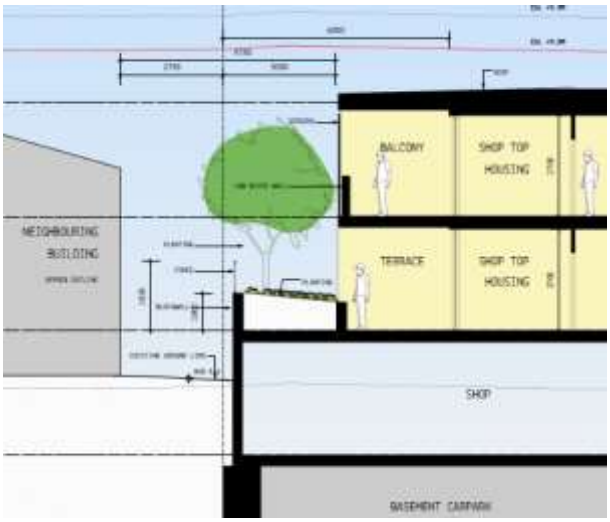
Evaluation

Non compliance with 3F-1

North boundary (see section below)

- Balconies are set back 3m with landscaping planting (i.e. podium planters with small trees 4m in height)
- Building set back is 6m to habitable windows

It is noted that solid balcony balustrades, screening and vegetation is proposed along north elevation.



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.*

Design Criteria	No criteria
Evaluation	Private open space and windows are separate from central communal areas. Balconies and private terraces are in front of living areas. Timber screens protect internal privacy from within central courtyard.

3G Pedestrian access and entries

Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain

Design Criteria	No criteria
Evaluation	Apartment entries are from internal central circulation spaces.

Objective 3G-2 Access, entries and pathways are accessible and easy to identify

Design Criteria	No criteria
Evaluation	Building access areas clearly identifiable.

Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations

Design Criteria	No criteria
Evaluation	Good clear pedestrian links through site, with direct and clear line of site. Entrance points to building within courtyard and on street. Main entrance off Jonson / Browning Streets roundabout well designed to be very clear and 'inviting'.

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

Design Criteria	No criteria
Evaluation	Car park entry is setback from eastern boundary and well located to minimise vehicle and pedestrian conflicts. Location is on lane, consistent with guide. Loading area/ garbage collection areas are set back under croft and have good separation of pedestrian and vehicle traffic.

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	No criteria – Byron Bay is not a nominated regional centre for design criteria under 3J1.
Evaluation	All off street parking is in accordance with DCP 2014. No car share arrangements proposed.

Objective 3J-2 Parking and facilities are provided for other modes of transport

Design Criteria	No criteria
Evaluation	Conveniently located and sufficient numbers of parking spaces provided for motorbikes and scooters. Secure undercover bicycle parking provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles.

Objective 3J-3 Car park design and access is safe and secure

Design Criteria	No criteria

Evaluation	Safe pedestrian access to lifts / stairs and supporting facilities is good, clearly defined and circulation areas have good lighting, colour, line marking and speed bumps. Residential parking and other parking are clearly separated and designed to reduce conflicts. Gate pressure sensors and one way circulation reduce the likelihood of queuing traffic.

Objective 3J-4 Visual and environmental impacts of underground car parking are minimised

Design Criteria	No criteria
Evaluation	Car park layout and ramp access well organised. Basement level entirely below ground. Minimal natural ventilation.

PART 4 – Designing the building

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

1. *N/A (applies to Sydney)*
2. *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*
3. *A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter*

Evaluation	36% of apartments comply (10 apartments)
Non compliance with 4A-1	21% (6 apartments) receive approx. 2.5 hrs direct sunlight from 9am (until 11.30am). 21% (6 apartments) receive no direct sunlight between 9am and 3pm.

Objective 4A-2 Daylight access is maximised where sunlight is limited

Design Criteria	No criteria
Evaluation	Higher level windows on courtyard elevations used as a secondary light source. They are on kitchens or entrance halls, allowing good ventilation.

Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months

Design Criteria	No criteria
Evaluation	Appropriate shade controls provided, including deep covered walkways. Northern, eastern and western facing apartments are protected by balcony overhangs above and sliding operable vertical timber screens.

4B Natural ventilation

Objective 4B-1 All habitable rooms are naturally ventilated

Design Criteria	No criteria
Evaluation	The building has been oriented to capture prevailing breezes from the north east. All habitable rooms are naturally ventilated on two sides. The courtyard further enhances ventilation. Apartment plans show louvre windows. Particularly important for west facing apartments – breezes from west limited in hot summer periods.

Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation

Design criteria	No criteria
Evaluation	Apartment depths are limited. All are cross ventilated and all have full height sliding doors opening to balconies.

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*
	Depth of cross-through does not exceed 18m, measured glass line to glass line.
Evaluation	All apartments are naturally cross ventilated and all apartments are between 10-12.5 metres depth.

4C Ceiling heights

Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access

Design criteria	*Minimum of 2.7m for habitable rooms (floor to ceiling);*
	Minimum of 2.4m non-habitable (floor to ceiling);
	If located in mixed use areas – 3.3m for ground and first floor to promote future flexibility of use.
Evaluation	Ground floor (retail & commercial): 3.0m
Non Compliance with 4C 1	Levels 1-2: 2.7m

Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms

Design criteria	No criteria
Evaluation	Living areas lead directly onto balconies via full height glazed doors increases perception of large and well-proportioned rooms due to visual connection between living and balcony space. Lowered ceilings are reserved for bathrooms, stores, kitchens which are located away from the building façade and thus do not impede on the apartments sense of volume.

Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building

Design criteria	No criteria
Evaluation	It is considered unlikely that level one apartments would ever be converted to non-residential uses due to the market value of residential land and the extent of land within the town centre zoned for business uses.

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 #1	*Minimum internal areas:*
	1 bedroom: 50m^2
	2 bedroom: 70m^2
	3 bedroom: 90m^2
Evaluation	All internal areas comply or exceed the minimum.
Design criteria #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.*
Evaluation	All apartments have a window on an external wall that has a glazed area that is at least 10% of the floor area and window visible from any point in a habitable room.

Objective 4D-2 Environmental performance of the apartment is maximised

Design criteria

1. *Habitable room depths are limited to a maximum of 2.5 x the ceiling height*
2. *In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.*

Evaluation

Other than open plan rooms, habitable room depths don't exceed 6.76m (2.5 x ceiling 2.7m)

All open plan areas comply.

Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs

Design criteria

1. *Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space)*
2. *Bedrooms have a minimum dimension of 3m (excluding wardrobe space)*
3. *Living rooms or combined living/ dining rooms have a minimum width of 3.6m for 1 bedroom, and 4m for 2 and 3 bedroom*

Evaluation

Complies

4E Private open space and balconies

Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity

Design criteria

1. *Minimum balcony area and depths::*
   - *1 bedroom – 8m^2 and 2m deep*
   - *2 bedroom – 10m^2 and 2m deep*
   - *3+ bedroom – 12m^2 and 2.4m deep*
2. *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^2 and a minimum depth of 3m*

Evaluation

All apartments exceed minimum balcony requirements

Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents

Design criteria

No criteria

Evaluation

Complies.

Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building

Design criteria

No criteria

Evaluation

Complies.

Objective 4E-4 Private open space and balcony design maximises safety

Design criteria

No criteria

Evaluation

Complies.

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

Evaluation

Two lift/ stairwells feed circulation core on levels 1 and 2. On each level, 8 units off 1 lift/ stairwell and 6 off other.

Circulation space also includes:

- good cross –ventilation in apartments;
- access to daylight and ventilation in corridors – good access off central courtyard;
- higher amenity (e.g. articulation, generous widths etc.)

Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents

Design criteria	No criteria
Evaluation	Corridors are short, well lit with direct and legible access to vertical circulation and access to courtyard.

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, storage required (at least 50% is to be located in apartment):* *1 bedroom – 6m^3* *2 bedroom – 8m^3* *3 bedroom – 10m^3*
Evaluation	Complies.

Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments

Design criteria	No criteria.
Evaluation	Storage in basement 2 complies.

4H Acoustic privacy

Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout

Design criteria	No criteria
Evaluation	Double glazing proposed for all apartments that face the street.

Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments

Design Criteria	No criteria
Evaluation	Double glazing proposed.

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
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission

Design criteria	No criteria
Evaluation	Refer to acoustic and air quality reports - Not a significant issue in this location

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
Objective 4K-2 The apartment mix is distributed to suitable locations within the building

Design criteria	No criteria
Evaluation	Acceptable

4L Ground floor apartments

Not applicable.

4M Facades

Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area
Objective 4M-2 Building functions are expressed by the facade

Design criteria	No criteria
Evaluation	*Acceptable*

4N Roof design

Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised
Objective 4N-3 Roof design incorporates sustainability features

Design criteria	No criteria
Evaluation	*Complies.*

4O Landscape design

Objective 4O-1 Landscape design is viable and sustainable
Objective 4O-2 Landscape design contributes to the streetscape and amenity

Design criteria	No criteria
Evaluation	Other than deep soil comments (above) landscaping complies.

4P Planting on structures

Objective 4P-1 Appropriate soil profiles are provided
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces

Design Criteria	No criteria
Evaluation	Complies.

4Q Universal design

Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members
Objective 4Q-2 A variety of apartments with adaptable designs are provided
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs

Design criteria	No criteria
Evaluation	4 accessible apartments. 2 apartments – adaptable. Complies.

4R Adaptive reuse

Not applicable

4S Mixed use

Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement

Design criteria	No criteria
Evaluation	Mixed use development contributes to the public domain on Jonson Street, with direct entrances to shops and café.

Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents

Design criteria	No criteria
Evaluation	Residential entries are separated from commercial. Pedestrian access is particularly well provided. Vehicular access to basement car parking well separated from key pedestrian areas. Commercial loading and waste collection below serviced apartment, minimises impact on residential amenity.

4T Awnings and signage

Objective 4T-1 Awnings are well located and complement and integrate with the building design

Design criteria	No criteria
Evaluation	Awnings provided along Jonson & Browning Streets frontage, outside of shops & café. Awning does not cover the main pedestrian entrance. Considered acceptable in the circumstances, as lack of awing at entrance allows higher planting and primary visual exposure to this open pedestrian corridor.

Objective 4T-2 Signage responds to the context and desired streetscape character

Design criteria	No criteria
Evaluation	Indicative signage proposals are acceptable, and are discrete, yet legible. Signage subject to separate future approval.

4U Energy efficiency

Objective 4U-1 Development incorporates passive environmental design
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation

Design criteria	No criteria
Evaluation	4U-1: see above re solar access. No outdoor clothes drying areas. 4U-2: Appropriate passive solar elements provided. 4U-3: se comments above regarding natural ventilation.

4V Water management and conservation

Objective 4V-1 Potable water use is minimised
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters
Objective 4V-3 Flood management systems are integrated into site design

Design criteria	No criteria
Evaluation	4V-1: Water saving fixtures proposed. All apartments will be required to be individually metered. Integrated water management - Rainwater collected and reused for irrigation and green roofs filtration. 4V-2: Stormwater treatment proposed 4V-3: Stormwater detention provided. Not required for flood management.

4W Waste Management

Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents

Design criteria	No criteria
Evaluation	Waste collection/ storage area provided at ground level, with appropriate chutes at all upper levels. Temporary storage for large bulk items. Waste management plan prepared.

Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling

Design criteria	No criteria
Evaluation	There are waste chutes accessible from residential levels. Each chute will have three 'openings' to provide for ease of waste separation.

4X Building maintenance:

Objective 4X-1 Building design detail provides protection from weathering
Objective 4X-2 Systems and access enable ease of maintenance.
Objective 4X-3 Material selection reduces ongoing maintenance costs

Design criteria	No criteria
Evaluation	Acceptable