



RFBI Benhome Masonic Village Retirement Village Expansion Compliance Schedules

Prepared for: RFBI & HT
June 2024

Revision	Date	Description
01	07/06/24	Draft
02	14/06/24	DA Submission

Acknowledgment of Country

We acknowledge the Awabakal people as the Traditional Custodians of the Country where this project takes place . We recognise their continuing connection to the land and waters, and thank them for protecting this place and its ecosystems since time immemorial. We pay our respects to Elders past, present, and emerging.



Includesign Pty Ltd
Architecture and Urban Design

ABN 84 641 461 823

www.includesign.com.au

+61413896603
hello@includesign.com.au

Level 2, 233 Bulwara Road, Ultimo, NSW 2007

SEPP Housing 2021 - Schedule 4 Compliance Statement

SEPP Housing 2021 - 108 - Division 7 Non-discretionary development standards

Apartment Design Guide - SEPP 65 Compliance Statement

Apartment Design Guide - Compliance Schedule

Design Statement

Prepared to accompany the Development Application Submitted to Council

14.06.2024

RFBI Benhome Masonic Village Retirement Village Expansion

30 Regent Street, Maitland, NSW

Prepared on behalf:

Royal Freemansons' Benevolent Institution

Prepared by

Includesign

Design Statement

Includesign has been responsible for the architectural design of the RFBI Benhome Masonic Village Retirement Village Expansion since the concept design phase, working in collaboration with related professionals and experts. The project aims to provide a development that responds to the State Environmental Planning Policy Housing 2021, the Apartment Design Guideline State Environmental Planning Policy No 65, and respects local planning and design controls.

The project proposes to refurbish the existing Rose Cottage building, introducing four new Assisted Living Units, a café, a salon, a gym, and a multipurpose room within the existing structure. For the purpose of the compliance schedules within this document, only the four assisted living units have been assessed.

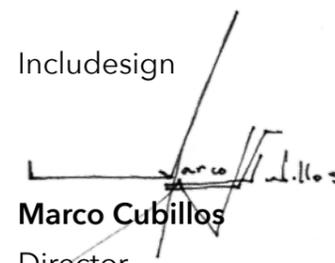
Careful consideration has been given to the placement of the units within the existing building to maximise daylight and ventilation access while activating the frontage on Regent Street. The Assisted Living Unit sizes conform to the constraints of the Rose Cottage envelope and existing internal load-bearing walls. The units have been designed to be as functional as practicable while adhering to an adaptive reuse approach.

Importantly, the design process is currently at the Development Application (DA) stage, and further design refinement will be required before construction commences to comply with detailed SEPP requirements. Therefore, this statement only assesses whether the design presented is capable of compliance with relevant development standards at the DA stage.

The following analysis illustrates the architectural response to the SEPP. Please note that the architectural drawings are to be read in conjunction with related specialist consultant reports and drawings that are part of this Development Application.

Verification of Qualifications

Includesign



Marco Cubillos

Director

Registered Architect NSW No.11621

Design Practitioner NSW No. 2888

SEPP Housing 2021 - Schedule 4 Compliance Statement

Clause	Requirement	Proposal	Complies
Schedule 4 Standards concerning accessibility and usability of hostels and independent living units			
2	<p>Sitting standards Wheelchair access (1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel to an adjoining public road. (2) If the whole of the site does not have a gradient of less than 1:10– (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and (b) the wheelchair access provided must be by a continuous accessible path of travel to an adjoining public road or an internal road or a driveway that is accessible to all residents. (3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.</p>	Refer to Accessibility Design Review Report by ABE Consulting.	✓
3	<p>Letterboxes (1) Letterboxes– (a) must be located on a hard standing area, and (b) must have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling, and (c) must be lockable by a lock that faces a wheelchair accessible path. (2) If a structure contains multiple letterboxes, the structure must be in a prominent location. (3) At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).</p>	The letterboxes will be managed by the RFBI Masonic Village.	N/A
4	<p>Car parking (3) To avoid doubt, a parking space that complies with AS/NZS 2890.6 is only counted toward 1 of the requirements in subsection (2)(b)(i) or (ii) or (c)(i) or (ii). (4) At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6. (5) A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access. (6) If multiple parking spaces are accessible by a common access point, the access point must be secured by a power-operated garage door, vehicle gate, vehicle barrier or similar device. (7) A parking space, other than a parking space under subsection (6), must be– (a) secured by a power-operated door, or (b) capable of accommodating the installation of a power-operated door, including by having– (i) access to a power point, and (ii) an area for motor or control rods for a power-operated door. (8) A requirement in this section for a parking space to comply with AS/NZS 2890.6 extends to the associated shared area within the meaning of AS/NZS 2890.6. (9) In this section, a parking space is in a common area if it is not attached to or integrated with a hostel or independent living unit.</p>	Refer to Traffic Report by Amber	✓
5	<p>Accessible entry (1) The main entrance to a dwelling must have– (a) a clear opening that complies with AS 1428.1, and (b) a circulation space in front of the door and behind the door that complies with AS 1428.1. (2) This section does not apply to an entry for employees.</p>	Main entry of assisted living units will be served by the internal corridor. Access comply with this requirement at this stage of design. Further details related to door hardware/components will be incorporated in accordance with the SEPP during subsequent design stages.	✓

SEPP Housing 2021 - Schedule 4 Compliance Statement

Clause	Requirement	Proposal	Complies
Schedule 4 Standards concerning accessibility and usability of hostels and independent living units (continue)			
6	<p>Interior: general</p> <p>(1) An internal doorway must have an unobstructed opening that complies with AS 1428.1.</p> <p>(2) An internal corridor must have an unobstructed width of at least 1,000mm.</p> <p>(3) The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1–</p> <p>(a) a kitchen,</p> <p>(b) a laundry,</p> <p>(c) a bathroom,</p> <p>(d) a toilet,</p> <p>(e) a bedroom,</p> <p>(f) a living area,</p> <p>(g) the main area of private open space.</p> <p>(4) To avoid doubt, subsection (3)(b) does not apply to laundry facilities in a cupboard.</p>	<p>1) All internal doors of proposed dwellings comply with AS 1428.1 minimum clear openings.</p> <p>2) All internal corridors of proposed dwellings comply with a minimum width of 1,000 mm.</p> <p>3) All circulation space at approaches to internal doorways comply with AS 1428.1 at this stage of design.</p> <p>Refer to architectural drawings.</p>	✓
7	<p>Bedroom</p> <p>At least one bedroom in a dwelling must have the following–</p> <p>(a) a clear area, not including a circulation space, sufficient to accommodate–</p> <p>(i) for a hostel—a wardrobe and a single-size bed, or</p> <p>(ii) for an independent living unit—a wardrobe and a queen-size bed,</p> <p>(b) a clear area around the area for the bed of at least–</p> <p>(i) 1,200mm at the foot of the bed, and</p> <p>(ii) 1,000mm on each side of the bed,</p> <p>(c) at least 2 double general power outlets on the wall where the head of the bed is likely to be,</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p>	<p>Assisted Living Units 01, 02, and 04 have been designed to accommodate a queen-size bed with clearances complying with Clause 8. However, Unit 02 does not meet the requirement; it is proposed to have a king-size bed instead.</p> <p>All rooms have a good-sized walk-in robe. The intended use for the units is for assisted living.</p> <p>Further details related to power outlets, telephone outlets, and wiring will be incorporated during subsequent design stages in accordance with the SEPP</p>	X
8	<p>Bathroom</p> <p>(1) At least one bathroom in a dwelling must be located on–</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The bathroom must have the following–</p> <p>(a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586–2013,</p> <p>(b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines,</p> <p>(c) a shower that–</p> <p>(i) is accessible without a shower-hob or step, and</p> <p>(ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and</p> <p>(iii) is in the corner of a room, and</p> <p>(iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1,</p> <p>(d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux,</p> <p>(e) a double general power outlet in an accessible location, in accordance with AS 1428.1.</p> <p>(3) Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.</p>	<p>The design complies with bathroom location and dimensions in accordance with AS 1428.1.</p> <p>Further details related to sanitary fixtures and fittings will be detailed to comply with AS 1428.1 during subsequent design stages in accordance with the SEPP</p>	✓

SEPP Housing 2021 - Schedule 4 Compliance Statement

Clause	Requirement	Proposal	Complies
Schedule 4 Standards concerning accessibility and usability of hostels and independent living units (continue)			
09	<p>Toilet</p> <p>(1) At least one toilet in a dwelling must be located on–</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The toilet must have the following–</p> <p>(a) a water closet pan–</p> <p>(i) in the corner of the room, and</p> <p>(ii) with a centreline set-out in accordance with AS 1428.1,</p> <p>(b) a circulation space in front of the water closet pan that is–</p> <p>(i) at least 1,200mm long and at least 900mm wide, and</p> <p>(ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails,</p> <p>(c) a circulation space around the water closet pan that complies with AS 1428.1,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586–2013,</p> <p>(e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1.</p> <p>(3) A removable shower screen may be located in the circulation space specified in subsection (2)(c).</p>	<p>Each dwelling has a toilet accessible from the living areas that comply with the spatial requirements for sanitary facilities of AS1428.1</p> <p>Further details related to slip resistant floor surfaces and installation of grab rails will be incorporated in accordance with the SEPP during subsequent design stages.</p> <p>Refer to architectural drawings.</p>	✓
10	<p>Surfaces of balconies and external paved areas</p> <p>Balconies and external paved areas must have surfaces that are slip resistant and comply with–</p> <p>(a) the Building Code of Australia, or</p> <p>(b) the Standards Australia Handbook SA HB 198:2014, Guide to the specification and testing of slip resistance of pedestrian surfaces, published on 16 June 2014.</p>	<p>All internal and external surfaces will be specified to be slip resistance in accordance to the SEPP during subsequent design stages.</p>	To comply
11	<p>Door hardware</p> <p>(1) Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1.</p> <p>(2) To avoid doubt, subsection (1) does not apply to cabinetry.</p>	<p>All door handles and hardware will be detailed in accordance with AS 1428.1 and the SEPP during subsequent design stages.</p>	To comply
12	<p>Switches and power points</p> <p>(1) Switches and power points must–</p> <p>(a) comply with AS 1428.1, or</p> <p>(b) be capable of complying with AS 1428.1 through future adaptation.</p> <p>(2) Subsection (1) does not apply to–</p> <p>(a) remote controls, or</p> <p>(b) power points likely to serve appliances that are not regularly moved or turned off.</p>	<p>All switches and power points will be detailed in accordance with AS 1428.1.</p>	To comply
Part 2 Additional standards for independent living units			
15	<p>Bedroom</p> <p>At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on–</p> <p>(a) the same floor as the entry to the unit, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the unit.</p>		✓

SEPP Housing 2021 - Schedule 4 Compliance Statement

Clause	Requirement	Proposal	Complies
16	<p>Living room and dining room (1) A living room in an independent living unit must be located on– (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The living room must have– (a) a circulation space that– (i) is clear of all fixtures, and (ii) has a diameter of at least 2,250mm, and (b) a telecommunications or data outlet adjacent to a general power outlet.</p>	<p>All dwellings propose living areas that comply with 2250mm diameter for clear circulation space in accordance with clause 4.7.1 of AS 4299.</p> <p>All telephone and general power outlets and wiring for required lighting will be integrated in accordance with the SEPP during subsequent design stages.</p>	✓
17	<p>Main area of private open space The main area of private open space for an independent living unit must be located on– (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p>	<p>Given the existing open space of the Rose Cottage, it is proposed that the assisted living units will have a shared open space dedicated only for the staff in lieu of private open space. This aims to enhance the original heritage and planting fence along Regent Street, while removing the 1.8m metal fence.</p>	X
18	<p>Kitchen (1) A kitchen in an independent living unit must be located on– (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance. (3) Each circulation space specified in subsection (2) must be capable of being increased to a diameter of 1,550mm without– (a) relocating the sink, or (b) moving a load-bearing wall, or (c) breaching another circulation requirement. (4) The kitchen must have the following fittings– (a) a bench that includes at least one work surface that is– (i) at least 800mm long, and (ii) clear of obstructions, and (iii) not in the corner of the room, (b) a lever tap set with the lever and water source that is within 300mm of the front of the bench, (c) a cooktop next to the work surface, (d) an isolating switch for the cooktop, (e) an oven that– (i) has operative elements between 450mm and 1,250mm above the finished floor level, and (ii) is next to the work surface, (f) at least one double general power outlet located within 300mm of the front of a work surface. (5) The cupboards must– (a) not be entirely located in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be. (6) An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard. (7) A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the top of the cupboard. (8) The lever tap set, cooktop, isolating switch, oven and double general power outlet must– (a) not be in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be. (9) Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.</p>	<p>The below is the assessment of the proposed assisted living units against Part 2 - 18:</p> <p>(1) Complies (2) Complies (3) Complies (4) Does not comply. The proposed kitchens will serve staff and have been designed to be compact in size. (5) Does not comply. (6) To comply. (7) To comply (8) Does not comply. (9) Does not comply.</p>	X

SEPP Housing 2021 - Schedule 4 Compliance Statement

Clause	Requirement	Proposal	Complies
Schedule 4 Standards concerning accessibility and usability of hostels and independent living units (continue)			
19	<p>Laundry</p> <p>(1) A laundry in an independent living unit must be located on–</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The laundry must have the following–</p> <p>(a) a circulation space that complies with AS 1428.1 at the approach to any external doors,</p> <p>(b) an appropriate space for an automatic washing machine and a clothes dryer,</p> <p>(c) a clear space in front of each appliance of at least 1,550mm,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586–2013,</p> <p>(e) a continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling.</p> <p>(3) The space specified in subsection (2)(c) may overlap with a door swing or the circulation space for a door.</p> <p>(4) For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations–</p> <p>(a) for below-bench cupboards–towards the top,</p> <p>(b) for overhead cupboards–towards the bottom,</p> <p>(c) for floor-to-ceiling doors–between 900mm and 1,100mm above the finished floor level.</p> <p>(5) In this section–</p> <p>laundry includes laundry facilities in a cupboard.</p>	<p>Assisted Living units will have shared laundry and drying facilities instead of a laundry in each unit.</p> <p>The shared laundry will comply with the following:</p> <ul style="list-style-type: none"> • Circulation space at door approaches complies with AS 1428.1. • Each unit has a clear space in front of laundry appliances of at least 1,550 mm + • All internal surfaces will be specified as slip resistances floor surfaces in accordance with the SEPP 	X
20	<p>Linen storage</p> <p>An independent living unit must have a floor-to-ceiling linen storage cupboard that–</p> <p>(a) is at least 600mm wide, and</p> <p>(b) has adjustable shelving.</p>	<p>The design provides linen storage for each dwelling in accordance with clause the SEPP. Refer to architectural drawings</p>	✓
21	<p>Lifts access in multi-storey buildings</p> <p>An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the Building Code of Australia, Volume 1, Part E3.</p>	<p>N/A</p> <p>All units have direct access from the street level.</p>	✓
21	<p>Garbage</p> <p>A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.</p>	<p>Refer to waste and management report by Elephants Foot.</p>	✓

SEPP Housing 2021 - 108 - Division 7 Non-discretionary development standards

Clause	Requirement	Proposal	Complies
<p>Division 7 Non-discretionary development standards 108 Non-discretionary development standards for independent living units—the Act, s 4.15</p>			
1	<p>(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of independent living units that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p>		N/A
2	<p>(2) The following are non-discretionary development standards in relation to development for the purposes of independent living units—</p> <p>(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,</p> <p>(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—</p> <p>(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and</p> <p>(ii) is limited to an area of no more than 20% of the surface area of the roof, and</p> <p>(iii) does not result in the building having a height of more than 11.5m,</p> <p>(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,</p> <p>(d) a minimum landscaped area that is the lesser of—</p> <p>(i) 35m² per dwelling, or</p> <p>(ii) 30% of the site area,</p> <p>(e) (Repealed)</p> <p>(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,</p> <p>(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,</p> <p>(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building—</p> <p>(i) at least 15m² of private open space per dwelling, and</p> <p>(ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,</p> <p>Note—</p> <p>The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one—see Schedule 4, section 2.</p> <p>(i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2m and—</p> <p>(i) an area of at least 10m², or</p> <p>(ii) for each dwelling containing 1 bedroom—an area of at least 6m²,</p> <p>(j) for a development application made by, or made by a person jointly with, a social housing provider or Landcom—at least 1 parking space for every 5 dwellings,</p> <p>(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.</p>	<p>The below is the assessment of the proposed assisted living units against Part 2 - 108:</p> <p>(a) Complies</p> <p>(b) Complies</p> <p>(c) N/A</p> <p>(d) Complies - Existing landscaped area exceeds 30% of the total site area</p> <p>(f) Complies - Deep Soil Area - 18%</p> <p>(g) Complies</p> <p>(h) Does not comply. Given the existing open space of the Rose Cottage, it is proposed that the assisted living units will have a shared open space dedicated only for the staff in lieu of private open space. This aims to enhance the original heritage and planting fence along Regent Street, while removing the 1.8m metal fence.(5) Does not comply.</p> <p>(i) N/A</p> <p>(j) N/A</p> <p>(k) Complies. Refer to Traffic Report.</p>	X

SEPP 65 Design Quality Principles | Rose Cottage

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.

The site is located within the Royal Freemasons' Benevolent Institution (RFBI) Benhome Masonic Village and the Regent Street Heritage Conservation Area, which includes a number of other listed items of local and State heritage significance on-site and within the vicinity.

The proposed Independent Living Units will be located within the existing Rose Cottage building (a Non-heritage Building).

The Regent Street buildings are currently characterized by high-value heritage buildings and contain an exceptional collection of mansions and large residences from the late Victorian and Federation periods.

The site is considered to contribute to the significance of Regent Street.

Even though the Rose Cottage building addition is not a heritage-listed item, the proposal is respectful of the existing fabric and aims to adopt an adaptive-reuse approach, altering the internal layout with minor changes to the exterior while extending the life of the building

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.

The proposed Rose Cottage Alterations will be contained within the existing one-story building without altering Regent Street's existing streetscape.

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.

Four Assisted Living Units are proposed, along with internal alterations to accommodate a café, salon, gym, and multipurpose room. This will complement the current principal use of the Residential Care Building. The proposal not only extends the life of the building but also provides and relocates amenities at the ground level adjacent to the Regent Street Area and internal courtyards.

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 livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

By retaining and repurposing the existing building rather than opting for demolition, the proposal actively conserves embodied carbon and minimises environmental impact. This approach extends the life of the structure, reduces waste, and promotes sustainable practices.

Additionally, the internal alterations and amenities within the proposal, such as the café, salon, gym, and multipurpose room, are designed to enhance resident comfort and livability while maximising the use of natural resources. Through thoughtful design, the units and amenities harness daylight access to create a more environmentally friendly and economically sustainable living environment.

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 street scape and neighbourhood.

The proposed alterations embrace the concept of integrated design by leveraging the existing internal courtyard and ground-level landscaping adjacent to Regent Street.

By doing so, this enhances the aesthetics of the development and creates a seamless connection between indoor and outdoor spaces. This approach not only maximises the use of available green space but also fosters a biophilic connection, promoting well-being among residents and visitors.

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 well being.

The proposed amenities within the complex, tailored for residential care use, are designed to enhance the day-to-day activities of both residents and visitors, promoting a positive living environment.

By adapting the Assisted Living Units to meet Schedule 4 for Seniors Housing standards as much as possible within the constraints of a retrofit approach, the proposal prioritises resident well-being and comfort while ensuring compliance with regulatory guidelines. Enhancing internal amenities improves residents' quality of life while fostering positive relationships within the community.

Additionally, existing outdoor areas will be easily accessible from the proposed internal amenities, providing residents with abundant sun access and further enhancing their overall experience

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.

The current building setting and outdoor areas are designed to optimise safety and security, fostering high levels of surveillance and ensuring a safe environment for residents and visitors alike.

The proposed new entry with automatic sliding doors will enhance security measures, providing a secure and well-lit entrance for residents.

As part of the proposal, the existing 1.8 m metal fence along Regent Street will be removed, while retaining the heritage fence and planting. This strategic change will improve the relationship between the communal open space and the footpath, enhancing passive surveillance and further promoting safety within the development and the public domain.

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.

The proposed development comprises 4 assisted living units within existing residential care rooms. While the mix of apartment sizes is limited to one-bedroom self-contained units, these units are designed to offer flexible arrangements to staff, thereby increasing living accommodation options in regional areas and promoting housing diversity.

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 adaptive reuse project embodies a careful internal layout that responds to the existing windows and outdoor spaces. Through thoughtful design, functional areas are strategically positioned to maximize natural light while maintaining respect for the building's original fabric, ensuring a cost-effective alteration process.

The proposed materials and finishes are carefully selected to harmonize with the predominant features, such as the face brickwork and metal roof, enhancing the overall aesthetic appeal of the structure.

Apartment Design Guide – Compliance Schedule | Rose Cottage

30 Regent Street, Maitland, NSW

Project Number: 2310

Date: 14.06.2024 | Rev 02

Objective		Design Guidance	Complies	Proposal Notes												
PART 03 - SITING THE DEVELOPMENT																
Site Analysis	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	✓	<ul style="list-style-type: none"> The Assisted Living Units have been positioned to maximise access to sunlight while facilitating passive surveillance of the outdoor spaces along the Regent Street Boundary. Proposed amenities face either the internal courtyard or the outdoor open space. 												
	Orientation	3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	✓	<ul style="list-style-type: none"> Orientation of the units and amenities respond to the optimization of solar access while following the existing fabric of the Rose Cottage. 											
		3B-2	Overshadowing of neighbouring properties is minimised during mid winter	N/A												
Public Domain Interface	3C-1	Transition between private and public domain is achieved without compromising safety and security	✓	<ul style="list-style-type: none"> The proposed new entry with automatic sliding doors will enhance security measures, providing a secure and well-lit entrance for residents Chances for concealment are reduced to a minimum. 												
	3C-2	Amenity of the public domain is retained and enhanced	✓	<ul style="list-style-type: none"> The removal of the existing 1.8m metal fence and the retention of the heritage fence + planting will improve the Regent Street interface, while increasing opportunities for passive surveillance. 												
Communal and Public Open Space	3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping <ol style="list-style-type: none"> Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 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) 	✓	<ul style="list-style-type: none"> The Assisted Living Units will be served by the existing outdoor area, which will act as Communal Open Space. A new fence, along with planting, will divide the Units' COS from the future outdoor area for the new café. 												
	3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	✓	<ul style="list-style-type: none"> The existing outdoor area serving as communal open space for the assisted living units is well-oriented to receive sunlight, offers covered areas for shade, features outdoor furniture, and includes planted areas. 												
	3D-3	Communal open space is designed to maximise safety	✓	<ul style="list-style-type: none"> Passive surveillance of space has been taken into account during the configuration of the internal layout. 												
	3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	✓	<ul style="list-style-type: none"> Public open space is not provided, however semi public space is provided, to serve the residents and visitors. People using the café will have access to the internal courtyard and outdoor open space. 												
Deep Soil Zone	3E-1	<p>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.</p> <p>Deep soil zones are to meet the following minimum requirements:</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Min. Dim.</th> <th>Deep Soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td><650m²</td> <td>-</td> <td>7%</td> </tr> <tr> <td>650m² - 1500m²</td> <td>3m</td> <td>7%</td> </tr> <tr> <td>>1150m²</td> <td>6m</td> <td>7%</td> </tr> </tbody> </table>	Site area	Min. Dim.	Deep Soil zone (% of site area)	<650m ²	-	7%	650m ² - 1500m ²	3m	7%	>1150m ²	6m	7%	N/A	<ul style="list-style-type: none"> The alterations to Rose Cottage are internal and do not affect the deep soil zones of the site. The site has approximately 2,459m² (18%) of deep soil area.
Site area	Min. Dim.	Deep Soil zone (% of site area)														
<650m ²	-	7%														
650m ² - 1500m ²	3m	7%														
>1150m ²	6m	7%														

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Site Amenity - Visual Privacy	3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room <ul style="list-style-type: none"> 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: <table border="1"> <thead> <tr> <th>Building Height</th> <th>Habitable Room & Balcony</th> <th>Non Habitable Room & Balcony</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 12m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Up to 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> 	Building Height	Habitable Room & Balcony	Non Habitable Room & Balcony	Up to 12m (4 storeys)	6m	3m	Up to 12m (5-8 storeys)	9m	4.5m	Up to 25m (9+ storeys)	12m	6m	N/A	
	Building Height	Habitable Room & Balcony	Non Habitable Room & Balcony												
Up to 12m (4 storeys)	6m	3m													
Up to 12m (5-8 storeys)	9m	4.5m													
Up to 25m (9+ storeys)	12m	6m													
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	✓	<ul style="list-style-type: none"> Given the heritage character of the site, outdoor areas remain in their existing conditions. Existing brick wall partitions increase privacy between the staff. 												
Site Access - Pedestrian Access and Entries	3G-1	Building entries and pedestrian access connects to and addresses the public domain	✓												
	3G-2	Access, entries and pathways are accessible and easy to identify	✓	<ul style="list-style-type: none"> All assisted living units have on grade accessible access from the internal corridors, linked to the proposed entry. 											
	3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	✓												
Vehicle Access	3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	✓												
Bicycle and Car Parking	3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. <ol style="list-style-type: none"> For development in the following locations: <ul style="list-style-type: none"> 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.	✓	<ul style="list-style-type: none"> Refer to Traffic Report for details of car parking numbers. 											
	3J-2	Parking and facilities are provided for other modes of transport	✓	<ul style="list-style-type: none"> Refer to Traffic Report for details of car parking numbers. 											
	3J-3	Car park design and access is safe and secure	✓												
	3J-4	Visual and environmental impacts of underground car parking are minimised	N/A												
	3J-5	Visual and environmental impacts of on-grade car parking are minimised	✓	<ul style="list-style-type: none"> Existing entries remain. 											
	3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	N/A												

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PART 04 - DESIGNING THE BUILDING				
Solar and Daylight Access	4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space <ul style="list-style-type: none"> * 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 	X	<ul style="list-style-type: none"> · The existing Rose Cottage building is proposed to be refurbished to accommodate four assisted living units. Three units facing east achieve only 2 hours of direct sunlight between 9am and 3pm in mid winter. Unit facing north achieves 3 hours of direct sunlight.
	4A-2	Daylight access is maximised where sunlight is limited	✓	<ul style="list-style-type: none"> · Proposed assisted Living Units have been arranged to maximise the daylight access following existing window openings.
	4A-3	Design incorporates shading and glare control, particularly for warmer months	✓	<ul style="list-style-type: none"> · Existing shading elements such as roof eaves will cast shadows during warmer months.
Natural Ventilation	4B-1	All habitable rooms are naturally ventilated	✓	<ul style="list-style-type: none"> · All assisted Living Units have operable windows with compliant open areas. · Opening into the living spaces are proposed to maximise ventilation
	4B-2	The layout and design of single aspect apartments maximises natural ventilation	✓	
	4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. <ol style="list-style-type: none"> 1. At least 60% of apartments are naturally cross-ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line 	✓	<ul style="list-style-type: none"> · Assisted Living Units depth are minimised to allow ventilation and airflow
	4C-1	Ceiling height achieves sufficient natural ventilation and daylight access <ol style="list-style-type: none"> 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings <ul style="list-style-type: none"> * Habitable Rooms - 2.7m * Non-Habitable Rooms - 2.4m * Two Storey Apartments - 2.7m for living area floor and 2.4m for second floor where it's area does not exceed 50% of the apartment area. * Attic Spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope. * If located in mixed use areas - 3.3m for ground and first floor to promote future flexibility of use. These minimums do not preclude higher ceilings if desired	X	<ul style="list-style-type: none"> · Existing ceiling heights are constrained by joists/roof structure. The ceiling height will remain at 2.6m for habitable rooms, and the minimum ceiling height of 2.4m for non-habitable rooms

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	<p>4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</p>	✓	<ul style="list-style-type: none"> All non-habitable rooms have a minimum ceiling height of 2.4m It is proposed for ceiling-mounted services to be located in 2400 ceilings over non-habitable areas if practicable. Bulkheads to be minimised to do not protrude into habitable spaces
	<p>4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building</p>	N/A	<ul style="list-style-type: none"> The proposed internal works have been accommodated within the constraints of the existing Rose Cottage Building.
	<p>4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <ol style="list-style-type: none"> Apartments are required to have the following minimum internal areas: <ul style="list-style-type: none"> * 1 Bedroom - 50m² * 2 Bedroom - 70m² * 3 Bedroom - 90m² <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p> <ol style="list-style-type: none"> 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 	X	<ul style="list-style-type: none"> The assisted Living unit sizes sit within the constraints of the Rose Cottage Envelope and existing internal loadbearing walls. The units have been designed to be as functional as practicable while responding to an adaptive reuse approach. Assisted Living Units 01, 03 and 04 meet the required minimum internal areas. Unit 02 area does not meet the 1-bed internal requirement. All habitable rooms have windows which represent more than 10% of the floor area of the room.
	<p>4D-2 Environmental performance of the apartment is maximised</p> <ol style="list-style-type: none"> 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 	✓	<ul style="list-style-type: none"> All apartments comply with the 8m to the back of the kitchen rule of thumb. All apartments have open-plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation.
	<p>4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> * 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 	✓	<ul style="list-style-type: none"> All apartments comply with the minimum ADG bedroom sizes. All apartments comply with the minimum ADG living room widths.
Private Open Space and Balconies	<p>4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <ul style="list-style-type: none"> * 1 Bedroom - 8m² - min 2m depth * 2 Bedroom - 10m² - min 2m depth * 3 Bedroom - 12m² - min 2.4m depth <p>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.</p>	X	<ul style="list-style-type: none"> Given the existing open space of the Rose Cottage, it is proposed that the assisted living units will have a shared open space dedicated only for the staff in lieu of private open space. This aims to enhance the original heritage and planting fence along Regent Street, while removing the 1.8m metal fence. Proposed Shared Open Space: 290 m²

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Common Circulation and Spaces	4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	✓	<ul style="list-style-type: none"> Shared Open Space are located off the living areas to maximise sunlight and views.
	4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	N/A	<ul style="list-style-type: none"> Shared Open Space remains in its original arrangement.
	4E-4	Private open space and balcony design maximises safety	✓	<ul style="list-style-type: none"> The proposed development satisfies the requirements of the objective. The handrail design is contiguous across the width of all balconies and the heights are compliant with the Australian Standards and NCC
	4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments <ol style="list-style-type: none"> 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 	✓	<ul style="list-style-type: none"> The maximum number of apartments off a circulation core is four.
	4F-2	Common circulation spaces promote safety and provide for social interaction between residents	✓	
Storage	4G-1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <ul style="list-style-type: none"> * 1 Bedroom - 6m³ * 2 Bedroom - 8m³ * 3 Bedroom - 10m³ At least 50% of the required storage is to be located within the apartment	✓	<ul style="list-style-type: none"> Units 01, 03, and 04 meet the requirement and storage are located within the units. Nominated storage area for unit 02 has been placed adjacent to the main entry.
	4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	✓	<ul style="list-style-type: none"> On grade accessible access is provided to storage facilities
Acoustic Privacy	4H-1	Noise transfer is minimised through the siting of buildings and building layout	✓	<ul style="list-style-type: none"> Apartments are typically placed side by side to help with acoustic separation and zoning. Noise sources like common corridors have also been considered. Whenever possible, rooms with similar noise requirements are grouped together. Additionally, wardrobes and wet areas are used as sound buffers.
	4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	✓	<ul style="list-style-type: none"> Whenever possible, rooms with similar noise requirements are grouped together. Additionally, wardrobes and wet areas are used as sound buffers.
Noise and Pollution	4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	✓	
	4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	✓	<ul style="list-style-type: none"> Existing walls and openings play a balance to provide solid elements to minimise noise transfer.

	Apartment Mix	4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	✓	<ul style="list-style-type: none"> The number of apartments is limited. Only 4x1 bed units have been provided for the intended use of assisted living.
		4K-2	The apartment mix is distributed to suitable locations within the building	✓	<ul style="list-style-type: none"> The number of apartments is limited. Only 4x1 bed units have been provided for the intended use of assisted living.
	Ground Floor Apartments	4L-1	Street frontage activity is maximised where ground floor apartments are located	✓	
	Facades	4L-2	Design of ground floor apartments delivers amenity and safety for residents	✓	
		4M-1	Building facades provide visual interest along the street while respecting the character of the local area	✓	<ul style="list-style-type: none"> Façade will remain in its original condition. Windows will be replaced for a better performance units.
		4M-2	Building functions are expressed by the facade	✓	
	Roof Design	4N-1	Roof treatments are integrated into the building design and positively respond to the street	N/A	<ul style="list-style-type: none"> No works to roof.
		4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	N/A	
		4N-3	Roof design incorporates sustainability features	N/A	
	Landscape Design	4O-1	Landscape design is viable and sustainable	✓	<ul style="list-style-type: none"> Refer to Landscape Architect Report.
		4O-2	Landscape design contributes to the streetscape and amenity	✓	<ul style="list-style-type: none"> Refer to Landscape Architect Report.
	Planting on structures	4P-1	Appropriate soil profiles are provided	✓	<ul style="list-style-type: none"> Refer to Landscape Architect Report.
		4P-2	Plant growth is optimised with appropriate selection and maintenance	✓	<ul style="list-style-type: none"> Refer to Landscape Architect Report.
		4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	✓	<ul style="list-style-type: none"> Refer to Landscape Architect Report.
	Universal Design	4Q-1	<p>Universal design features are included in apartment design to promote flexible housing for all community members</p> <ul style="list-style-type: none"> Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features 	✓	<ul style="list-style-type: none"> Access corridors, ensuites, bedrooms and living rooms have been designed to meet the SEPP Housing Schedule 4 when practicable given the existing constraints of the Rose Cottage Building. Refer to Schedule 4 Compliance Statement.

		4Q-2	A variety of apartments with adaptable designs are provided	✓	<ul style="list-style-type: none"> Access corridors, ensuites, bedrooms and living rooms have been designed to meet the SEPP Housing Schedule 4 when practicable given the existing constraints of the Rose Cottage Building. Refer to Schedule 4 Compliance Statement.
		4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	N/A	<ul style="list-style-type: none"> The intended use for the units will be assisted living to complement the residential care use.
	Adaptive Reuse	4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	✓	
		4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	✓	<ul style="list-style-type: none"> The design leverages on the existing open space. Future adaptive reuse could be easily accommodated.
	Mixed Use	4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	✓	<ul style="list-style-type: none"> The project provides assisted living accommodation along with residential care amenities for residents and visitors. It aims to enhance and be an asset for the entire residential care complex. It is proposed to face Regent Street to create an active frontage.
		4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	✓	<ul style="list-style-type: none"> The proposed development meets the objective's requirements. Please refer to the drawing documentation, which demonstrates this compliance.

	Awning and Signage	4T-1	Awnings are well located and complement and integrate with the building design	✓	<ul style="list-style-type: none"> An awning has been proposed to complement the new entry of the Rose Cottage. This will protect the residents and staff while accessing the building.
		4T-2	Signage responds to the context and desired streetscape character	N/A	
	Energy Efficiency	4U-1	Development incorporates passive environmental design <ul style="list-style-type: none"> * Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) * Well located, screened outdoor areas should be provided for clothes drying 	✓	<ul style="list-style-type: none"> Assisted Living units will have a shared laundry and drying facilities. The residential care building has other laundry facilities that could complement the staff. Units have been arranged to maximise solar and ventilation considering existing openings of the main fabric.
		4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	✓	
		4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	✓	
	Water Management and Conservation	4V-1	Potable water use is minimised	✓	
		4V-2	Urban storm water is treated on site before being discharged to receiving waters	N/A	
		4V-3	Flood management systems are integrated into site design	N/A	
	Waste Management	4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	✓	<ul style="list-style-type: none"> Refer to waste and management report.
		4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	✓	<ul style="list-style-type: none"> Refer to waste and management report.
	Building Maintenance	4X-1	Building design detail provides protection from weathering		
		4X-2	Systems and access enable ease of maintenance	✓	<ul style="list-style-type: none"> All facades are accessible for cleaning and maintenance from the outdoors
		4X-3	Material selection reduces ongoing maintenance costs	✓	<ul style="list-style-type: none"> Existing primary material is brick veneer and will remain. Complementary materials have been carefully selected to require minimum ongoing maintenance.
	Building Configuration - Safety of Children		<ul style="list-style-type: none"> Windows have safety screens, window locks or other safety devices to prevent falls. Room layouts minimise the need to locate furniture immediately adjacent windows or balustrades 	N/A	



Includesign Pty Ltd
Architecture and Urban Design

ABN 84 641 461 823

www.includesign.com.au

+61413896603
hello@includesign.com.au

Level 2, 233 Bulwara Road, Ultimo, NSW 2007