BARKER ARCHITECTS

Design Statement

PREPARED FOR 17 THE EVANS TRUST

FEBRUARY 2024

1.0 Assessment against SEPP (Housing) 2021 Design Quality Principles

Design Principles

Principle 1: Context and neighbourhood Character
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship, and the character they create when combined. It also includes social, economic, health, and environmental conditions. *Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape, and neighbourhood.* *Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*
The proposed development is located at 17 McDonald Place in Evans Head, a coastal town in NSW. The local context and neighbouring sites around the proposal comprise the "Evans Head Village", providing temporary accommodation to flood victims, and the town centre within walking distance to the North. On the East and South, the development is bounded by the RSL and associated on-ground carparking facilities; low density 1-2 storey residential buildings are located to the west of the site and south of Cedar Street. The absence of any immediate neighbouring buildings characterises the site as an 'island' development. Proximity to the Evans River foreshore area and nearby parks provides access to an established open space network. Zoning surrounding the site is made up of residential, public recreational and local centre informing this respectful densification that is desirable to encourage growth in the Evans Head area. The proposal responds to the context and neighbourhood character of Evans Head by emphasising the relationship between residents, the adjacent town centre, and natural features such as the Riverside Memorial Park and the Evans Riverfront. The architecture embraces the connection between residents and nature through the design of partially screened balconies around all residences, large openings, and the use of planters placed deliberately around the perimeter of the building, blurring the boundaries between living inside and outside whilst providing appropriate amenity for residents and pedestrians. The café on ground level forms a continuation of the services provided in the adjacent town centre. The form and materiality of the proposed building respectfully take into consideration its corner location in a focal point at the end of Woodburn Street by introducing a curving building form that draws architectural references from other prominent art-deco buildings within the town centre such as the Illawong Hotel. Articulating the façade by the stepping in and out of solid walls, recessed elements, blade walls, vertical screening and deep eaves creates an undulating rhythm across the proposal's length and establishes a dialogue with its neighbours. The sculptural qualities and strong horizontal line of the roof and deep awning establish a more dynamic landmark in response to the monolithic volume of the RSL. The mix of building materials including brick and concrete, offset by lightweight materials, provides a neutral and natural material palette in harmony with the proposal's coastal setting, its sub-tropical climate, and the existing streetscape.

Design Principles

Principle 2: Built form and Scale
Good design achieves a scale, bulk, and height appropriate to the existing or desired future character of the street and surrounding buildings. *Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation, and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*
The proposal achieves a scale, bulk and height that is appropriate to promoting future growth while being respectful to its surrounds. The site is designated residential with a 9.5 m building height plane allowing for a three-storey development. For any exceedances of local planning regulations, a variation to the DCP and LEP will be sought from Richmond Valley Council. The proposed development fronts two streets, McDonald Place and Elm Street; its building form is consistent along the dual frontage with the ground floor café and carparking forming the base, emphasised by a deep awning over the footpath. Consistent articulation on levels 2 and 3 establishes an architectural theme through the upper storeys minimising the sense of scale and bulk and affords a considered response to the site's context while integrating typically negative streetscape elements, such as carparking and services behind brick walls to reduce their visual impact. Building elements step forward and backward within the façade creating architectural interest and balancing proportions while further emphasising visual depth and variety through to the sheltered balconies between individual apartments. The proposed building bridges between the bulk of the RSL and smaller scale residential dwellings by presenting as one volume under a single roofline softened by modulated elevations on all sides making the proposed design appropriate for the area. Building alignments address the orientation of the streets bounding the site. The street frontage is softened by providing landscaping in communal gardens and planter boxes on private balconies around the perimeter of the site with cascading vegetation down the façade to increase the connection of landscape to the streetscape. The generous awning provides shade and weather protection for pedestrians and diners; shelter from the elements will activate the streetscape thus adding value to the public domain. The neutral palette of materials chosen across the façade responds to the coastal setting. At apartment scale, the design allows for generous and adaptable unit layouts that are designed to respond to the climate and natural features surrounding the site. Large balconies, screened for privacy, afford views to nearby parks and the riverfront to the N-E and overlook residential areas to SW while creating sheltered outdoor spaces for residents to occupy. The roof terrace will provide equitable views to the foreshore area for all residents and visitors of the apartments. The proposed building is in a visually prominent location, defining the experiential and visual character of this part of Evans Head. It provides a distinct form that architecturally defines this important corner and creates a dialogue with adjoining developments through built form and scale. The proposals facade, architectural character, and material palette draw connections from the context, building on the sense of neighbourhood and a shared identity for this important site.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The proposed density, siting and scale of the development aligns with both, the zone objectives, and shop top housing definition.
The site's proximity to existing amenity and infrastructure in the local area can sustain current and future growth. The considerate design of the apartments provides a high-quality development of excellent amenity to support this growth and density. A mix of unit sizes will increase medium density housing supply and diversity within proximity of the Evans Head town centre. The absence of any immediate neighbouring buildings mitigates impacts on surrounding amenity and any concerns of privacy and overshadowing.

The proposal at 17 McDonald Place achieves an excellent ratio of amenity for residents through proximity to the Evans River foreshore area, communal spaces on the roof terrace, planting strategies, and contextual visual amenity. The proposal redefines the edge along both street frontages formalising the relationship of the proposal with the existing street layout.
Opportunities for occupation and observation are woven into the building, on ground floor by providing large openings connecting the café with the pedestrian area and on the upper levels, large balconies enable views and interaction with the surrounds.

Principle 4: Sustainability

Good design combines positive environmental, social, and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

The proposal takes advantage of its openness in all directions enabling the harnessing of regional prevailing winds and sunlight for natural ventilation and lighting.
The designs allow for naturally cross ventilated apartments with large amounts of operable glazing on dual aspects, except for the one-bedroom units, harnessing the regional winds ranging from northerlies to south south-easterly through large east facing openings.
Passive thermal design is achieved by favouring the northern aspect where possible in addition to provision of thermal mass in walls and floor slabs. Shading is used to control solar gain through extensive roof overhangs/ balcony soffits, battens screens, and operable sunshades and to maximise the amenity and liveability for residents. Deep recessed balconies as well as integrated sun shading screens protect the facade and glazing from high angle of incidence solar gain during the summer months giving residents flexibility for thermal comfort while reducing the solar gain to these apartments, particularly those facing west and east in summer. Balconies provide cool shaded private open spaces for retreat and occupation in summer and sheltered warm spaces in winter.

Internal planning is strategically designed to maximise opportunities for natural light and ventilation throughout, and to encourage occupants to take advantage of the high level of annual thermal comfort days in Evans Head. Full height openings provide opportunities for cross-ventilation and natural light to corridors minimising the requirement for mechanical ventilation and artificial light through these zones.

To actively contribute to the reduction of the development's carbon footprint, energy efficient building infrastructure in addition to energy efficient apartment fixtures, fittings, and appliances, will be utilised throughout the development. Selected materials have been chosen for their climatic and durability characteristics, light coloured finishes will reduce solar absorption and enhanced solar reflectiveness, mitigating embodied heat gain in the thermal mass.
A waste and recycling bin system has been designed to separate and manage general, recyclable, and organic waste.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long-term management.

The landscape design is a key component of the proposal; in the absence of deep soil planting on street level, planting has been strategically placed on all levels around the perimeter of the site.

The proposed planting serves several key purposes. It softens the apparent perimeter of the building to the street edge and enhance visual amenity while offsetting the lack of communal green space on ground floor. The scatter of greenery helps to reduce the sense of bulk and scale across the site by drawing attention to recessed or projecting surfaces and their materiality to further articulate the building form. The green gardens at the end of corridors provide a green outlook from both within and from the street.
The choice of species identified in the landscape design suit the natural environment of the local area, establishing the proposed development's identity while harmonising with endemic vegetation.

The landscape design emphasises the architectural themes of coastal living while respecting the need for useability, long-term management, and the environmental performance of these landscaped areas. Planting is intended to be lush, resilient, and low maintenance.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

Contextual visual amenity is improved by redefining and strengthening the main street frontages extending from the existing town centre. Carefully planned visual amenity is a vital aspect of the proposed development, with most dwellings achieving views to the Evans River foreshore area and parks. On ground floor, the level building entry to apartments and the café is clearly visible from the street and as such has good legibility and street address, while services and carparking on ground floor are screened from view. The deep awning provides shelter from weather not only for outdoor diners but also pedestrians seeking to access the town centre of Evans Head. The proximity to beaches, the riverfront and public parks further enhances residents' well-being by promoting a healthy lifestyle for residents.
The proposed development provides a variety of different dwelling sizes, from one bed to three bed configurations. The floor plan of each dwelling prioritises open plan living space, combining kitchen, dining, and living. 20% of the proposed development achieves Liveable Housing Design Quality Silver Standard.
The proposed building's apartment types contribute to positive living through appropriate room dimensions and layouts that meet the ADG requirements for various living requirements. Corner apartments allow for natural cross ventilation and large, glazed openings provide controlled solar access. The idea of coastal living is realised by providing "outdoor rooms", allowing residents to enjoy the large number of thermal comfort days in Evans Head. Each apartment's generous open private space provides great amenity creating a natural flow between indoor and outdoor spaces while respecting visual and acoustic privacy. The large, well organised floor plans allow for ample storage both inside and outside apartments. Service areas have been well considered, contained mainly in the ground floor carpark, or efficiently integrated into internal floor areas and communal corridors.

There are no direct neighbouring properties or buildings, and as such potential amenity impacts of privacy, overlooking and overshadowing are negligible.

Principle 7: Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.
A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

The primary pedestrian entry to the apartments off Elm Street is well-defined, level with the footpath and will be well lit to allow passive surveillance from the street. The recessed entry point creates a legible threshold and approach from the public domain whilst the well-defined perimeter of the site elsewhere gives identity to this development.
Level access via the main foyer and both entry points of the cafe from the footpaths on McDonald and Elm Street provide safe and equitable access. Roller doors grant secure access for carparking, 2 personnel doors provide egress from the ground floor carpark and service area.

Vertical batten screening around the site has been designed to not only align with the architectural character of the proposed development, but to balance privacy with amenity, complemented by integrated landscaping. Balconies off major living areas are provided on all frontages, enabling casual surveillance of the street and community, and creating a positive relationship between public and private spaces.

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The design provides a carefully distributed mix of apartment sizes comprising a variety of generously sized dwellings throughout, which acknowledges the need for housing to suit a mixture of living requirements. Different sizes and types are intended to encourage ownership from a broad range of occupants and to promote a diverse community. Open plan living with multiple bedrooms that have their own bathroom allow for flexible housing arrangements for different social contexts.

Communal spaces on the roof terrace and in the entry area on ground floor provide opportunity for incidental interactions between residents, thus adding to the amenity of the proposal.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.

Good design uses a variety of materials, colours, and textures.

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

The overall built form of the proposal is well proportioned; the building is articulated horizontally, presenting as a solid brick base at street level punctuated by large openings to define the café, topped by two levels of apartments composed of a balanced arrangement of elements expressed in different materials. The awning projection, curved corner and roof line further strengthen this horizontal composition. The stepping in and out of the façade on the upper levels provides visual depth, voids delineate the internal apartment structure complemented by deep balconies and vertical batten screening. Sun shading provides articulation and rhythm to the façade, thus adding to the architectural aesthetic. Planting is employed to soften the perimeter of the development emphasising the theme of coastal living.

The project strives to evoke a strong sense of beachside living and enhance the character of the region.

The neutral palette of materials chosen for the façade elements responds to the beachside setting; generous unit layouts are designed to respond to the climate and natural features in proximity of the site. In harmony with the built form, brick is the preferred material at ground floor level whereas on the upper levels, light colours, timber look cladding and battens screens convey a sense of lightness in contrast to the solidity on street level. These finishes will complement the planting scheme, and contrast elegantly with the proposed darker brick.

2.0 Assessment against Design Objectives under Part 3 and 4 of the Apartment Design Guideline

DESIGN OBJECTIVES	PROPOSAL RESPONSE	COMPLIANCE
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.	The proposal has been designed in response to the opportunities and constrains of the site conditions while considering the broader context of the site. Please refer to site analysis diagrams on sheet A004 contained in the development application.	Complies
3b – ORIENTATION		
Objective 3B-1: Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Proposed buildings are sited to clearly address the existing street frontage. The proposed buildings and layouts take advantage of the sites northern orientation and deep voids create additional northern exposure allowing for optimised solar access into the development. Where opening face east or west batten screens and deep overhangs are utilised to optimise solar gains. Refer to drawings A002- A004 and A006 – A007.	Complies
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid-winter.	Overshadowing of neighbouring properties is negligible due to the absence of immediate neighbours. Refer to drawing A005.	Complies
3c – PUBLIC DOMAIN INTERFACE		
Objective 3C-1: Transition between private and public domain is achieved without compromising safety and security.	All entries on ground level are clearly defined; large openings into the cafe, brick screen walls concealing services and carparking, and planting define the interface and provide secure access. Private balconies on upper levels provide opportunity for passive surveillance. Refer to architectural plans and elevations.	Complies
Objective 3C-2: Amenity of the public domain is retained and enhanced.	Amenity is enhanced by providing a deep awning for shelter to activate the streetscape and encourage casual interaction between residents and the public domain. Planting and the visually permeable brick and batten screening are used to soften the appearance. Refer to architectural plans and elevations.	Complies
3d – COMMUNAL AND PUBLIC OPEN SPACE		
Objective 3D-1:	Communal open space is provided in gardens at the end of the public corridors and on the rooftop terrace. The gardens at the end	Complies

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	of corridors will be landscaped, refer landscape architect's drawings 1012-CP01 – CP03. Oversized private balconies are designed to supplement communal open space and planting. Refer to architectural plans and elevations.	
Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Communal open space has equitable access and seating provides opportunity for respite. The roof terrace and gardens on levels 1 and 2 encourage incidental social interaction between residents and allow for equitable vistas to the Evans River foreshore area. Good solar access, paving, and landscaping make the communal spaces attractive; services on the roof will be adequately screened both visually and acoustically. Refer to architectural plans and elevations.	Complies
Objective 3D-3: Communal open space is designed to maximise safety	Balconies are visible from the street; the accessible portion of the roof terrace is fitted with a balustrade for safety from falls. Natural and artificial lighting provide adequate ambient lighting levels and accent lighting will create visual highlights. Refer to architectural plans and elevations.	Complies
Objective 3D-4: Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	No public open space is proposed - NA	NA
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.	No deep soil zones are proposed on the site - NA	NA
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.	In case of future development on the RSL site to the east and south of the proposal, there is enough space to ensure adequate levels of privacy should the creation of a setback be required without compromising the adjoining land. Distance to the unfinished development across Elm Street exceeds 32 metres and 21 metres to the temporary housing village to the north ascertaining reasonable levels of visual privacy. Refer to A001 – A003 and A100.	Complies
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.	Solar access and view considerations have been applied to all siting and building design elements. Design elements to enhance privacy without limiting natural light, ventilation and views include partially solid balustrades, deep balconies accessible from living areas and bedrooms on upper levels fitted with batten and brick screens. Vertical blade walls ensure	Complies

	privacy between apartments. Refer to architectural plans and elevations.	
3g – PEDESTRIAN ACCESS AND ENTRIES		
Objective 3g-1: Building entries and pedestrian access connects to and addresses the public domain.	The communal building entry to apartments via a recessed entry courtyard on ground floor is easily legible and sheltered. A seat provides a rest point and space for social interaction. Refer to A200.	Complies
Objective 3G-2: Access, entries, and pathways are accessible and easy to identify.	Level entry into main foyer is easily identifiable. Refer to architectural plans and elevations.	Complies
Objective 3G-3: Large sites provide pedestrian links for access to streets and connection to destinations	NA	NA
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	Vehicle access points have been located to achieve safe entry from Elm Street and exit points to McDonald Place provide clear sightlines to the footpaths along both frontages. Access points are integrated into the overall building design and garage doors widths kept minimal. Refer traffic impact assessment J1279_TIS Rev B by Ingen Consulting.	Complies
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.	Off-street carparking facilities for the apartments are located on ground floor in accordance with RVC development control plan for shop top housing developments. The café will receive 5 carparks based on gross floor area, for two of these an exemption with council will be sought to be in newly created line marked spaces on Elm Street. Refer traffic impact assessment J1279_TIS Rev B by Ingen Consulting.	Complies
Objective 3J-2: Parking and facilities are provided for other modes of transport	Bicycle parking to AS 2890.3 is included in the undercover car park on ground level. Refer to A200.	Complies
Objective 3J-3: Car park design and access is safe and secure	Service areas within the carpark have separate accessways and are clearly marked. Common circulation areas are clearly visible and well lit. Refer to A200.	Complies
Objective 3J-4: Visual and environmental impacts of underground car parking are minimised	There is no underground carparking.	NA
Objective 3J-5:	There is no on-grade carparking.	NA

Visual and environmental impacts of on-grade car parking are minimised		
Objective 3J-6: Visual and environmental impacts of above ground enclosed car parking are minimised	Off-street carparking on ground floor is well screened and planting is employed to further soften the visual impact. The corner location on ground floor is occupied by a café, removing car parking facilities from this focal point. Refer to architectural plans and elevations.	Complies
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	Extensive glazing is provided to all habitable rooms maximising sunlight and connection to the outdoors. Generous balconies wrapping the exterior of the building provide private open space and connect between the indoors and outdoors. All apartments achieve direct sunlight to habitable rooms or private open space between 9am - 3pm for a minimum of 3 hours in mid-winter. Refer to A006 – A007.	Complies
Objective 4A-2: Daylight access is maximised where sunlight is limited	Units 5 and 10 receive additional northern light to their balconies and living areas via the recess over the entry area. Both units have large openings facing west, these will be fitted with vertical screens and internal blinds to manage excess solar gain.	Complies
Objective 4A-3: Design incorporates shading and glare control, particularly for warmer months	Deep eaves provide protection from summer sun, and vertical screens and operable blinds are used to protect openings from the eastern and western sun, in particular. Refer to architectural plans and elevations.	Complies
4b – NATURAL VENTILATION		
Objective 4B-1: All habitable rooms are naturally ventilated	Generous operable openings of at least 5% of the floor area served are positioned to capture prevailing breezes and provide natural ventilation. Refer to A008.	Complies
Objective 4B-2: The layout and design of single aspect apartments maximises natural ventilation	Apartment depths of single aspect units 2 and 7 are limited to 7 metres to facilitate natural ventilation to open plan living areas. Refer to A008.	Complies
Objective 4B-3: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	60% of apartments have dual aspect and can be cross ventilated. Natural airflow is supported by internal layouts and maximising ceiling heights while limiting apartment depths. Refer to A008.	Complies
4c – CEILING HEIGHTS		
Objective 4C-1: Ceiling height achieves sufficient natural ventilation and daylight access	All habitable rooms have a minimum ceiling height of 2.7m and non-habitable rooms 2.4m. Refer sections A6001 – A601.	Complies
Objective 4C-2:	Ceiling heights in habitable and non-habitable rooms	Complies

Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	are proportionate to the rooms with service bulkheads located over entry areas, corridors, and bathrooms. Refer sections A6001 – A601.	
Objective 4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building	The lower level will accommodate a retail space and carparking. Refer sections A6001 – A601.	Complies
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	All apartments exceed minimum internal area requirements, and each habitable room contains an external window with an area not less than 10% of the floor area of the room. Refer unit plans A201 and A202.	Complies
Objective 4D-2: Environmental performance of the apartment is maximised	Habitable room depths do not exceed 2.5 x the ceiling height. Open plan layouts in the apartments do not exceed a room depth of 8m from a window; the proposed apartment layouts maximise environmental performance through good solar access and natural ventilation. All bedrooms and living areas have external windows. Refer unit plans A201 - A202 and A006 – A008.	Complies
Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities and needs	All minimum area and dimension requirements are met in bedrooms, master bedrooms and living rooms. Refer unit plans A201 and A202.	Complies
4e – PRIVATE OPEN SPACE AND BALCONIES		
Objective 4E-1: Apartments provide appropriately sized private open space and balconies to enhance residential amenity	Each apartment exceeds the minimum area of 10m^2 required for private open space for 3+ Bed Apartments, balcony depths exceed minimum requirements. Refer unit plans A201 and A202.	Complies
Objective 4E-2: Primary private open space and balconies are appropriately located to enhance liveability for residents	All primary private open spaces are located adjacent the apartment's living, dining and kitchen all facing north, east, or west and face outwards. Refer unit plans A201 and A202.	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	Each private balcony is incorporated into the overall building form, deep balconies paired with vertical screens and blade walls articulate the facades. Refer to architectural plans and elevations.	
Objective 4E-4: Private open space and balcony design maximises safety	A combination of solid and transparent balustrade materials balances the need for privacy with surveillance of the public domain whilst protecting residents from falls. Refer to architectural plans and elevations.	Complies

4f – COMMON CIRCULATION AND SPACES		
Objective 4F-1: Common circulation spaces achieve good amenity and properly service the number of apartments	Common circulation areas are provided with natural light and ventilation and grant lift access for each apartment. Corridors on level1 and 2 are articulated, include areas for seating and and provide access to communal green spaces on either end. The maximum number of apartments sharing a circulation core is five on both levels. Refer to architectural floor plans.	Complies
Objective 4F-2: Common circulation spaces promote safety and provide for social interaction between residents.	Corridors have clear sight lines and are well lit and ventilated. The recessed entry courtyard and corridors leading to apartments have integrated seats creating spaces for incidental interactions between residents. Refer to architectural floor plans.	Complies
4g – STORAGE		
Objective 4G-1: Adequate, well-designed storage is provided in each apartment	Each apartment meets the minimum design criteria for storage for 1–3-bedroom dwellings. Internal storage is located off circulation areas. Refer to table on A200 and floor plans on A201-202 for details.	Complies
Objective 4G-2: Additional storage is conveniently located, accessible and nominated for individual apartments	Each unit has a dedicated storage enclosure on car parking level allowing for storage of bulkier items. The storage room is adequately screened and integrated into the overall building form. Refer to table on A200 and floor plans on A201-202 for details.	Complies
4h – acoustic privacy		
Objective 4H-1: Noise transfer is minimised through the siting of buildings and building layout	Required setbacks and separation from neighbouring buildings has been provided. Party walls will be of masonry construction to limit sound transmission between units. Noise generating sources will be located either on ground floor level within the carpark or on the roof, appropriately screened. Refer to architectural floor plans.	Complies
Objective 4H-2: Noise impacts are mitigated within apartments through layout and acoustic treatments	Apartments are designed to locate quieter habitable spaces away from noisier common circulation areas, lift lobbies. Bedrooms are grouped together and apartment layouts are stacked on top of each other. Refer unit plans A201 and A202.	Complies
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	Refer noise impact assessment J1279_NIA 301023 by Ingen Consulting for details on external noise sources impacting the development.	Complies
Objective 4J-2: Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Party walls and floors between units will be of masonry construction to mitigate sound transmission between units vertically and horizontally. Refer to architectural floor plans.	Complies

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	The development will create a mix of apartment sizes ranging from 1 -3 bedrooms providing housing choice and supporting equitable housing access. Refer unit plans A201 and A202.	Complies
Objective 4K-2: The apartment mix is distributed to suitable locations within the building	Apartment types are distributed within the building to achieve a harmonious façade composition and to maximise natural ventilation and solar access to habitable rooms. Refer to architectural plans and elevations.	Complies
4l – GROUND FLOOR APARTMENTS		
Objective 4L-1: Street frontage activity is maximised where ground floor apartments are located	There are no ground floor apartments proposed - NA	
Objective 4L-2: Design of ground floor apartments delivers amenity and safety for residents	There are no ground floor apartments proposed - NA	
4m – FACADES		
Objective 4M-1: Building façades provide visual interest along the street while respecting the character of the local area	The proposed building respects the existing character and scale of the local area while creating visual interest through varied building elements integrated into a distinct form along the length of the façade. Refer to A003 and elevations.	Complies
Objective 4M-2: Building functions are expressed by the façade	The different functions are clearly legible by creating a solid brick base housing retail and carparking and the residential component expressed by prominent balconies and blade walls. The corner café is articulated by a curved wall emphasised by a deep awning overhead, creating a strong focal point. The residential entry off Elm Street is clearly defined and legible. Refer to A003 and elevations.	Complies
4n – ROOF DESIGN		
4n – Roof Design Objective 4N-1: Roof treatments are integrated into the building design and positively respond to the street.	The roof shape complements the expressive curved awning at street level, positively impacting on the streetscape. The articulated voids in the roof shape create interest and allow for natural light to filter through to the lower levels. Refer to roof plan A400 and elevations A500 – A501.	Complies
Objective 4N-2: Opportunities to use roof space for residential accommodation and open space are maximised.	A communal roof terrace is proposed providing equitable views to the foreshore area. A balustrade will ensure the users safety, paving, planter pots and lighting will enhance the space. Refer to roof plan A400.	Complies
Objective 4N-3: Roof design incorporates sustainability features.	The roof space will accommodate a PV system and water runoff will be directed to a communal water tank for reuse. Refer to roof plan A400 and BASIX report by Certified Energy.	Complies

4o – LANDSCAPE DESIGN		
Objective 4O-1: Landscape design is viable and sustainable.	The landscape design proposed is resilient by incorporating diverse and planting appropriate to the climate and the site's coastal environment. Refer landscape architect's drawings 1012-CP01 – CP03.	Complies
Objective 4O-2: Landscape design contributes to the streetscape and amenity	The street amenity will be significantly improved by the proposed landscape design. Planting to communal open spaces and private balconies will enrich the street scape and amenity for residents and the public domain. Refer to A000, A003 and elevations A500 – A501.	Complies
4p – PLANTING ON STRUCTURES		
Objective 4P-1: Appropriate soil profiles are provided.	Refer landscape architect's drawings 1012-CP01 – CP03.	Complies
Objective 4P-2: Plant growth is optimised with appropriate selection and maintenance.	Refer landscape architect's drawings1012-CP01 – CP03.	Complies
Objective 4P-3: Planting on structures contributes to the quality and amenity of communal and public open spaces.	Planting in planters will substitute deep soil zones. Vegetation will soften the perimeter of the building to the street edge, enhance visual amenity and offset the absence of communal green space at street level. Refer 1012-CP01 – CP03.	Complies
4q – UNIVERSAL DESIGN		
Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members.	Proposed development achieves a benchmark of 20% of total apartments meeting LHA Silver Level. Please refer drawing sheets A201 and A202.	Complies
Objective 4Q-2: A variety of apartments with adaptable designs are provided.	Apartment layouts provide a variety of designs to be adaptable for future residents and can be adapted without major structural modifications. The development offers lift access to all communal areas within the building and is within walking distance to public parks, the CBD, and services. Parking for residents with disabilities are provided in the carpark on ground floor. Refer plans A200 - 202.	Complies
Objective 4Q-3: Apartment layouts are flexible and accommodate a range of lifestyle needs.	Apartment designs include various large layouts with open plan living, rooms that could contain multiple functions, dual key apartments, and multiple bedrooms with separate bathrooms. Refer unit plans A201 and A202.	Complies
4r – ADAPTIVE REUSE		
Objective 4R-1:	Adaptive reuse does not apply to this development.	NA

New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.		
Objective 4R-2: Adapted buildings provide residential amenity while not precluding future adaptive reuse	Adaptive reuse does not apply to this development.	NA
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 is located close to the existing business centre of Evans Head. Large openings on ground floor level connect the café to the pedestrian area and help activate the streetscape. Refer to A001 – A004.	Complies
Objective 4S-2: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	The residential entry is separate from the café entries and clearly legible from the street. Residential car spaces are separate to the cafes carparking and have their own dedicated access to stairs and the lift. Refer to floor plans A200 - 202.	Complies
4t- AWNINGS AND SIGNAGE		
Objective 4T-1: Awnings are well located and complement and integrate with the building design.	The proposed curved awning integrates as a key architectural element in the design of a corner site and provides continuous protection from weather along an activated street frontage. Refer to A000, A003 and elevations A500 – A501.	Complies
Objective 4T-2: Signage responds to the context and desired streetscape character.	Signage will complement the building design and respond to the scale, proportion and detailing of the development.	Complies
4u – ENERGY EFFICIENCY		
Objective 4U-1: Development incorporates passive environmental design.	Passive solar design has been integrated into the proposal using natural ventilation, natural light, and thermal mass considerations. Refer architectural floor plans A200 – A202 and A006 – A008.	Complies
Objective 4U-2: Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	The design incorporates elements to optimise solar heat gain and use thermal mass to stay warm in winter and cool in summer. The building envelope will be insulated to meet regulations. Roof and balcony overhangs, batten screening and vertical adjustable blinds will be used to control solar heat gain. Where heating and cooling infrastructure is required, it is centrally located on the roof. Refer to architectural plans and elevations.	Complies
Objective 4U-3: Adequate natural ventilation minimises the need for mechanical ventilation	The design maximises cross ventilation opportunities through corner apartments and generous operable openings. All habitable rooms have natural ventilation, corridors are fitted with operable side and highlights to provide airflow. Refer to A008.	Complies

4v – WATER MANAGEMENT AND CONSERVATION		
Objective 4V-1: Potable water use is minimised.	Water efficient appliances and fittings and fixtures will be used in the apartments. A centrally located rainwater tank will enable water reuse. Refer to BASIX certificate by Certified Energy.	Complies
Objective 4V-2: Urban stormwater is treated on site before being discharged to receiving waters.	Roof water will be directed to a centrally located water tank for reuse and on-site stormwater detention. Refer to engineering report J1270_ESR 141123 by Ingen Consulting.	Complies
Objective 4V-3: Flood management systems are integrated into site design.	On site -detention tanks will be located above ground on carpark level. Refer to engineering report J1270_ESR 141123 by Ingen Consulting.	Complies
4w – WASTE MANAGEMENT		
Objective 4W-1: Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	The bin holding room is adequately sized and designed to reduce the visual impacts on the streetscape and the building. It will be well ventilated and easy to clean. Refer to ground floor plan A200 and waste management report HMC 2023.531.03 Rev B by HMC Environmental Consulting.	Complies
Objective 4W-2: Domestic waste is minimised by providing safe and convenient source separation and recycling	The bin store is easily accessible from the circulation core (lift and stairs). Individual apartments will have waste and recycling storage space internally. Refer to ground floor plan A200 and waste management report HMC 2023.531.03 Rev B by HMC Environmental Consulting.	Complies
4x – BUILDING MAINTENANCE		
Objective 4X-1: Building design detail provides protection from weathering.	Windows and doors protected by large overhang of balcony/roof above to protect from weather. External building elements will be detailed to avoid weathering. Materials will be chosen to withstand the coastal environment. Refer to elevations A500 – A501.	Complies
Objective 4X-2: Systems and access enable ease of maintenance.	Window and glazed door design intended to allow for cleaning from inside of the building unless they open onto a balcony, and where access is required for maintenance, safety systems will be installed to allow for safe access. Services shafts and rooms are accessible from common areas.	Complies

Objective 4X-3: Material selection reduces ongoing maintenance costs.	Materials selected aim to reduce maintenance costs, masonry elements and FC sheeting are chosen for their robustness and durability. Refer to elevations A500 – A501.	Complies