

PLANNING & NATURAL SYSTEMS

ATTACHMENT C

**DA-577/2017 - RESIDENTIAL FLAT BUILDING
PEEL STREET, TUNCURRY**

DEVELOPMENT CONTROL UNIT MEETING

30 NOVEMBER 2017

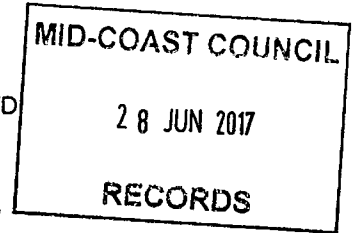
DESIGN VERIFICATION CERTIFICATE SEPP65
15 PEEL STREET TUNCURRY NSW
RESIDENTIAL APARTMENTS

TO ACCOMPANY DA SUBMISSION..... JUNE 2017

ON BEHALF OF:

WAKEFIELD ASHURST DEVELOPMENTS PTY LTD
2A CRANE STREET CASTLE HILL

PREPARED BY LEFFLER SIMES ARCHITECTS P/L
ROWAN GIETZ
Reg No 5089 signed.....



CONTENTS

PRINCIPLE 1

CONTEXT AND
NEIGHBOURHOOD CHA
RACTER

PRINCIPLE 2

BUILT FORM AND SCALE

PRINCIPLE 3

DENSITY

PRINCIPLE 4

SUSTAINABILITY

PRINCIPLE 5

LANDSCAPE

PRINCIPLE 6

AMENITY

PRINCIPLE 7

SAFETY

PRINCIPLE 8

HOUSING DIVERSITY
AND SOCIAL
INTERACTION

PRINCIPLE 9

AESTHETICS

APPENDIX A

LIVABLE HOUSING CHECKLIST

DESIGN QUALITY PRINCIPLES

In all design principle matters, the objectives of SEPP65 and the relevant DCP documents of the Local Authority have been incorporated within the body of the application document. As such these responses are intended as a summary.

Matters relating to daylight access, cross-ventilation, room size, open space both private and common, building separation and other elements of Part 4 of SEPP 65 Apartment design guide are defined on the plans or within accompanying scheduled documentation

PRINCIPLE NO.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.

Located in Tuncurry, the proposal responds to the need to deliver high quality residential development in this popular area.

Its position provides the opportunity to create a building that responds to the zoning and can define the

character of the area as it moves forward.

A combination of articulating architecture and landscaping intend to blend the development into a precinct while offering the community a recognisable feature.

The development seeks to achieve maximum view aspects from the site in a 360 degree structure taking advantage of the coastal flat terrain available in the area

PRINCIPLE NO.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 building seeks to fill a perceived market in the area and as such is formed around the large more luxurious level of apartment dwelling and design.

With this philosophy in place the building form is an articulated cube base form with fenestration to articulated and soften the form.

The main residential entry fronts Peel Street being the preferred residential address and is to be defined by a suitably scaled entry feature, letter boxes, providing a feeling of precinct while maintaining a feel of arrival and security. The full residential area is fenced from the streets and surrounding edges fenced and landscaped for safety and security.

Balconies are used as elements from the main form of the building, with glass and stainless steel balustrades fundamentally with solid sections for privacy at all times maintaining casual surveillance and a high quality feel.

Fenestration is also varied with a combination of full height and half height windows with spandrels.

An interplay of strong horizontal and vertical elements, such as the rectilinear elements with projecting balconies define the architectural language of the development

As the development is positioned at a corner, it is important to have a high degree of articulation as well as presenting a scale suitable to use and activity. Residential aspects, activities and precincts should feel secure and safely removed from the day to day activity surrounding the site.

Car parking is in two forms. While both are accessed from the lane the majority of the parking is in the form of a basement holding 41 cars while the remainder of the parking is at ground level in the form of undercroft parking for 16 cars including the visitor spaces.

Servicing and garbage.

It is important to limit the interaction of the residential and traffic, and as such all vehicle access is from Manning Lane while residential foot traffic is from Peel Street

The quality of the development is further highlighted by the generous floor spaces, large balconies and the large majority of the apartments possess a broad visual aspect of the surrounding area with ample daylight across the full year

PRINCIPLE NO.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 density of the proposal is in excess of the allowable requirements however by nature of the intended offering and the perceived market the excess is due more to the generous unit design rather a forced attempt to squeeze excess units onto the site.

PRINCIPLE NO.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 aims to set desirable benchmarks in sustainability, both in construction and in the continuing life of the building. A combination of passive design and active sustainable systems are proposed to minimise the environmental impact of the building while maximising the amenity of the occupants.

These include meeting the requirements of "Basix", provision of substantial areas of soil and planting to assist in natural water absorption and runoff and planting of appropriate water hardy species.

Features of the ESD inclusions are

a/- laundry facilities in each apartment and generous balconies for drying of clothes.

b/- passive solar design enhances natural heating and cooling,

c/- dual aspect corner design and cross through apartments enhance natural ventilation, reducing electrical output

d/- solar collection devises contribute to energy input from natural sources

e/- generous window sizes promote natural light usage, rather than electrical.

f/ - orientation maximises the available daylight access to the apartments with most apartments exceeding the SEPP 65 apartment design guide requirements of 2 hours per day on the 21st June.

PRINCIPLE NO.5: LANDSCAPING

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, and respect for neighbours' amenity and provides for practical establishment and long term management.

The landscape design is appropriate for the local context and ensures suitable native species are planted.

Outdoor areas are set up for the quiet recreational of the residents. Due to the design with the residential zone the car park basement landscaping of the podium is to be carefully considered. To this end the minimum soil depth will be provided allowing small planting and lawn. In order to include tall trees and shrubs areas will be mounded locally to provide sufficient depth to foster the growth of the species selected.

Areas proposed for common open space will contain seating and attractive landscaping providing outdoor activities for the residents, play equipment and BBQ facilities can also be introduced as seen to meet the resident's requirements.

Landscaping provides privacy and amenity to the occupants and integrates the building with its surroundings.

In keeping with the sustainable goals of the development, the landscaping proposed will soften the site and create a precinct character defining a destination.

Lighting of the landscaped areas will be a major design consideration ensuring that all areas are safe and assure residents clear visible sight lines at all times.

The landscape plans show the extent and type of species as well as the external living areas and how the landscaping will integrate and provide a grounding for the residential blocks.

PRINCIPLE NO.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.

The proposal provides a high quality environment which takes advantage of the best available orientation of the residential blocks buildings and the district views.

This, in combination with the generous landscaped setting provides an amenity for the residents and the passing public as they move around the

development irrespective at which level the involvement occurs be it residential or passing pedestrian.

The proposal sees generous unit sizes with rooms compliant or in excess of the minimum requirements with room relationships and shapes offering a defined and practical function for the user.

Natural ventilation and daylight access are successfully achieved with the orientation and unit footprint successfully fulfilling the requirements while maintaining a reasonably cost effective solution for the development.

Storage, access and services are easily achieved and isolation of the activities between all these and the commercial / retail areas are such that the security aspects of the residential development are not broken.

Units exceed the private open space requirements for the unit type and suitable allowances have been made in the design to achieve acoustic isolation between units and interfacing activities between units.

Ease of access is paramount in the design and has been undertaken in such a way that all age groups and varying degrees of mobility can move freely across and through the development.

PRINCIPLE NO.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.

All people are entitled to feel secure in their own home, as such security measures were carefully considered.

The first line of security is a perimeter screen that maintains visual transparency and runs around the majority of the development. The screen is situated within the vegetation of the landscaping to soften its appearance. There is secure entries for the block that acts as a checkpoint prior to gaining access to the security front door of each particular apartment.

All apartments have their own outdoor private space attached to their apartment, secured adequately and separated by landscaping where possible. Effort has been made to ensure sightlines from all parts of the building allow for good views of semi obscured spaces within the common areas of the site as well as beyond the perimeter fence to the streets.

Safety in lighting will be a major element in the formation of the parking areas.

PRINCIPLE NO.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 development is responding to a need in the area for apartment style accommodation. It allows a selection of housing that caters to all social contexts within this area. As required by code the design endeavours to make appropriate units and the access thereto suitable for adaptable living.

PRINCIPLE NO.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.

Located on a fully exposed site, viewed from 4 directions and from distance, the development can be said to be "landmark". It has been carefully considered for viewing and location from all directions and attempts to achieve a well-proportioned and balanced spatial construct.

The consistent architectural language will give it its own character and identity and be recognisable to the surrounding area.

The building form is tailored to articulate within the site; with each facade broken down by elements, forms and colour intensity.

The materials and colours selected enhance the architectural language of the buildings. Painted masonry surfaces are offset by composite decorative elements..

DESIGN ELEMENTS	STATUS	SILVER LEVEL	GOLD LEVEL	PLATINUM LEVEL
DWELLING ACCESS	Platinum	<p>a. Provide a safe and continuous pathway from:</p> <ul style="list-style-type: none"> i. the front boundary of the allotment; or ii. a car parking space, where provided, which may include the driveway on the allotment, to an entrance that is level (step-free) as specified in Bement 2. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14. <p>b. The path of travel as referred to in (a) should have a minimum clear width of 1000mm and:</p> <ul style="list-style-type: none"> i. an even, firm, slip resistant surface; ii. a crossfall of not more than 1:40; iii. a maximum pathway slope of 1:14, with landings provided at no greater than 9m for a 1:14 ramp and no greater than 1.5m for ramps steeper than 1:20. Landings should be no less than 1200mm in length; and iv. be step-free. <p>c. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> i. a maximum gradient of 1:10; ii. a minimum clear width of 1000mm (please note, width should reflect the pathway width); iii. a maximum length of 1900mm. Level landings no less than 1200mm in length, exclusive of the swing of the door or gate that opens onto them, must be provided at the head and foot of the ramp. <p>Note: The width of the landing will be determined by the adjoining pathway. If</p>	<p>As for silver level except in (b) replace the minimum clear pathway width of 1000mm with 1100mm.</p>	<p>As for silver level except in (b) replace with a minimum clear pathway width of 1100mm with 1200mm provided from:</p> <ul style="list-style-type: none"> i. the front boundary of the allotment; and ii. any car parking space, where provided, which may include the driveway on the allotment, to an entrance that is level (step-free) as specified in Bement 2.
DWELLING ENTRANCE	Gold	<p>a. The dwelling should provide an entrance door with:</p> <ul style="list-style-type: none"> i. a minimum clear opening width of 820mm (see figure 2(a)); ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and iii. reasonable shelter from the weather. <p>b. A level landing area of at least 1200mm x 1200mm should be provided at the level (step-free) entrance door.</p> <p>c. Where the threshold of the entrance exceeds 5mm and is less than 50mm, a ramped threshold may be provided (see figure 1(b)).</p> <p>d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Bement 1.</p> <p>Note: The entrance must incorporate water sealing and termite management.</p>	<p>As for silver level except replace:</p> <ul style="list-style-type: none"> (b) with a level landing area of at least 1350mm x 1350mm; and (a) (i) with minimum clear door opening width of 850mm (see figure 2(b)). 	<p>As for silver level except replace:</p> <ul style="list-style-type: none"> (b) with a level landing area of at least 1500mm x 1500mm; and (a) (i) with a minimum clear door opening width of 900mm (see figure 2(c)).
CAR PARKING	Gold	<p>a. Where the parking area forms part of the dwelling access the space should incorporate:</p> <ul style="list-style-type: none"> i. minimum dimensions of at least 3200mm (width) x 5400mm (length); ii. an even, firm and slip resistant surface; and iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). 	<p>As for silver level with the following additional features incorporated for Class 1a dwellings:</p> <ul style="list-style-type: none"> iv. a vertical clearance over the parking space of at least 2500mm; and v. a covered parking space to ensure protection from the weather. 	<p>As for gold level for Class 1a dwellings except that the parking space in (a)/(i) should be at least 3000mm (width) x 6000mm (length).</p> <p>b. For Class 2 dwellings, parking spaces compliant with the accessible parking provisions detailed in AS 2890.6 (2009), should be provided as follows:</p> <ul style="list-style-type: none"> i. where individual parking spaces form part of the individual unit's title, at least one accessible parking space should be provided for each unit; and ii. if visitor parking is provided, then at least 1 space per 100 units (or part
INTERNAL DOORS & CORRIDORS	Silver	<p>a. Doorway to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> i. a minimum clear opening width of 820mm (see figure 2(a)); and ii. a level transition and the hold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled). <p>b. Internal corridors/passageways to the doorways referred to in</p>	<p>As for the silver level except replace:</p> <ul style="list-style-type: none"> (a)/(i) with a minimum clear opening width of 850mm (see figure 2(b)), and (b) with a minimum clear corridor/passageway width of 1200mm. 	<p>Platinum Level</p> <p>As for the silver level except replace:</p> <ul style="list-style-type: none"> (a)/(i) with a minimum clear opening width of 900mm (see figure 2(c)), and (b) with a minimum clear corridor/passageway width of 1200mm.

DESIGN ELEMENTS	STATUS	SILVER LEVEL	GOLD LEVEL	PLATINUM LEVEL
TOILET	Silver	<p>a. Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). <p>b. If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grabrails.</p>	<p>As for silver level except replace (a)/(i) with a minimum clear width of 1200mm between the walls of the bathroom if located in a separate room, or between amenities if located in a combined bathroom.</p>	<p>As for the gold level with the following features added to (a):</p> <ul style="list-style-type: none"> iii. a toilet pan positioned between 450mm - 460mm from the nearest wall as measured from the centre line of the toilet; iv. 600mm minimum clearance forward of the cistern measured from the front of the cistern to the front of the toilet pan, 300mm (±10mm) clearance is required if the cistern is recessed; and v. a height for the pan of between 460mm - 480mm
SHOWER	Silver	<p>a. One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> <p>b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p>	<p>As for silver level except:</p> <ul style="list-style-type: none"> a. The hobless (step-free) shower recess described in (a) should: i. be located in a bathroom on the ground (or entry) level; ii. provide a minimum dimension of 900mm (width) x 900mm (length); and iii. provide a clear space of at least 1200mm (width) x 1200mm (length) 	<p>As for gold level except:</p> <ul style="list-style-type: none"> i. replace (a)/(ii) with dimensions of at least 1160mm (width) x 1100mm (length); and ii. replace (a)/(iii) with dimensions of at least 1600mm (width) x 1400mm (length) forward of the shower recess as detailed in Figure 5(b).
REINFORCEMENT OF BATHROOM & TOILET WALLS	Platinum	<p>a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>b. The fastenings, wall reinforcement and grabrails combined must be able to withstand at least 1100N of force applied in any position and in any direction. When it comes to assessing the existence of wall reinforcing, the Assessor Handbook provides information on a Wall Scanning device that can be used to verify that reinforcement exists behind wall sheeling. This information along with evidence such as details and drawings collected from the builder may be sufficient to satisfy an assessor. It is also possible that an inspection of the walls prior to sheeling is needed. Assessors should determine the inspection requirements for As Built inspections with their client and builder as early in the construction process as possible. Often asking the builder to photograph the wall before the sheeling is applied is sufficient.</p> <p>c. The walls around the toilet are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or ii. sheeling with a thickness of at least 12mm in accordance with Figure 6(b). <p>d. The walls around the bath are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or ii. sheeling with a thickness of at least 12mm in accordance with Figure 7(b). <p>e. The walls around the hobless (step-free) shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or 	<p>Silver level requirements apply.</p>	<p>Silver level requirements apply.</p>
INTERNAL STAIRWAYS	Gold	<p>a. Stairways in dwellings must feature:</p> <ul style="list-style-type: none"> i. a continuous handrail on one side of the stairway where there is a rise of more than 1m. 	<p>As for the silver level with the following additional features:</p> <ul style="list-style-type: none"> ii. a minimum clear width of 1000mm; iii. be straight in design and iv. be positioned adjoining a load bearing wall. <p>Note the steps must provide a slip resistant finish and suitable non-slip tread as specified in the NCC. Handrails on both sides of the stairway are preferred.</p>	<p>As for the gold level with the following additional features:</p> <ul style="list-style-type: none"> v. closed treads; vi. continuous handrails on both sides of the stairway; and vii. minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. <p>Note the steps must provide a slip resistant finish and suitable non-slip tread as specified in the NCC.</p>
KITCHEN SPACE	Silver	<p>No requirements.</p>	<p>a. The kitchen space should be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> i. at least 1200mm clearance provided in front of fixed benches and appliances; and ii. slip resistant flooring.⁶ <p>b. Where practicable, floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. An Assessor should ask the builder / client if they can confirm that flooring runs completely under cupboards. Sometimes it is relatively easy to confirm that floor coverings have been applied after cupboards have been installed and sometimes it is not so easy. If relying on advice from a third party, Assessor are advised to provide a note in the notes column of the Assessment.</p>	<p>As for the gold level except that the kitchen space described in (a) should be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> i. at least 1500mm clearance should be provided in front of fixed benches and appliances; ii. slip resistant flooring; and iii. task lighting installed above workspaces.
LAUNDRY SPACE	Silver	<p>No requirements.</p>	<p>As for silver level except:</p> <p>a. The laundry space should be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> i. at least 1200mm clearance provided in front of fixed benches and appliances; and ii. slip resistant flooring.⁶ <p>b. Where practicable, floor finishes should extend under laundry cabinetry to enable cupboards to be moved without affecting</p>	<p>As for the gold level except that in laundry space described in (a) should be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> i. at least 1500mm clearance should be provided in front of fixed benches and appliances; ii. slip resistant flooring; and iii. task lighting installed above workspaces.

DESIGN ELEMENTS	STATUS	SILVER LEVEL	GOLD LEVEL	PLATINUM LEVEL
GROUND (OR ENTRY LEVEL) BEDROOM SPACE	Gold	No requirements.	a. The dwelling should feature a space (or room) on the ground (or entry) level that: i. is of at least 10m ² with one wall a minimum length of 3m; ii. provides for a minimum path of travel of at least 1000mm on at least one side of the bed.	As for the gold level, but it also: i. provides a space of at least 1540mm (width) x 2070mm (in the direction of travel) on the side of the bed that is closest to the door approach; and ii. provides for a minimum path of travel of 1000mm on the remaining side of the bed. For Platinum level, it should be assumed that a bed with dimensions 1500mm x 2000mm (as shown on the sketch overleaf) is present. This will mean that the minimum clear dimensions of a room would need to be 3000mm x 4040mm to meet the Platinum level requirements. Where a bed is present (in the case of an As Built Inspection), the clearance should be measured to the edges of the bed for beds smaller than 1500mm x 2000mm, if the bed provided is larger than 1500mm x 2000mm compliance should be determined based upon a bed.
SWITCHES AND POWERPOINTS	Silver	No requirements.	a. Light switches should be positioned in a consistent location; i. between 900mm – 1100mm above the finished floor level; and ii. horizontally aligned with the door handle at the entrance to a room. b. Powerpoints should be installed not lower than 300mm above the finished	As for gold level with the following feature: c. Light and powerpoint switches should be rocker action, toggle or push pad in design with a recommended width of 35mm.
DOOR AND TAP HARDWARE	Silver	No requirements.	Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor.	As for gold level with the following features: b. Doorways should feature lever or D-pull style door hardware; and c. Basins, sinks and tubs should feature lever or captain's style tap hardware with a central spout. For Gold and Platinum level, the handle clearances for D-pull style door hardware should be the same as AS 1428.1. AS 1428.1 is the most relevant set of specifications aimed at providing the greatest access to the greatest number of people and as such is an appropriate standard to reference for this Element.
FAMILY/LIVING ROOM SPACE	Silver	No requirements.	No requirements.	a. The family/living room should accommodate a free space, minimum 2250mm in diameter, to enable ease of movement clear of furniture.
WINDOW SILLS	Silver	No requirements.	No requirements.	a. Window sills on the ground (or entry) level in living areas and bedroom spaces should be positioned no higher than 1000mm above the finished floor level to enable enjoyment of the outlook. b. Window controls should be able to be easily to operate with one hand and located within easy reach from either a seated or standing position. Note A concession from (a) is reasonable in kitchen, bathroom and utility
FLOORING	Silver	No requirements.	No requirements.	a. All floor coverings should: i. be firm and even, and ii. feature a level transition between abutting surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is