

ARCHITECTURAL DESIGN STATEMENT ADDENDUM

Prepared in response to DPHI request for further information dated 16 February 2026.

16-24 LORD STREET & ROSEVILLE 21-27 ROSEVILLE AVENUE

MARCH 2026

REVISION: B

HYECORP



PROJECT CONTACT

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CLIENT

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CONSULTANTS

Fender Katsalidis gratefully acknowledge the consultant team who were integral to the preparation of this design concept.

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BCA:	Steve Watson and Partners
BASIX:	Credwell
ESD:	Credwell
Landscape:	Land and Form
Planner:	Urbis
Services:	Neuron
Civil:	PTC
Traffic:	Ason Group
Wind:	SLR Consulting
Waste:	Salt3
Geotechnical:	Douglas Partners
Surveyor:	LTS
CGI:	NFLab
Acoustic:	Acoustic Logic

PROJECT NUMBER

24119

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2

I, Rob Mirams am a Registered Architect in New South Wales and a member of the Australian Institute of Architects. Registration number 7272. I am a qualified Architect with extensive experience in the design of residential housing developments of a varying scale.

I confirm that I directed the design of this residential project from masterplan to apartment design. I worked alongside a professional consultant team to produce a development that is respectful of local planning and design controls.

I verify that the design quality principles and requirements set out in the Chapter 4 Housing SEPP and the objectives in Parts 3 and 4 of the ADG have been achieved in the manner explained in the Architectural Design Statement dated April 2025 and Architectural Design Statement Addendum prepared by Fender Katsilidis dated November 2025.



Rob Mirams
Partner
Registered Architect NSW, No 7272



The project team acknowledges the Traditional Custodians of the land on which we operate, live and gather.

We recognise their continuing connection to land, water and community.

We pay respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

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INTRODUCTION

1

RESPONSE TO DPHI

2

RESPONSE TO KURING GAI COUNCIL

3

ADG COMPLIANCE ANALYSIS

0

INTRODUCTION

This report comprises an addendum to the Design Report prepared by Fender Katsalidis Architects to support a State Significant Development Application (SSDA) for a 9-storey residential apartment building at 16–24 Lord Street and 21–27 Roseville Avenue, Roseville. It provides additional information to describe amendments to the proposed design which have been implemented in response to further feedback received from the Department of Planning, Housing and Infrastructure (DPHI) in a letter dated 16 February 2026.

The report includes a description and explanation of the design changes adopted and provides a response to the matters identified by DPHI, Ku-ring-gai Council and the public submissions received during the notification period for the Response to Submission which took place between 20 January and 2 February 2026. The report comprises part of a suite of technical documents prepared by the project team in support of the application and should be read in conjunction with these documents.

DEVELOPMENT SUMMARY

PROJECT SUMMARY

The project includes demolition of existing buildings and structures on the site and construction of **249 residential apartments** with affordable housing and basement parking. Specifically, the SSDA seeks development consent for:

- Demolition of existing buildings and structures and removal of selected trees.
- Excavation & construction of a 3-level basement.
- Construction of a residential flat building up to 9-storeys in height (RL120.45m) to provide 249 apartments including affordable housing, residential amenities and services.
- Provision of car parking spaces at basement level and bicycle parking.
- Provision of hard and soft landscaping.
- Associated works for the provision of infrastructure and servicing.

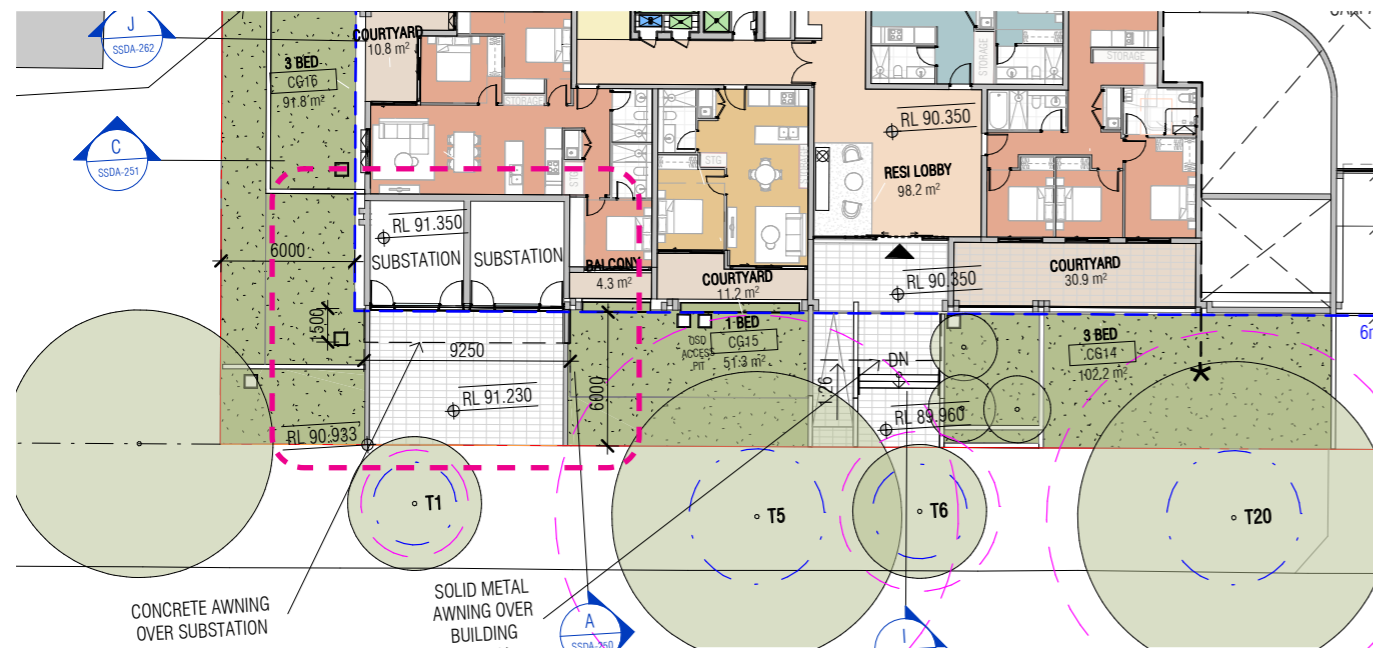
Site Area:	9370.9 m ²	Residential Mix:	29 x one bedroom apartments	12%
Allowable FSR:			108 x two bedroom apartments	43%
Permissible GFA:			102 x three bedroom apartments	41%
			10 x four bedroom apartments	4%
FSR Achieved:	3.19 : 1	Total:	249	
Proposed Overall GFA:	29 939.5 m ²			
Maximum Height:	30.1 m above existing ground level (EGL)	Market Housing:	195 BTS apartments	
Deep Soil Area:	2843.6 m ²	Affordable Housing:	54 AH apartments	
Communal Open space:	2353.8 m ²			
Car Parking Proposed:	344 total car parking spaces			
Residential	267 residential including 35 platinum standard accessible spaces. 32 spaces allocated for the affordable housing apartments including 3 accessible spaces (located on Basement Level 03 with access to Building D lift).			
	42 visitor spaces including 3 accessible spaces 3 car share spaces. 8 motorcycle parking spaces. 4 car wash bays. 1 SRV loading bay			
Motorcycle Parking Proposed:	8 x residential			

KEY DESIGN CHANGES

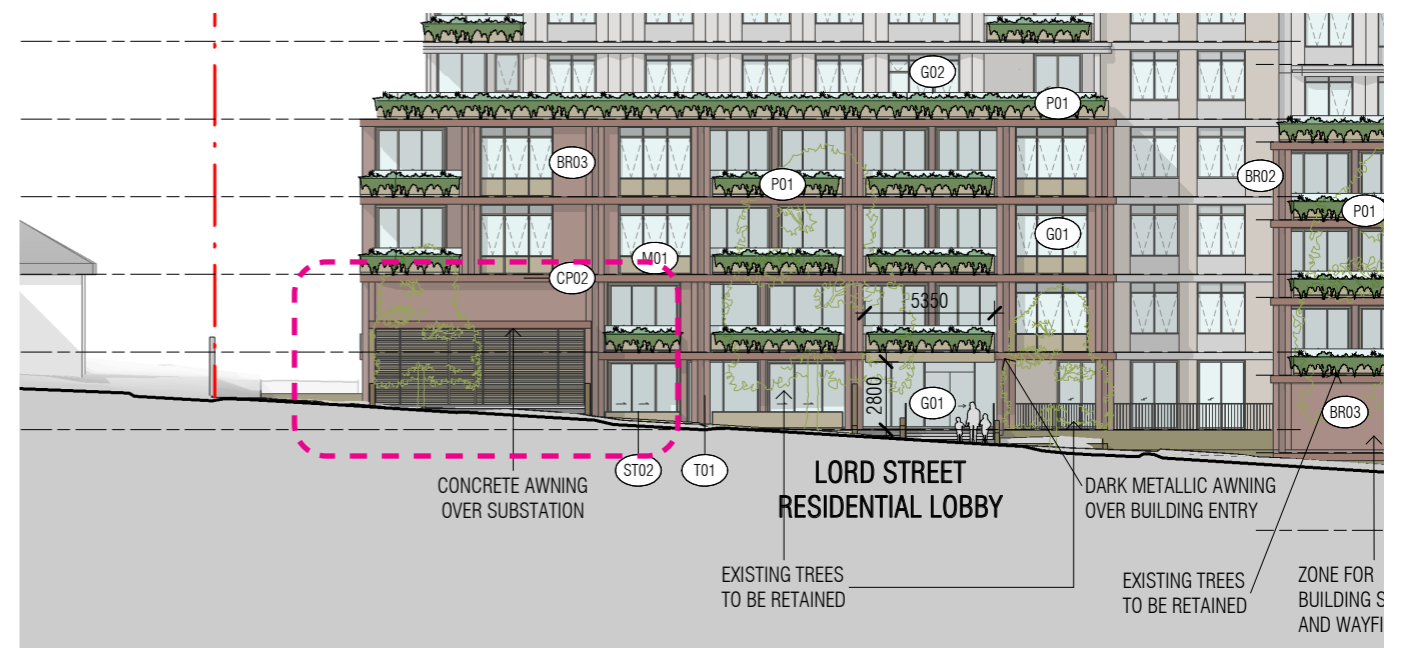
RELOCATION OF SUBSTATION TO SOUTH WEST CORNER OF BUILDING C

To eliminate the need for excavation, and thus allowing for the retention of Tree T20 (Street tree), the substation has been relocated from its previous location immediately to the west of the proposed driveway to the south west corner of the building.

The substation has been carefully integrated into the design of the development. Importantly, all streets trees to the Lord Street frontage may now be retained.



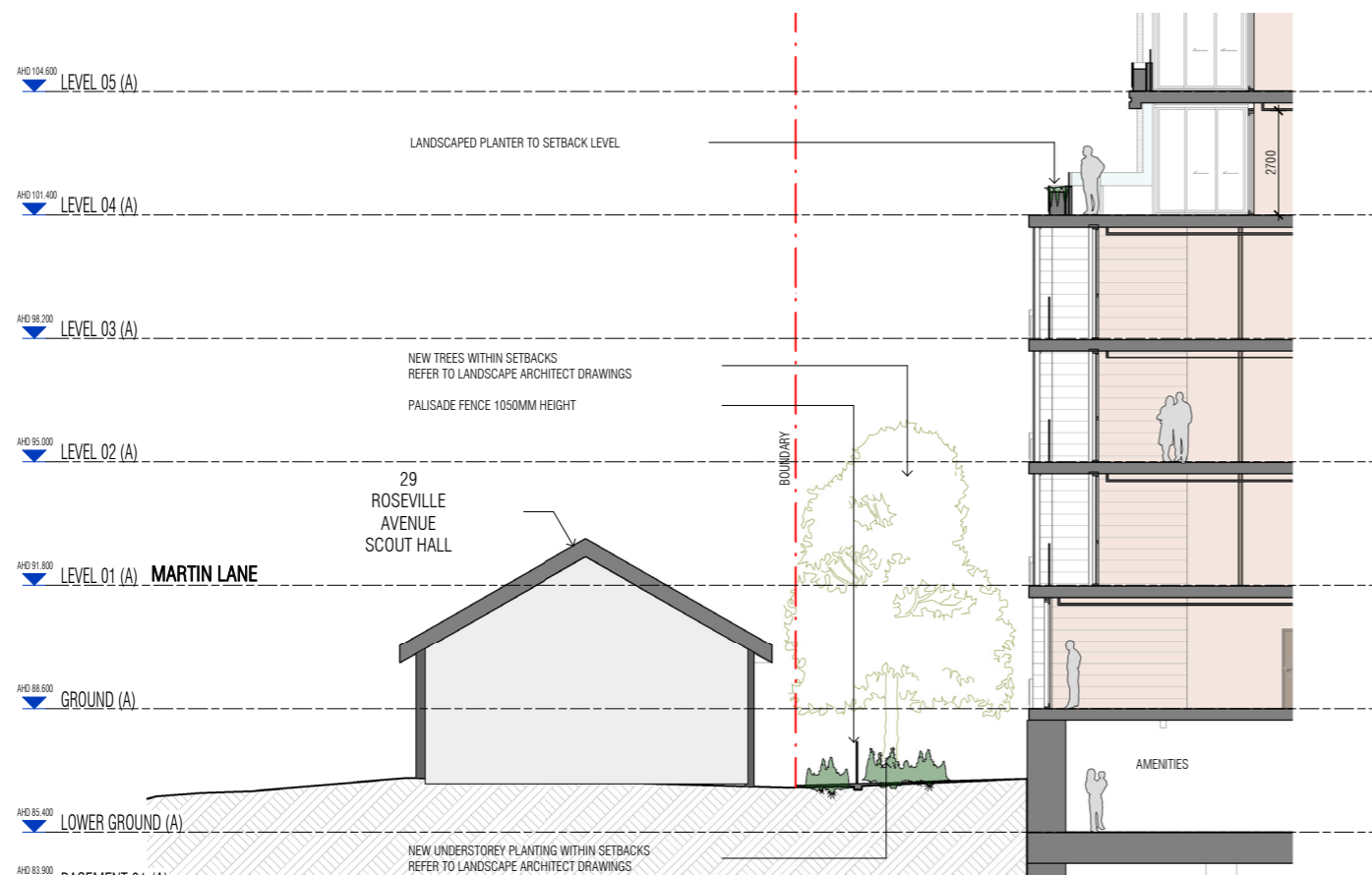
BUILDING C, GROUND FLOOR PLAN - SUBSTATION RELOCATION



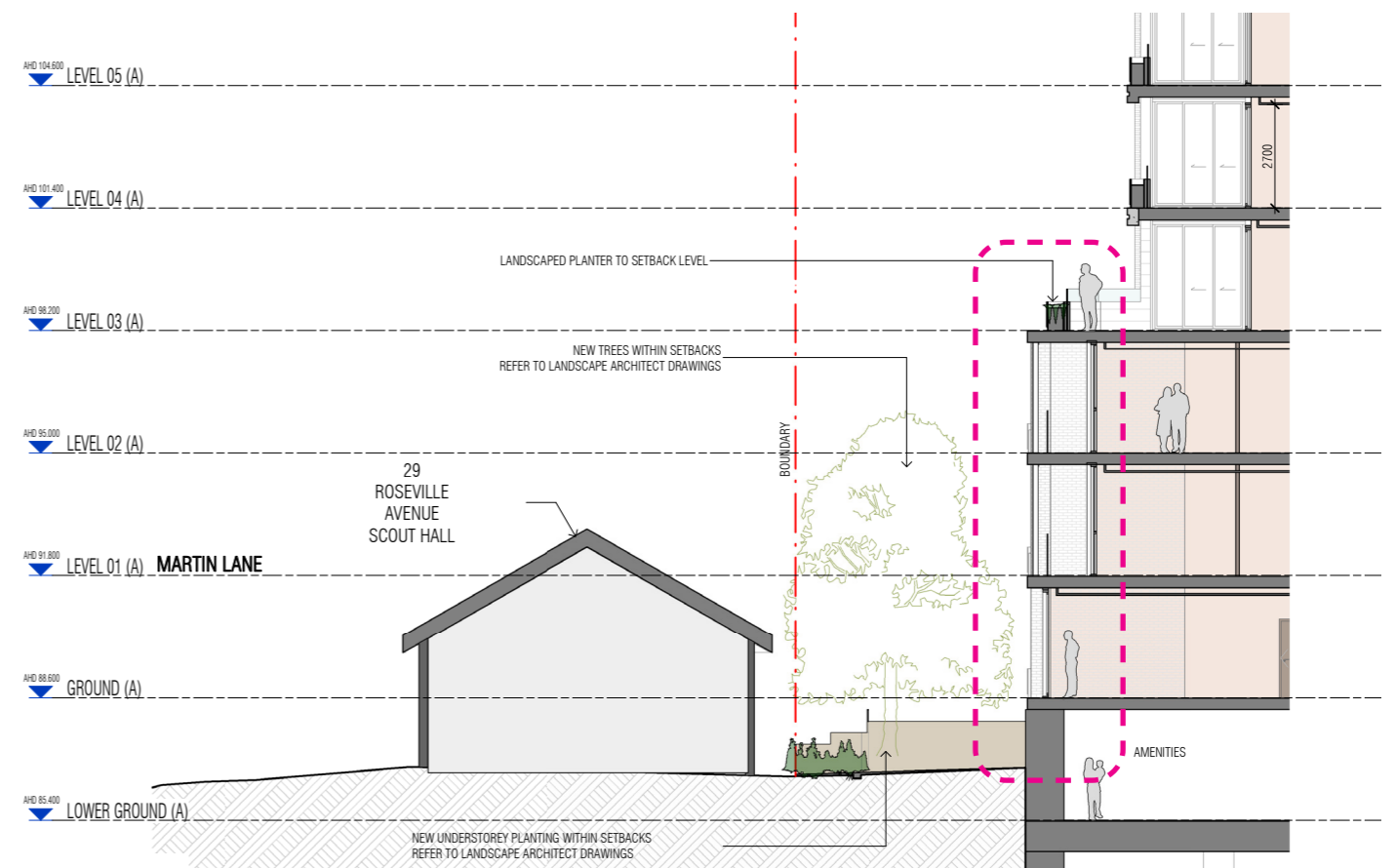
BUILDING C, LORD STREET ELEVATION - SUBSTATION RELOCATION

KEY DESIGN CHANGES REDUCTION IN PODIUM HEIGHT ADJACENT TO THE HERITAGE LISTED SCOUT HALL

The podium height of Building A has been reduced from 4 storeys to 3 storeys to reduce the bulk and scale adjacent to the heritage listed scout hall.



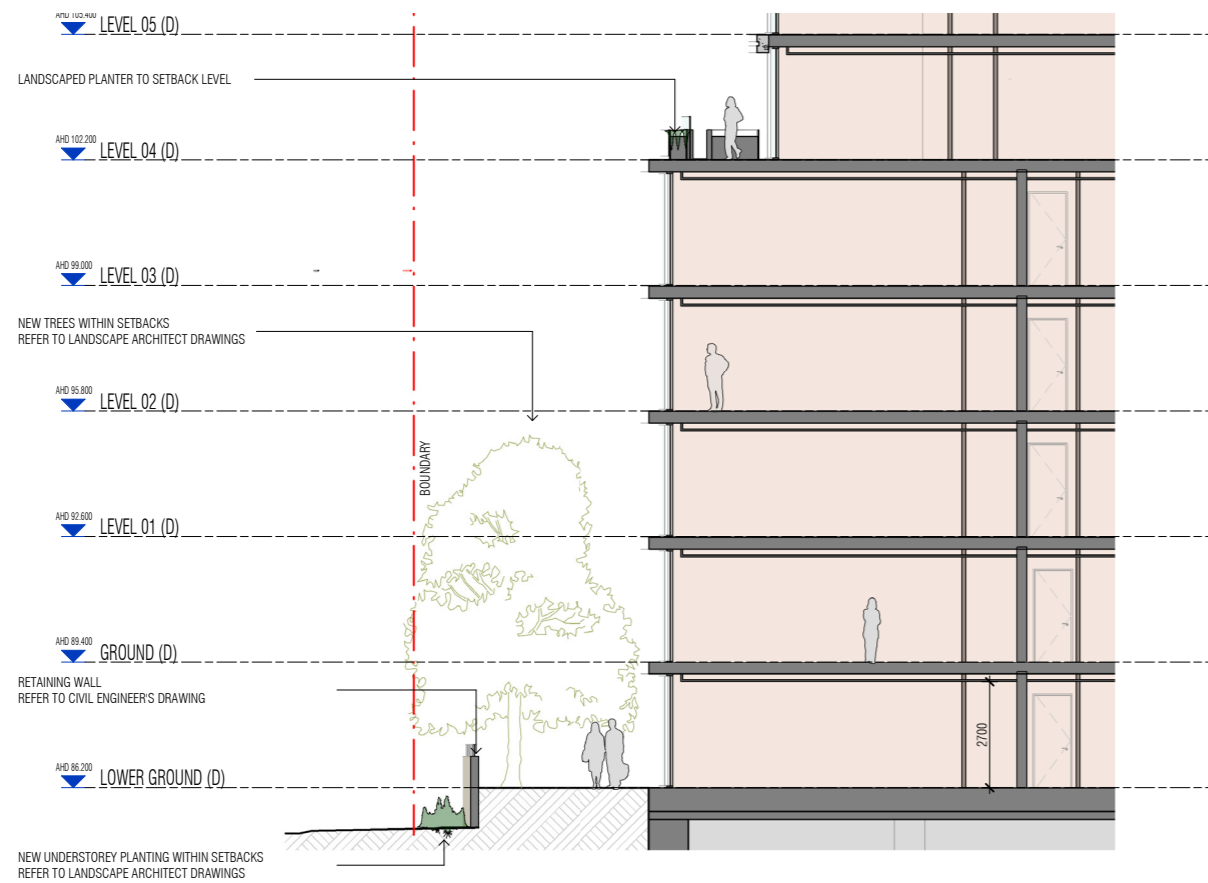
BUILDING A, SECTION F - RTS SCHEME



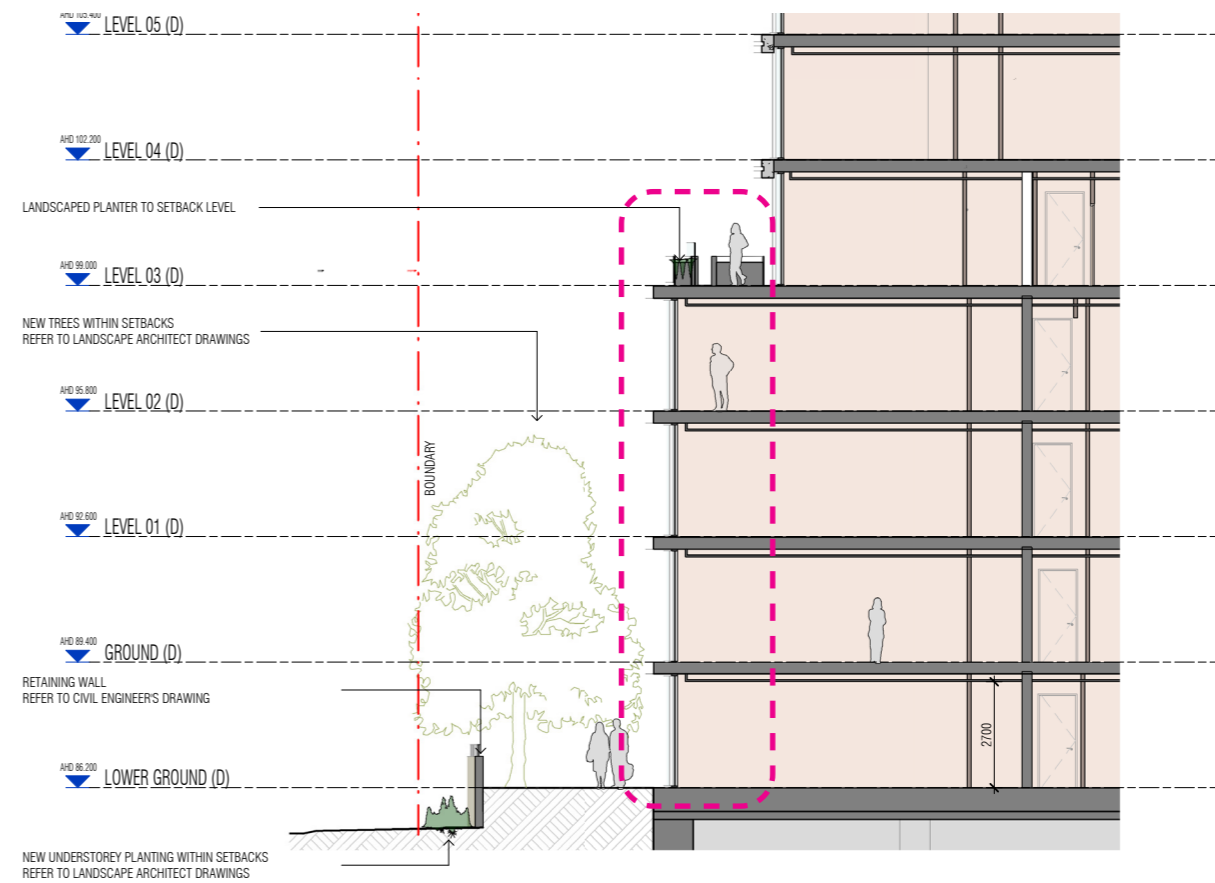
BUILDING A, SECTION F - CURRENT PROPOSAL

KEY DESIGN CHANGES REDUCTION IN PODIUM HEIGHT

The podium height of Building D has been reduced from 5 to 4 storeys.



BUILDING D, SECTION G - RTS SCHEME



BUILDING D, SECTION G - CURRENT PROPOSAL

KEY DESIGN CHANGES APARTMENT LAYOUT CHANGES, AND YIELD

The further reduction in the building envelope has resulted in a reduction in Gross Floor Area to 29 939.5 m². A review of internal apartment layouts has been completed in conjunction with adjustments to the building envelopes. A revised unit mix is now proposed as follows:

 29 x one bedroom apartments	12%
 108 x two bedroom apartments	43%
 102 x three bedroom apartments	41%
 10 x four bedroom apartments	4%



LEVEL 03 GA PLAN - RTS SCHEME

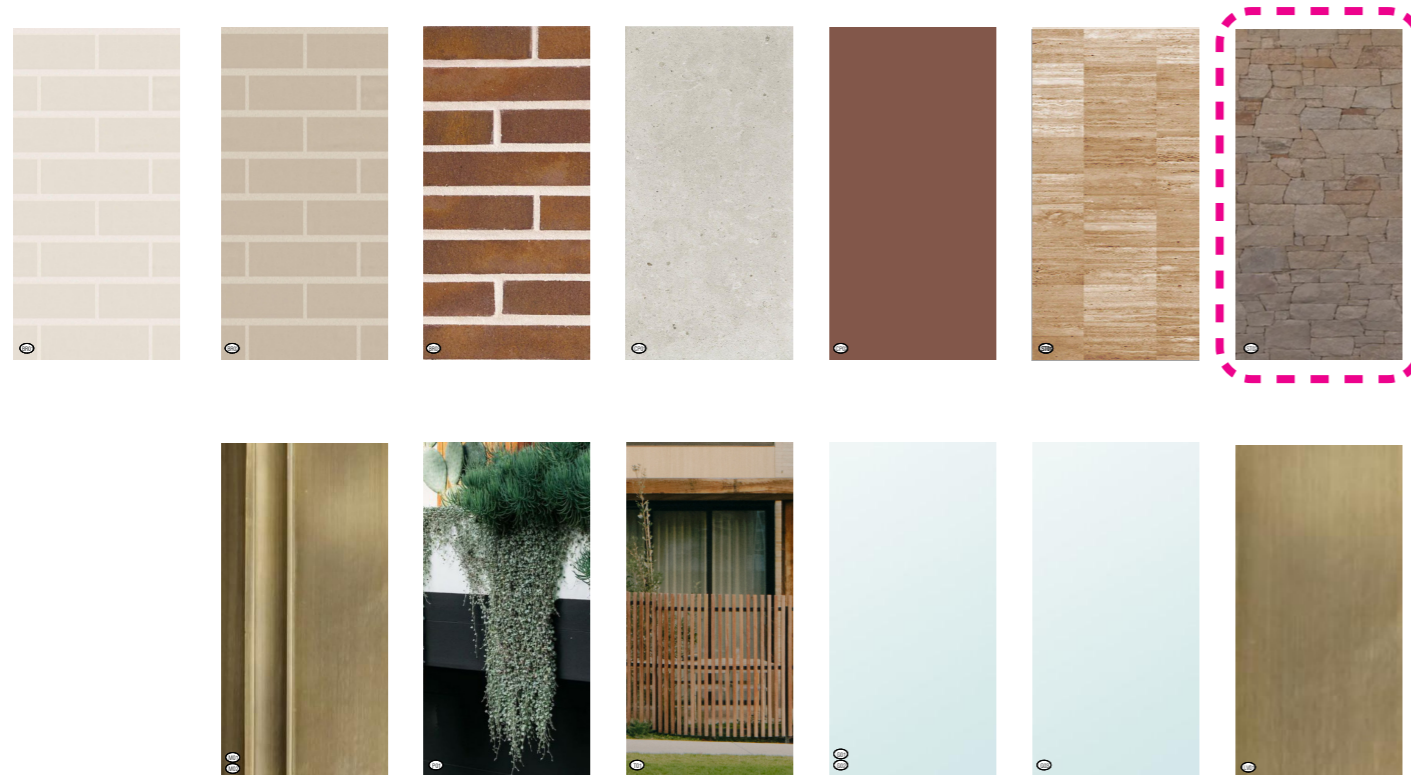


LEVEL 03 GA PLAN - CURRENT PROPOSAL

KEY DESIGN CHANGES

MATERIAL SELECTION FOR THE BASEMENT WALL ON THE EASTERN FACADE

The material treatment of the basement wall projecting above ground level on the building's eastern façade was not previously identified. The architectural plans have been updated to clarify that this area will comprise ST02 Medium Dry Stack Stone.



MATERIALS – CURRENT PROPOSAL

BR01 – LIGHT MASONRY BRICKWORK
 BR02 – LIGHT MASONRY BRICKWORK
 BR03 – DARK MASONRY BRICKWORK
 CP01 – LIGHT PAINTED OR RENDERED CONCRETE
 CP02 – DARK RED PAINTED OR RENDERED CONCRETE
 ST01 – LIGHT STONE CLADDING

ST02 – MEDIUM DRY STACK STONE
 MO1 – DARK METALLIC BRONZE BALUSTRADES AND GLAZING SUITES
 MO2 – DARK METALLIC BRONZE PALISADE FENCE
 P01 – DARK METALLIC BRONZE LANDSCAPE PLANTERS
 T01 – LIGHT TIMBER FENCE

GO1 – CLEAR GLAZING
 GO2 – CLEAR GLAZED BALUSTRADES
 GO3 – GLAZED PANEL WITH MEDIUM COLOUR BACKPAN
 LV01 – DARK METALLIC BRONZE LOUVRES (PRIVACY SCREEN)

1

RESPONSE TO DPHI

THIS SECTION DESCRIBES THE RESPONSE TO DESIGN AND ARCHITECTURE RELATED MATTERS RAISED BY DPHI IN THEIR LETTER DATED 16TH FEBRUARY 2025.

PODIUM HEIGHT
MATERIALITY OF BASEMENT WALL
LORD STREET SUBSTATION
AWNING AND UTILITIES DESIGN, WIND MITIGATION
SOU COMPLIANCE TABLE
SHADOW ANALYSIS
SOLAR ACCESS

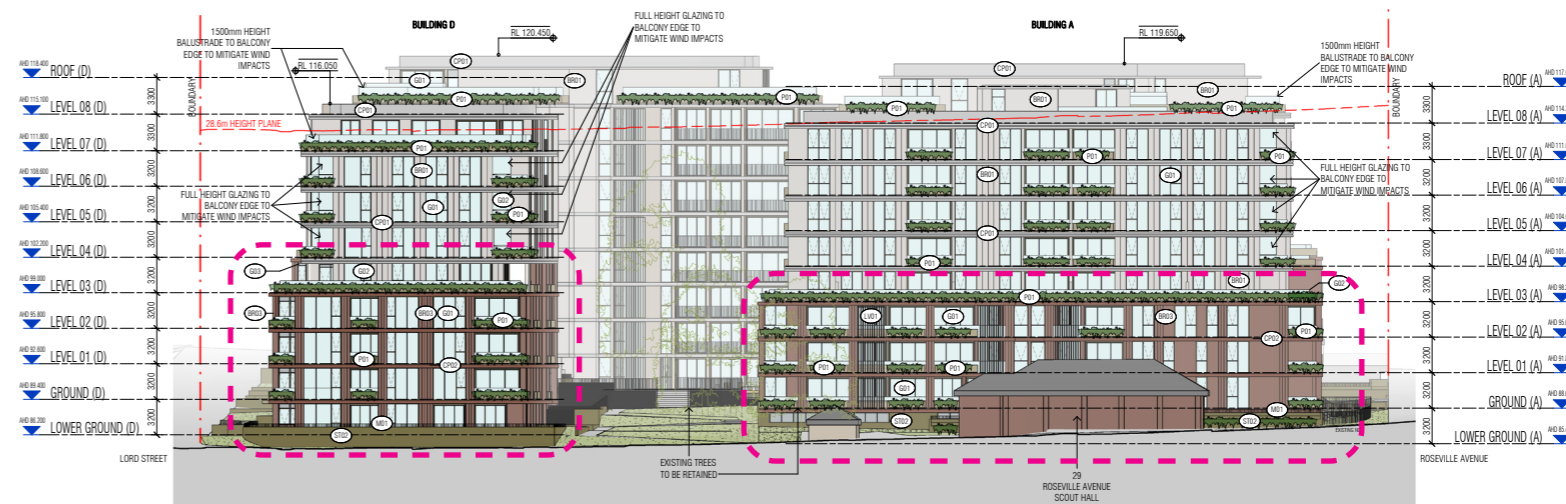
RESPONSE TO DPHI PODIUM HEIGHT

Bulk and Scale

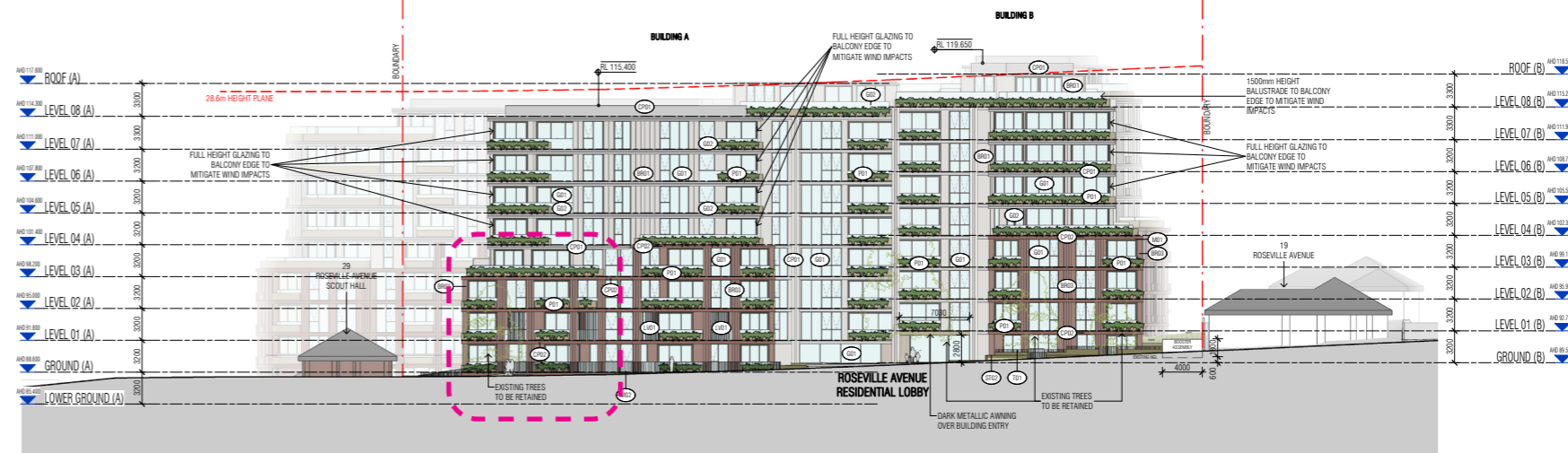
1.1 The proposed heights of the podiums should reflect the existing topography and provide a transition in scale to the adjoining context, particularly the Scout Hall. The Department recommends that you reduce and step the podium heights of Building A and D to further improve the relationship with the streetscape.

The design has been refined to allow for a further reduction in the eastern portion of Building A from 4 to 3 storeys to create a stepped podium form that follows the sloping topography of Roseville Avenue while reducing the visual bulk of the building when viewed adjacent to the lower scale Scout Hall building adjacent.

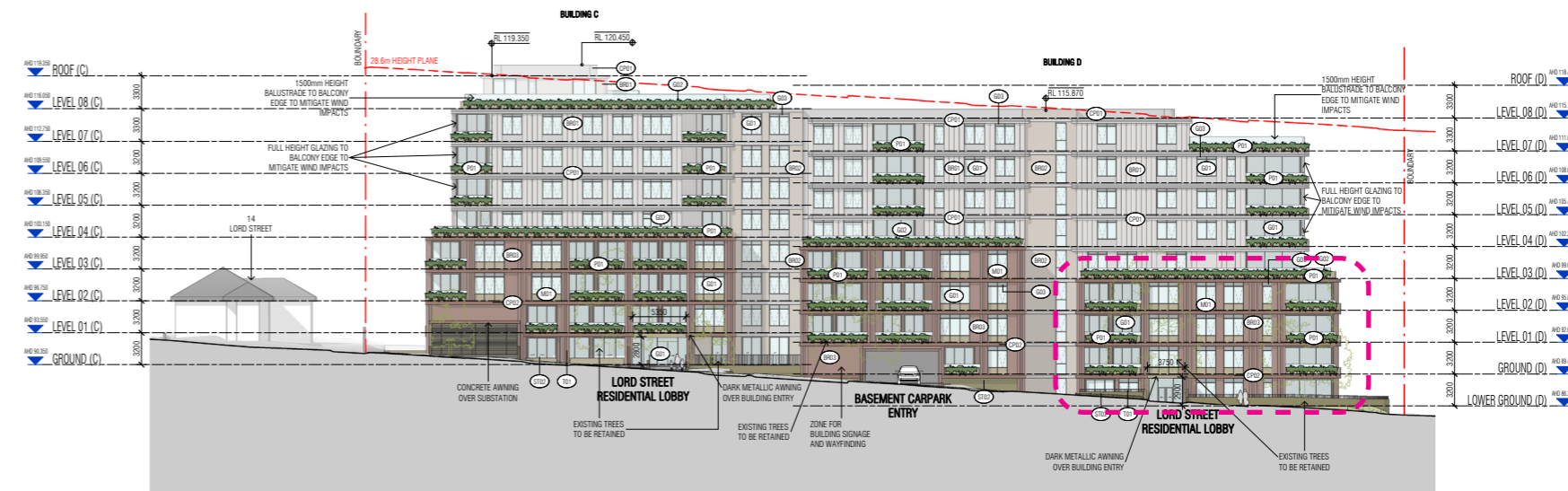
The eastern end of Building D has similarly been reduced from 5 to 4 storeys to accentuate the stepped form of the Lord Street elevation.



EAST ELEVATION - MARTIN LANE



NORTH ELEVATION - ROSEVILLE AVENUE

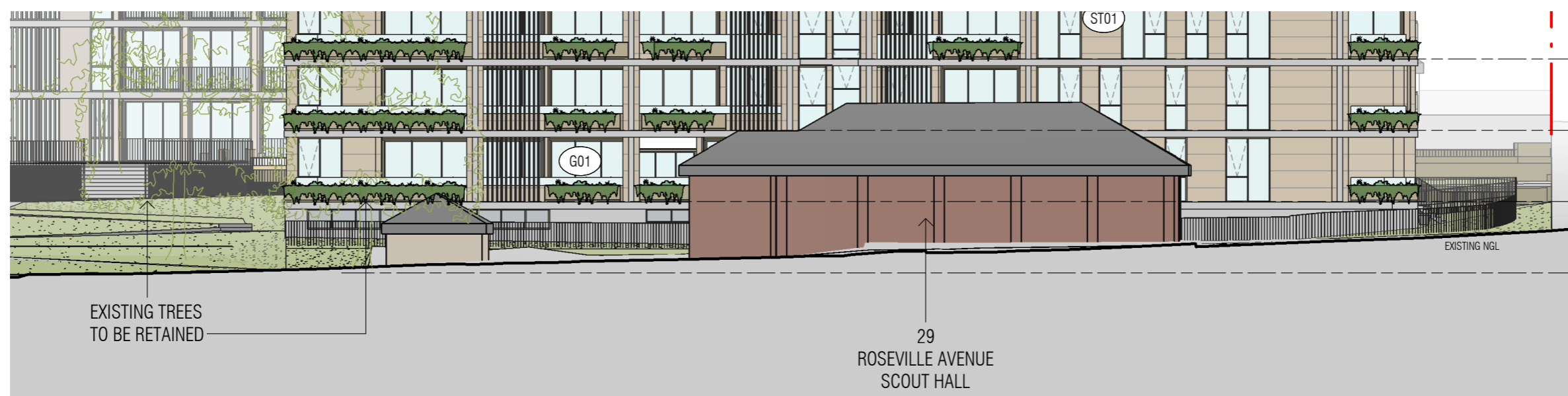


SOUTH ELEVATION - LORD STREET

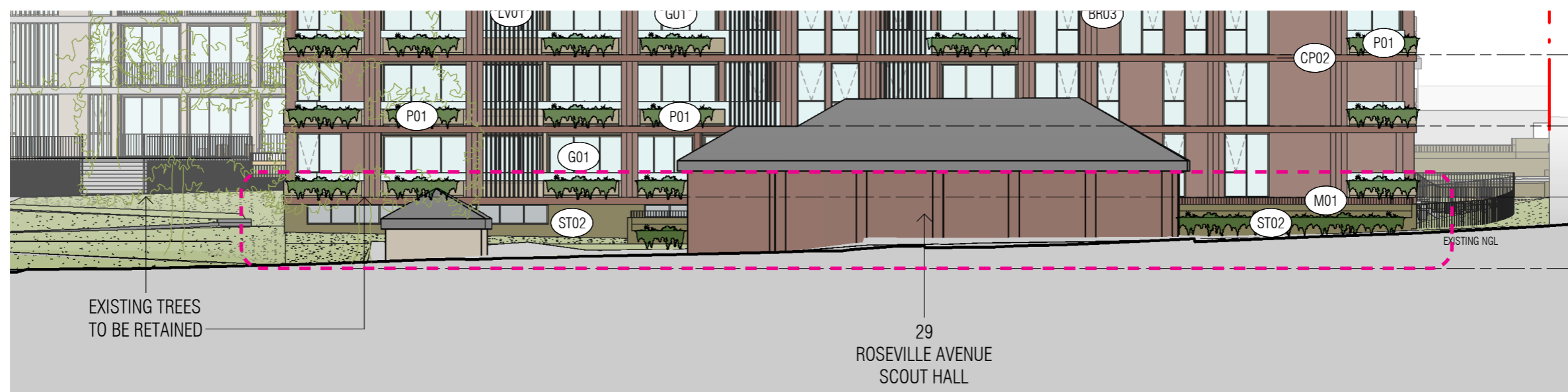
RESPONSE TO DPHI BASEMENT WALL STRUCTURE

1.2 Consider further reducing the visual impact of the basement wall structures interacting with the Martin Lane public domain and the Scout Hall along the eastern boundary of the site by reducing height or changing its colour or materiality.

Clarification of the material selection for the basement wall fronting Martin Lane has been added to the architectural plans. This area was always intended to be treated with the same materials as the building section immediately above. To confirm the basement wall will comprise ST02 Medium Dry Stack Stone.



EAST ELEVATION (MARTIN LANE) - RTS SCHEME



EAST ELEVATION (MARTIN LANE) - CURRENT PROPOSAL

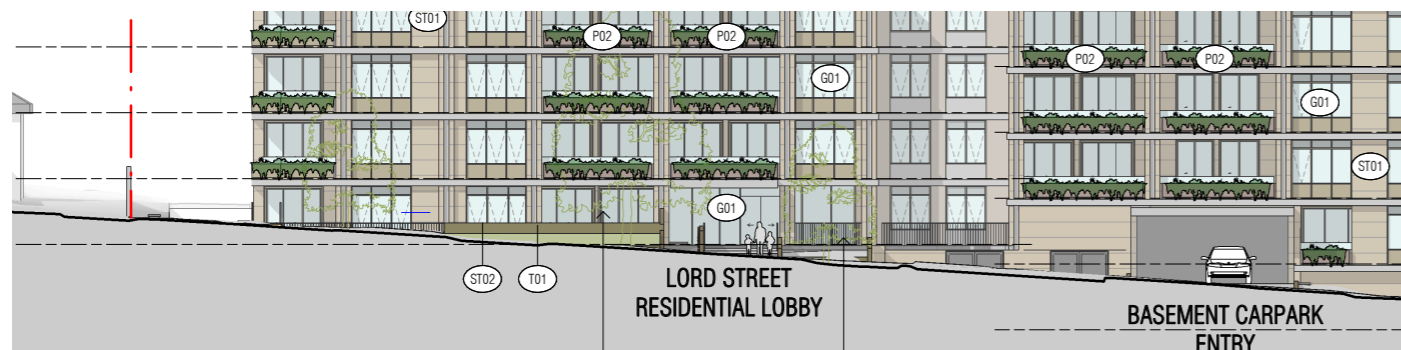
RESPONSE TO DPHI LORD STREET SUBSTATION

1.3 Reduce the width and excavation depth of the hard stand fronting the substation on Lord Street. Access to the substation from Lord Street is restricted given the level change, retaining wall to the public domain and masonry wall to the vehicle access way. Consider landscaping the area and providing access to the substation from within the internal loading area.

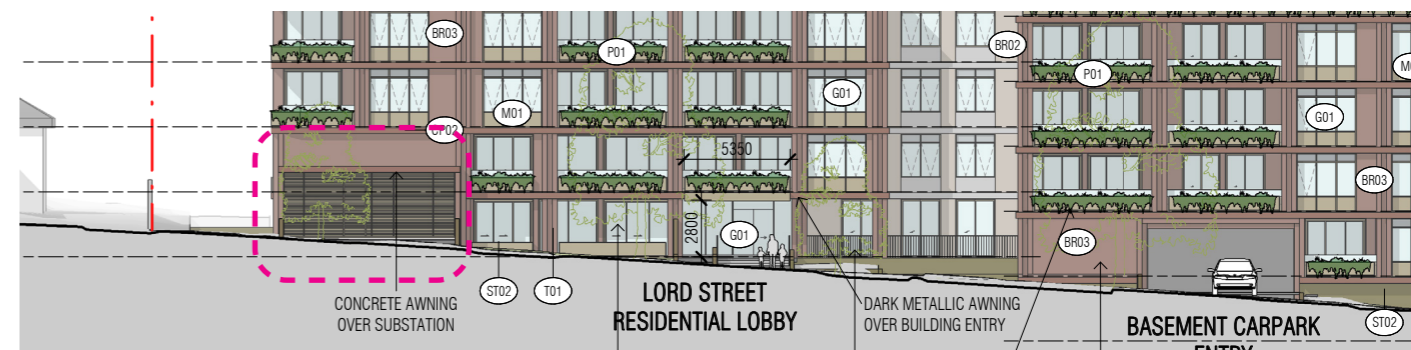
The substation has been relocated to an above ground location at the south west corner of the building (Lord Street frontage). The approach eliminated the need for excavation and facilitates the retention of street tree T20, previously proposed for removal. The substation has been carefully integrated into the design of the building.

Minor adjustments to the stormwater and lanscape strategy for the project have been adopted to respond to the revised substation location.

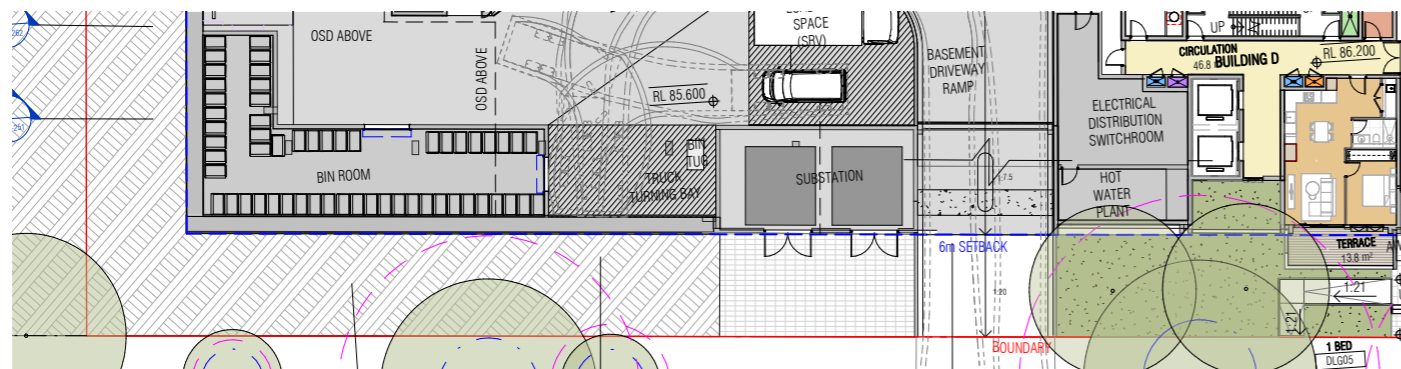
Ausgrid servicing requirements and potential interference with residential vehicles prevent access to the substation from the internal loading area.



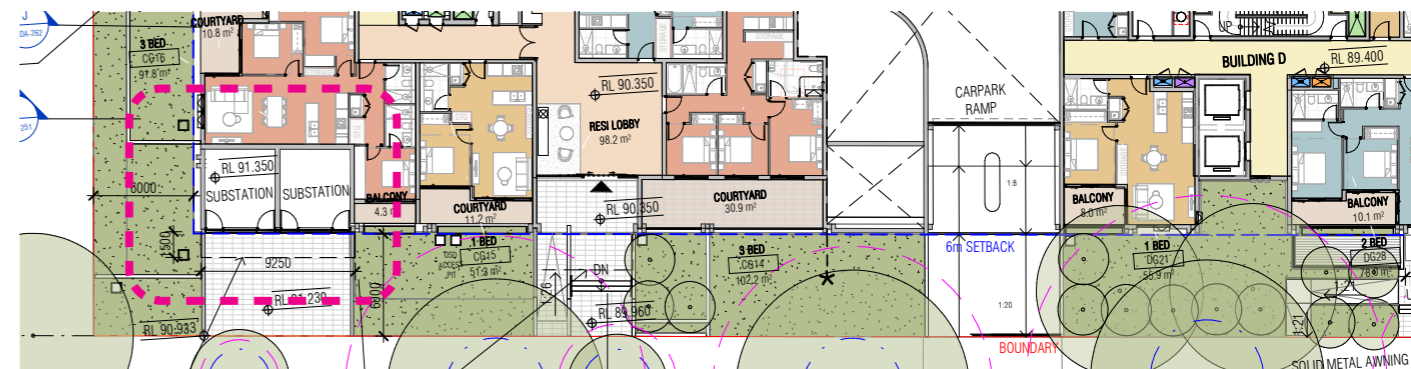
LORD STREET ELEVATION - RTS SCHEME



LORD STREET ELEVATION - CURRENT PROPOSAL



LORD STREET SUBSTATION, LOWER GROUND - RTS SCHEME



LORD STREET SUBSTATION, GROUND FLOOR - CURRENT PROPOSAL

RESPONSE TO DPHI DESIGN DETAILS: AWNINGS AND UTILITIES, AND WIND MITIGATION

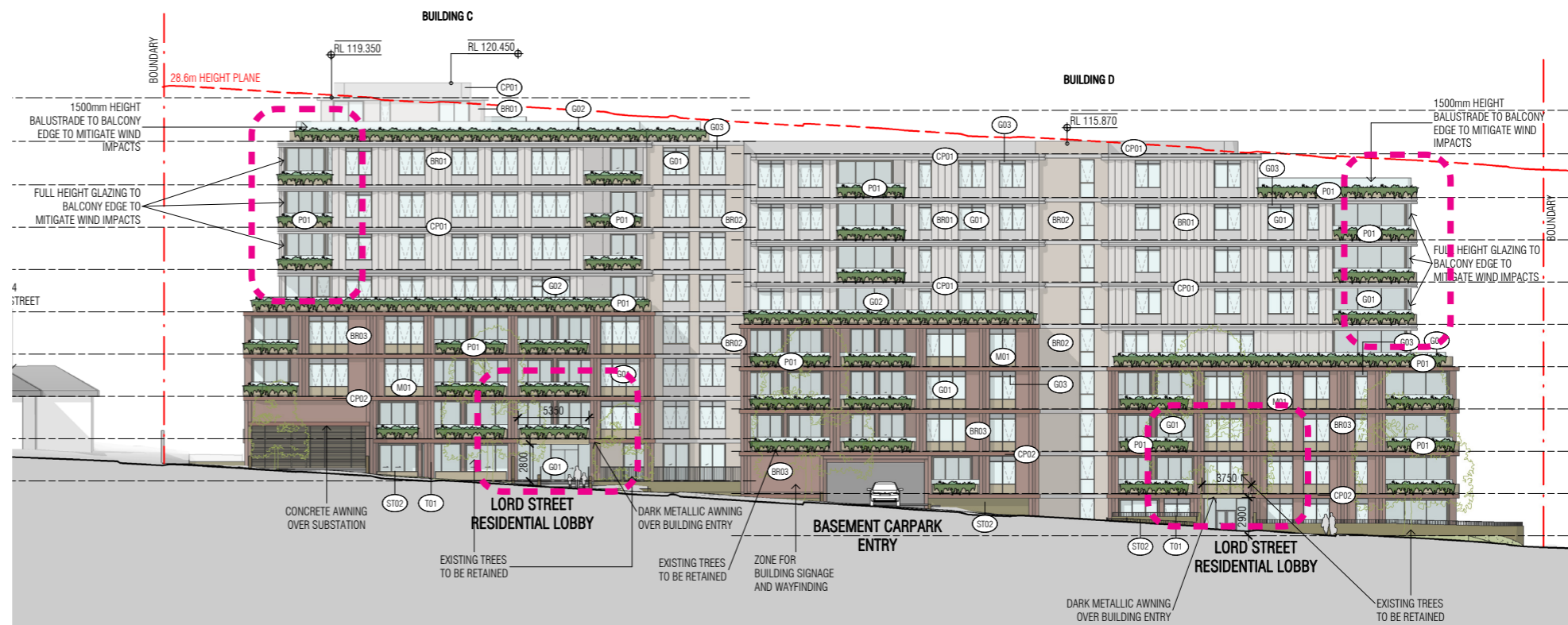
1.4 Provide details of height and design of all awning and utilities (including hydrant booster cabinets) facing Roseville Avenue and Lord Street.

1.5 Incorporate the recommendations of the wind study, as updated by the wind impact assessment addendum, into the architectural plans.

The height and design of awning and utilities, wind mitigation measures and specified in the Wind Impact Assessment Addendum Report, have been added to the architectural plans.



NORTH ELEVATION - ROSEVILLE AVENUE



SOUTH ELEVATION - LORD STREET

RESPONSE TO DPHI SOU COMPLIANCE TABLE

1.6 In the SOU Compliance Table, for easier reference, please colour the relevant boxes that comply with the ADG regarding internal area, balcony area and storage.

1.7 Please review the amount of storage provided in each apartment and submit evidence that the proposal is consistent with section 4G of the ADG. In the SOU Compliance Table, apartments A702, B801 and C803 on Level 8 have undersized storage within units.

The SOU Compliance Table has been colour coded to distinguish between apartment types. All apartments meet the required ADG standards for internal area, balcony area and storage.

SOU KEY METRICS SUMMARY										
NUMBER	UNIT TYPE	AREA	BALCONY AREA	STORAGE UNIT	CROSS VENTILATION	SOLAR COMPLIANCE	LIVEABLE PLATINUM	AFFORDABLE		
DLG01	3 BED	137.85 m ²	53.5 m ²	13.18 m ³	5.00 m ³	No	>2HR	No	YES	
DLG02	3 BED	105.64 m ²	35.9 m ²	5.51 m ³	5.00 m ³	Yes	>2HR	No	YES	
DLG03	1 BED	51.55 m ²	8.1 m ²	3.67 m ³	3.00 m ³	No	>2HR	No	YES	
DLG04	2 BED	88.33 m ²	10.9 m ²	4.55 m ³	4.00 m ³	Yes	>2HR	No	YES	
DLG05	1 BED	55.85 m ²	13.8 m ²	3.10 m ³	3.00 m ³	No	0	No	YES	
GROUND (C)										
AG01	1 BED	77.52 m ²	8.0 m ²	6.99 m ³	3.00 m ³	No	0	No		
AG02	3 BED	101.71 m ²	17.8 m ²	26.35 m ³	5.00 m ³	No	>2HR	No		
AG03	3 BED	101.71 m ²	25.5 m ²	18.60 m ³	5.00 m ³	No	>2HR	No		
AG04	3 BED	101.71 m ²	25.5 m ²	18.60 m ³	5.00 m ³	No	>2HR	No		
AG05	3 BED	101.71 m ²	17.8 m ²	18.60 m ³	5.00 m ³	No	>2HR	No		
AG06	2 BED	91.51 m ²	10.1 m ²	4.44 m ³	4.00 m ³	No	>2HR	No		
AG07	1 BED	69.44 m ²	8.0 m ²	5.85 m ³	3.00 m ³	No	>2HR	No		
AG08	1 BED	57.43 m ²	11.5 m ²	5.45 m ³	3.00 m ³	No	>2HR	No		
AG09	3 BED	105.77 m ²	12.3 m ²	6.35 m ³	5.00 m ³	Yes	>2HR	No		
AG10	2 BED	80.60 m ²	10.2 m ²	5.16 m ³	4.00 m ³	Yes	0	No		
BG11	3 BED	140.51 m ²	14.5 m ²	7.73 m ³	5.00 m ³	Yes	0	Yes		
BG12	3 BED	102.05 m ²	13.4 m ²	6.49 m ³	5.00 m ³	Yes	>2HR	No		
BG13	2 BED	82.09 m ²	10.0 m ²	4.08 m ³	4.00 m ³	Yes	>2HR	No		
CG13	2 BED	79.81 m ²	26.3 m ²	5.11 m ³	4.00 m ³	No	15MINS-2HR	No		
CG14	3 BED	102.23 m ²	41.3 m ²	5.62 m ³	5.00 m ³	Yes	>2HR	No		
CG15	1 BED	51.28 m ²	11.2 m ²	4.25 m ³	3.00 m ³	No	0	No		
CG16	3 BED	91.78 m ²	15.1 m ²	5.80 m ³	5.00 m ³	Yes	15MINS-2HR	No		
CG17	2 BED	80.55 m ²	10.7 m ²	4.09 m ³	4.00 m ³	No	15MINS-2HR	No		
CG18	3 BED	110.92 m ²	12.1 m ²	5.49 m ³	5.00 m ³	No	15MINS-2HR	No		
CG19	3 BED	132.89 m ²	12.9 m ²	8.91 m ³	5.00 m ³	Yes	0	Yes		
CG20	3 BED	140.54 m ²	10.1 m ²	4.44 m ³	4.00 m ³	Yes	>2HR	No		
CG21	1 BED	56.88 m ²	8.0 m ²	3.81 m ³	3.00 m ³	No	0	No	YES	
CG22	2 BED	91.53 m ²	14.8 m ²	4.80 m ³	4.00 m ³	No	>2HR	No	YES	
CG23	1 BED	57.85 m ²	9.1 m ²	3.96 m ³	3.00 m ³	No	>2HR	No	YES	
CG24	1 BED	51.17 m ²	8.0 m ²	8.15 m ³	3.00 m ³	No	>2HR	No	YES	
CG25	2 BED	81.12 m ²	11.0 m ²	4.17 m ³	4.00 m ³	Yes	>2HR	No	YES	
CG26	1 BED	51.85 m ²	8.0 m ²	3.67 m ³	3.00 m ³	No	>2HR	No		
CG27	2 BED	88.32 m ²	10.9 m ²	4.55 m ³	4.00 m ³	Yes	>2HR	No	YES	
CG28	2 BED	77.95 m ²	10.1 m ²	4.01 m ³	4.00 m ³	No	0	No	YES	
LEVEL 01 (C)										
A101	3 BED	127.29 m ²	12.0 m ²	21.79 m ³	5.00 m ³	No	0	No		
A102	3 BED	151.84 m ²	14.1 m ²	11.96 m ³	5.00 m ³	Yes	>2HR	No		
A103	2 BED	79.82 m ²	10.9 m ²	4.03 m ³	4.00 m ³	No	>2HR	No		
A104	2 BED	80.54 m ²	10.9 m ²	4.03 m ³	4.00 m ³	No	>2HR	No		
A105	1 BED	58.03 m ²	10.9 m ²	5.45 m ³	3.00 m ³	No	>2HR	No		
A106	3 BED	105.53 m ²	12.1 m ²	6.55 m ³	5.00 m ³	Yes	>2HR	No		
A107	2 BED	80.45 m ²	10.0 m ²	5.16 m ³	4.00 m ³	Yes	0	No		
AG02	3 BED	113.24 m ²	16.6 m ²	26.35 m ³	5.00 m ³	Yes	Exclude			
AG03	3 BED	101.33 m ²	19.6 m ²	18.60 m ³	5.00 m ³	No	Exclude			
AG04	3 BED	101.27 m ²	19.6 m ²	18.60 m ³	5.00 m ³	No	Exclude			
AG05	3 BED	101.27 m ²	16.6 m ²	18.60 m ³	5.00 m ³	Yes	Exclude			
B108	3 BED	140.54 m ²	15.0 m ²	5.94 m ³	5.00 m ³	Yes	0	Yes		
B109	1 BED	86.41 m ²	12.1 m ²	4.25 m ³	4.00 m ³	No	15MINS-2HR	No		
B110	2 BED	82.09 m ²	12.1 m ²	4.25 m ³	4.00 m ³	No	15MINS-2HR	No		
B111	3 BED	102.05 m ²	12.8 m ²	6.49 m ³	5.00 m ³	Yes	>2HR	No		
B112	2 BED	81.58 m ²	10.0 m ²	4.08 m ³	4.00 m ³	Yes	>2HR	No		
B113	3 BED	113.40 m ²	12.9 m ²	5.00 m ³	5.00 m ³	Yes	>2HR	No		
C114	2 BED	89.28 m ²	12.2 m ²	5.61 m ³	4.00 m ³	No	>2HR	No		
C115	3 BED	110.30 m ²	12.1 m ²	5.01 m ³	5.00 m ³	Yes	>2HR	Yes		
C116	2 BED	86.01 m ²	10.1 m ²	8.51 m ³	4.00 m ³	Yes	0	No		
C117	1 BED	51.28 m ²	11.2 m ²	4.25 m ³	3.00 m ³	No	0	No		
C118	3 BED	91.80 m ²	14.1 m ²	5.80 m ³	5.00 m ³	Yes	15MINS-2HR	No		
C119	2 BED	80.56 m ²	10.7 m ²	4.09 m ³	4.00 m ³	No	15MINS-2HR	No		
C120	2 BED	111.80 m ²	12.1 m ²	5.49 m ³	5.00 m ³	No	15MINS-2HR	No		
C121	3 BED	133.51 m ²	15.0 m ²	8.91 m ³	5.00 m ³	Yes	0	Yes		
C122	2 BED	90.94 m ²	10.0 m ²	4.44 m ³	4.00 m ³	Yes	>2HR	No		
D123	3 BED	110.76 m ²	14.7 m ²	8.61 m ³	5.00 m ³	Yes	0	No	YES	
D124	3 BED	120.26 m ²	25.0 m ²	8.40 m ³	5.00 m ³	Yes	>2HR	Yes	YES	
D125	2 BED	90.37 m ²	13.3 m ²	4.88 m ³	4.00 m ³	No	>2HR	No	YES	
D126	2 BED	81.47 m ²	10.1 m ²	4.80 m ³	4.00 m ³	No	>2HR	No	YES	
D127	1 BED	57.80 m ²	9.1 m ²	3.96 m ³	3.00 m ³	No	>2HR	No	YES	
D128	1 BED	50.92 m ²	8.1 m ²	8.15 m ³	3.00 m ³	No	>2HR	No	YES	
D129	2 BED	80.89 m ²	10.7 m ²	4.16 m ³	4.00 m ³	Yes	>2HR	No	YES	
D130	1 BED	51.88 m ²	8.0 m ²	3.67 m ³	3.00 m ³	No	>2HR	No	YES	
D131	2 BED	88.70 m ²	10.9 m ²	4.55 m ³	4.00 m ³	Yes	>2HR	No	YES	
D132	2 BED	75.97 m ²	10.3 m ²	4.01 m ³	4.00 m ³	No	0	No	YES	
LEVEL 02 (C)										
A201	3 BED	127.29 m ²	12.0 m ²	21.79 m ³	5.00 m ³	No	0	No		
A202	3 BED	151.84 m ²	14.1 m ²	11.96 m ³	5.00 m ³	Yes	>2HR	No		
A203	3 BED	129.47 m ²	12.0 m ²	7.36 m ³	5.00 m ³	Yes	>2HR	No		
A204	2 BED	90.87 m ²	11.2 m ²	5.53 m ³	4.00 m ³	Yes	>2HR	No		
A205	2 BED	90.66 m ²	11.5 m ²	5.53 m ³	4.00 m ³	Yes	>2HR	No		
A206	3 BED	117.31 m ²	12.0 m ²	10.02 m ³	5.00 m ³	Yes	>2HR	No		
A207	2 BED	80.24 m ²	10.9 m ²	4.03 m ³	4.00 m ³	No	>2HR	No		
A208	2 BED	80.54 m ²	10.9 m ²	4.03 m ³	4.00 m ³	Yes	>2HR	No		
A209	1 BED	58.03 m ²	10.7 m ²	5.45 m ³	3.00 m ³	Yes	>2HR	No		
A210	3 BED	105.12 m ²	12.1 m ²	6.55 m ³	5.00 m ³	Yes	>2HR	No		
A211	2 BED	80.45 m ²	10.1 m ²	5.16 m ³	4.00 m ³	Yes	0	Yes		
B212	3 BED	140.54 m ²	15.0 m ²	5.04 m ³	5.00 m ³	Yes	0	Yes		
B213	2 BED	86.41 m ²	12.1 m ²	4.26 m ³	4.00 m ³	No	15MINS-2HR	No		
B214	2 BED	82.09 m ²	12.1 m ²	4.26 m ³	4.00 m ³	No	15MINS-2HR	No		
B215	3 BED	102.05 m ²	12.8 m ²	6.49 m ³	5.00 m ³	Yes	>2HR	No		
B216	2 BED	81.58 m ²	10.0 m ²	4.08 m ³	4.00 m ³	Yes	>2HR	No		
B217	3 BED	113.92 m ²	12.9 m ²	5.00 m ³	5.00 m ³	Yes	>2HR	No		
C218	2 BED	89.28 m ²	12.2 m ²	5.61 m ³	4.00 m ³	No	>2HR	No		
C219	3 BED	110.30 m ²	12.1 m ²	5.01 m ³	5.00 m ³	Yes	>2HR	Yes		
C220	2 BED	85.50 m ²	10.1 m ²	8.51 m ³	4.00 m ³	Yes	0	No		
C221	2 BED	86.44 m ²	10.1 m ²	8.51 m ³	4.00 m ³	Yes	0	No		
C222	3 BED	100.71 m ²	13.4 m ²	6.03 m ³	5.00 m ³	Yes	15MINS-2HR	No		
C223	2 BED	80.56 m ²	10.7 m ²	4.09 m ³	4.00 m ³	No	15MINS-2HR	No		
C224	3 BED	111.06 m ²	12.1 m ²	5.49 m ³	5.00 m ³	No	15MINS-2HR	No		
C225	3 BED	133.51 m ²	15.0 m ²	8.91 m ³	5.00 m ³	Yes	>2HR	Yes		

SOU KEY METRICS SUMMARY										
NUMBER	UNIT TYPE	AREA	BALCONY AREA	STORAGE UNIT	CROSS VENTILATION	SOLAR COMPLIANCE	LIVEABLE PLATINUM	AFFORDABLE		
C226	2 BED	90.94 m ²	10.0 m ²	4.44 m ³	4.00 m ³	Yes	>2HR	No		
D227	3 BED	110.76 m ²	14.7 m ²	8.61 m ³	5.00 m ³	Yes	0	No	YES	
D228	3 BED	120.26 m ²	25.0 m ²	8.40 m ³	5.00 m ³	Yes	>2HR	Yes	YES	
D229	2 BED	90.37 m ²	13.3 m ²	4.88 m ³	4.00 m ³	No	>2HR	No	YES	
D230	2 BED	81.47 m ²	10.1 m ²	4.80 m ³	4.00 m ³	No	>2HR	No	YES	
D231	1 BED	57.80 m ²	9.1 m ²	3.96 m ³	3.00 m ³	No	>2HR	No	YES	
D232	1 BED	50.92 m ²	8.1 m ²	8.15 m ³	3.00 m ³	No	>2HR	No	YES	
D233	2 BED	80.89 m ²	10.7 m ²	4.16 m ³	4.00 m ³	Yes	>2HR	No		

RESPONSE TO DPHI SHADOW DIAGRAMS

1.8 The Design Report Addendum (p25) does not properly identify the desired future character within the LMR exclusion zone, specifically the neighbours along the western boundary. The map proposes the western neighbours will redevelop into RFBs despite the current development controls limiting this. Provide updated shadow diagrams.

An analysis of the impact of the proposed development in relation to Council's final adopted controls has been undertaken. The controls would retain a 9.5m height control for the lots immediately to the west of the site, in the form of single dwelling houses.

The proposed development would inevitably create shading to neighbouring buildings to the west and south. The shadow diagrams illustrate that the shadows would be localised, primarily impacting the immediately adjacent buildings to the west. Shadows would extend over the building to the west through the morning mid-winter period but by midday the shadows would be limited to the setback zone. Similarly, shadow impacts to the south are limited to those properties directly opposite on Lord Street. These properties are not overshadowed during the morning period. The buildings are partially shaded from 1pm. Given the orientation of the buildings, additionally shadow impacts relate to the front of the buildings only, noting that the rear gardens are shaded by the buildings themselves during the afternoon period.

No additional overshadowing arises from the inclusion of the discrete roof top elements that project above the maximum permissible height plane. These elements are setback within the development.

The design of the building ensures a minimum of 3 hours of solar access to neighbouring dwellings to the west and south is retained.

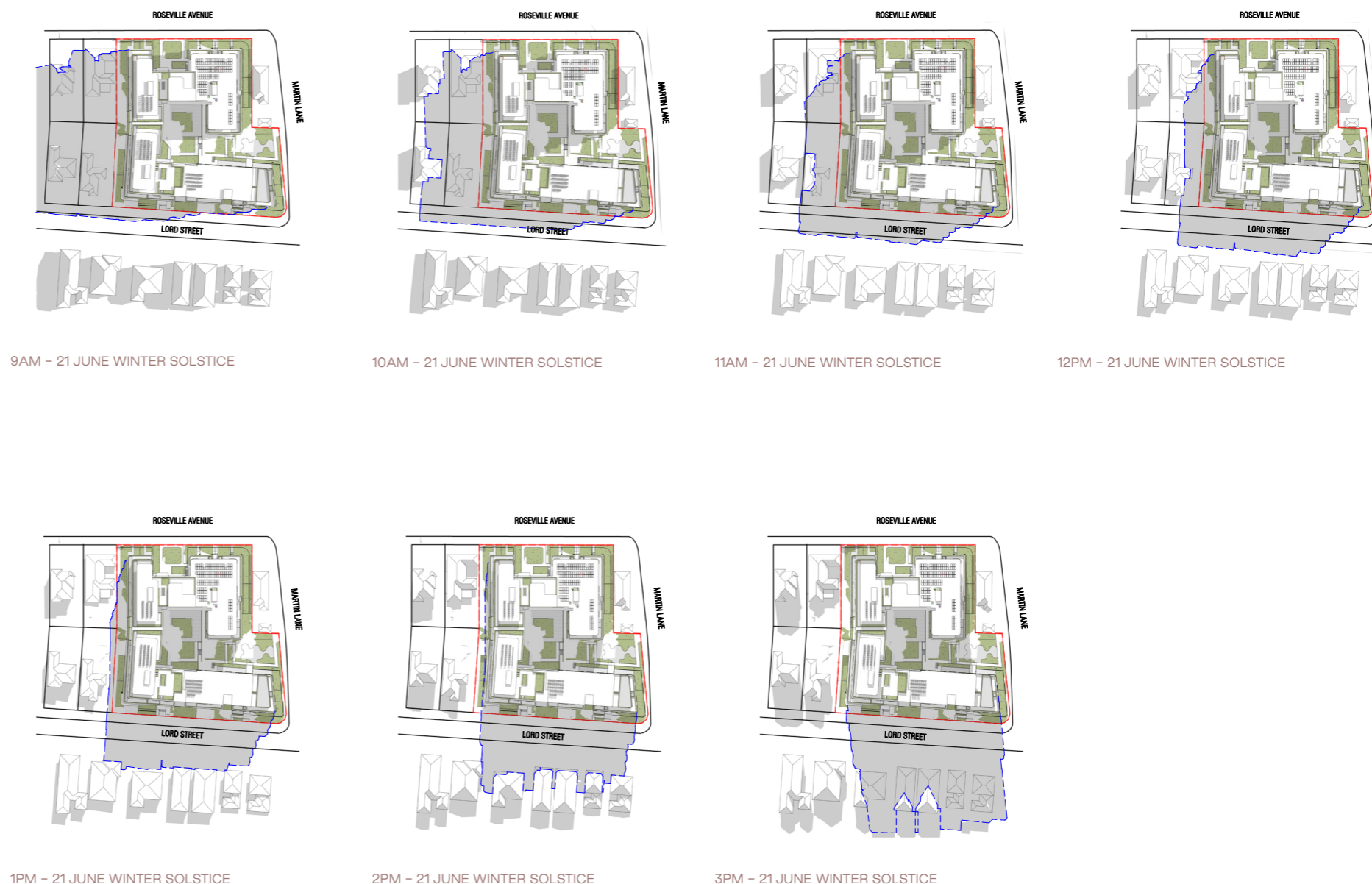
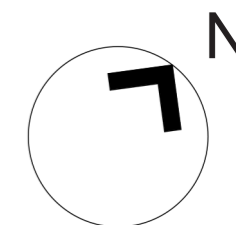
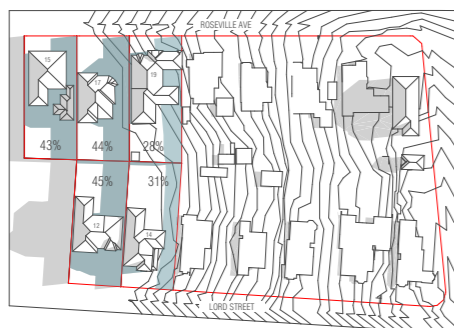


FIGURE 1.8

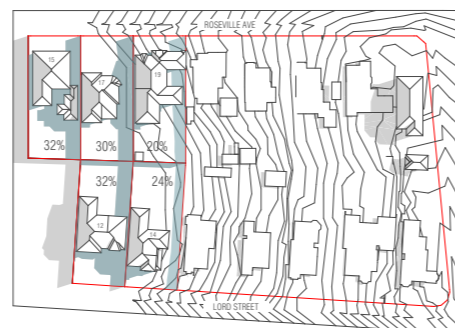
The development of the site will have some shadow impact to future developments to the west and to the south. However, minimum solar access is still achievable.



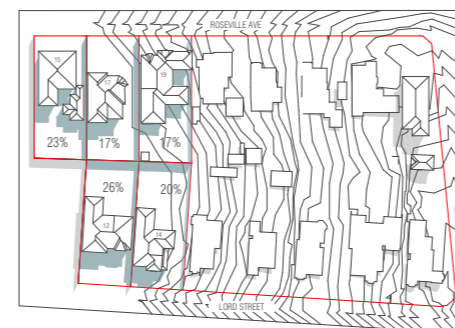
RESPONSE TO DPHI SOLAR ACCESS TO ADJACENT PROPERTIES



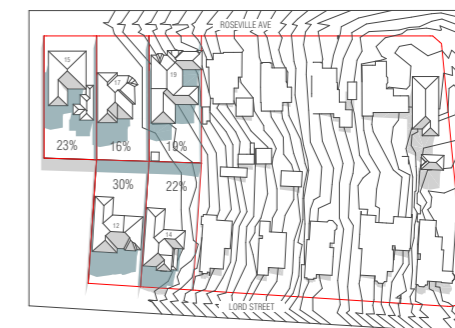
9AM - 21 JUNE WINTER SOLSTICE



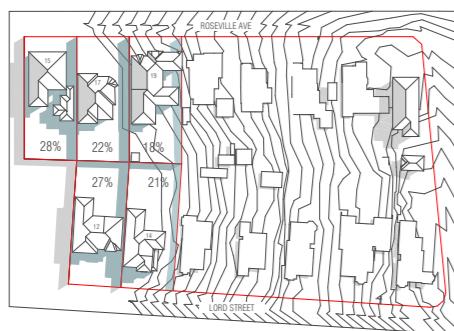
10AM - 21 JUNE WINTER SOLSTICE



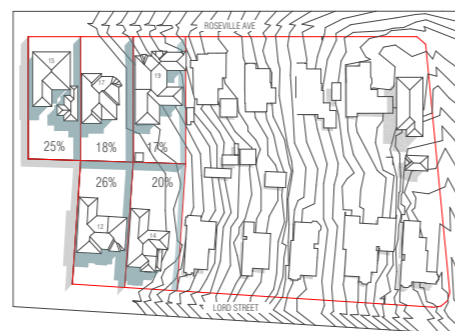
11AM - 21 JUNE WINTER SOLSTICE



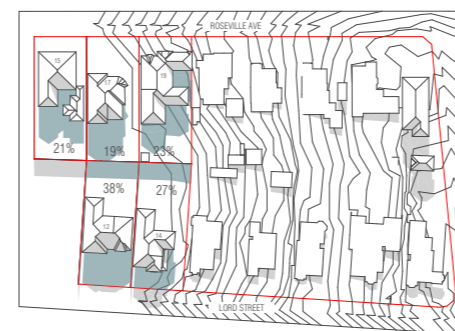
12PM - 21 JUNE WINTER SOLSTICE



1PM - 21 JUNE WINTER SOLSTICE

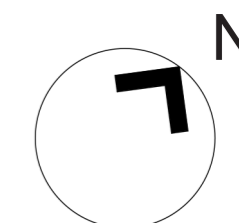


2PM - 21 JUNE WINTER SOLSTICE

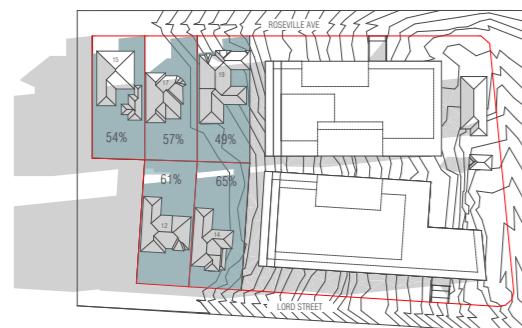


3PM - 21 JUNE WINTER SOLSTICE

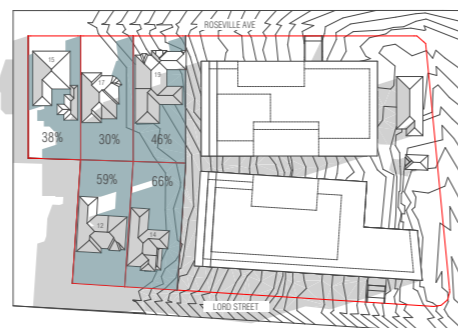
FIGURE 1.9



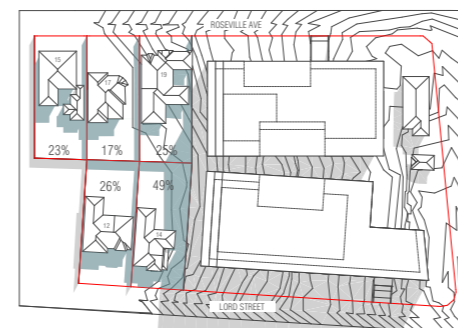
RESPONSE TO DPHI SOLAR ACCESS TO ADJACENT PROPERTIES



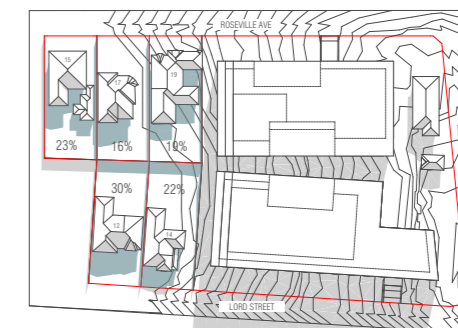
9AM - 21 JUNE WINTER SOLSTICE



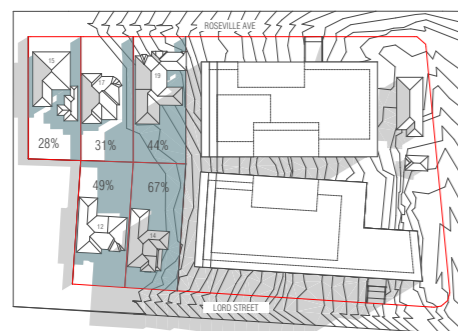
10AM - 21 JUNE WINTER SOLSTICE



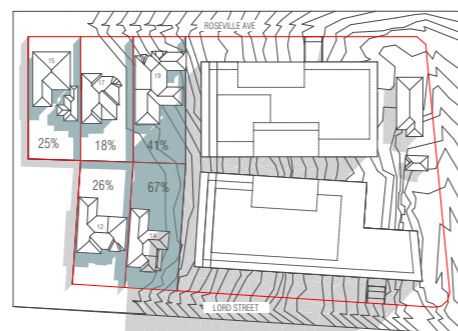
11AM - 21 JUNE WINTER SOLSTICE



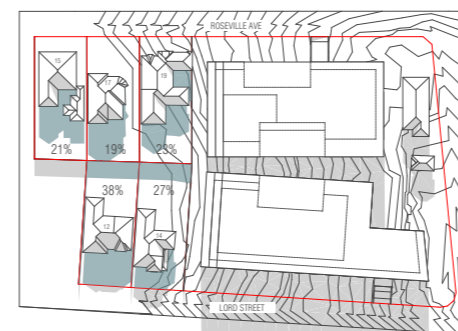
12PM - 21 JUNE WINTER SOLSTICE



1PM - 21 JUNE WINTER SOLSTICE



2PM - 21 JUNE WINTER SOLSTICE



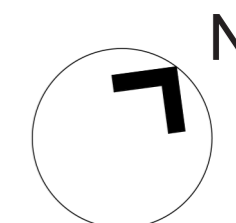
3PM - 21 JUNE WINTER SOLSTICE

FIGURE 1.10

The development of the site will have some shadow impact to future developments to the west and to the south. However, minimum solar access is still achievable.

BLOCK LOCATION	SHADOW TYPE	9AM	10AM	11AM	12PM	1PM	2PM	3PM	CUMULATIVE IMPACT
15 ROSEVILLE AVE									
LOT SIZE (m2) 979	CURRENT SHADOW (m2)	417	317	275	244	226	228	210	
	PROPOSED SHADOW (m2)	43%	32%	28%	25%	23%	23%	21%	
	PERCENTAGE DIFFERENCE	54%	38%	28%	25%	23%	23%	21%	
17 ROSEVILLE AVE									
LOT SIZE (m2) 993	CURRENT SHADOW (m2)	435	298	221	182	164	160	193	
	PROPOSED SHADOW (m2)	44%	30%	22%	18%	17%	16%	19%	
	PERCENTAGE DIFFERENCE	57%	49%	31%	18%	17%	16%	19%	
19 ROSEVILLE AVE									
LOT SIZE (m2) 1006	CURRENT SHADOW (m2)	285	203	177	171	176	196	234	
	PROPOSED SHADOW (m2)	28%	20%	18%	17%	17%	19%	23%	
	PERCENTAGE DIFFERENCE	49%	46%	44%	41%	25%	19%	23%	
12 LORD STREET									
LOT SIZE (m2) 993	CURRENT SHADOW (m2)	447	317	267	256	260	293	381	
	PROPOSED SHADOW (m2)	45%	32%	27%	26%	26%	30%	38%	
	PERCENTAGE DIFFERENCE	61%	59%	49%	26%	26%	30%	38%	
14 LORD STREET									
LOT SIZE (m2) 1006	CURRENT SHADOW (m2)	310	238	213	203	203	217	270	
	PROPOSED SHADOW (m2)	31%	24%	21%	20%	20%	22%	27%	
	PERCENTAGE DIFFERENCE	65%	66%	67%	67%	49%	22%	27%	

EXISTING VS PROPOSED COMPARISON



2

RESPONSE TO KU-RING-GAI COUNCIL

SETBACKS & BUILT FORM INTERFACE WITH LOCAL HERITAGE ITEMS
RETENTION OF COUNCIL STREET TREES
SUNKEN BUILDING

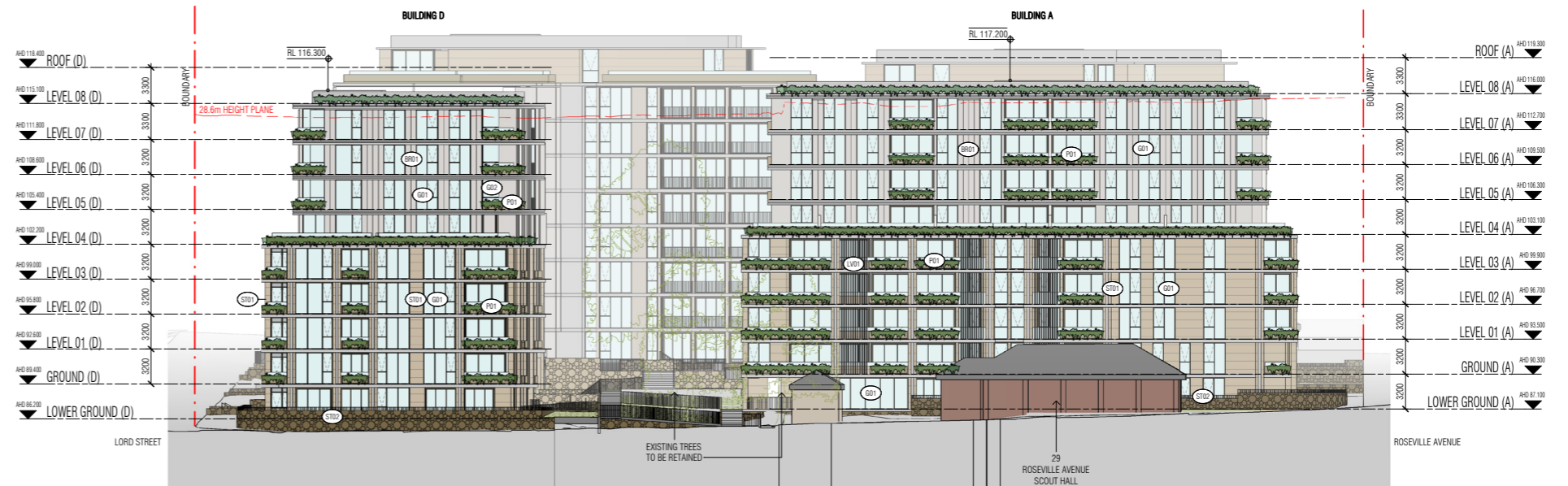
RESPONSE TO KU-RING-GAI COUNCIL SETBACKS & BUILT FORM INTERFACE WITH LOCAL HERITAGE ITEMS

2.1 Reducing podium heights at the elevation adjoining the heritage, Scout Hall. 3 storey podium is recommended.

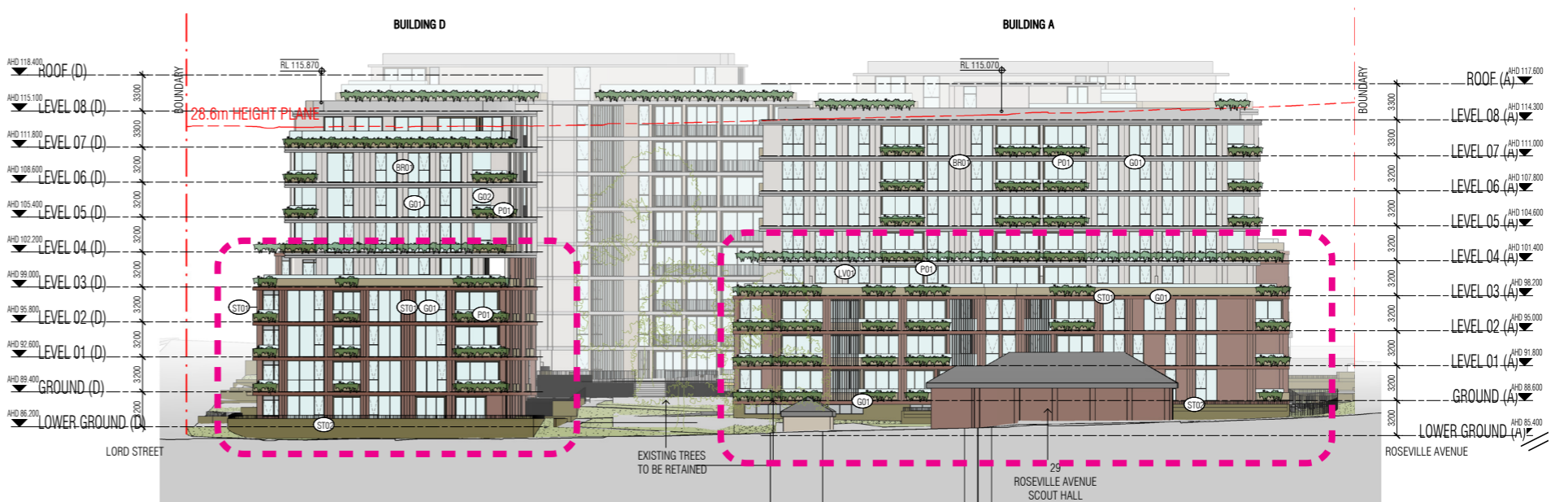
2.2 Increasing upper level setbacks (front/side) to 10m minimum (12m is required per Council's DCP for sites adjoining heritage items).

The podium heights of Buildings A and D have been further reduced. Building A, immediately adjacent to the Scout Hall, adopts a reduced podium height of 3 storeys. The street setbacks are proposed in accordance with the ADG, which requires street setbacks to respond to the prevailing streetscape pattern and desired future character. In accordance with ADG section 2G, the proposed street setbacks are consistent with the prevailing setback pattern in this context, where the development pattern to the west will be retained and will transition to higher densities to the east.

Given the courtyard design of the proposed development, the setback requirements proposed by Council cannot be achieved.



EAST ELEVATION, MARTIN LANE - RTS SCHEME



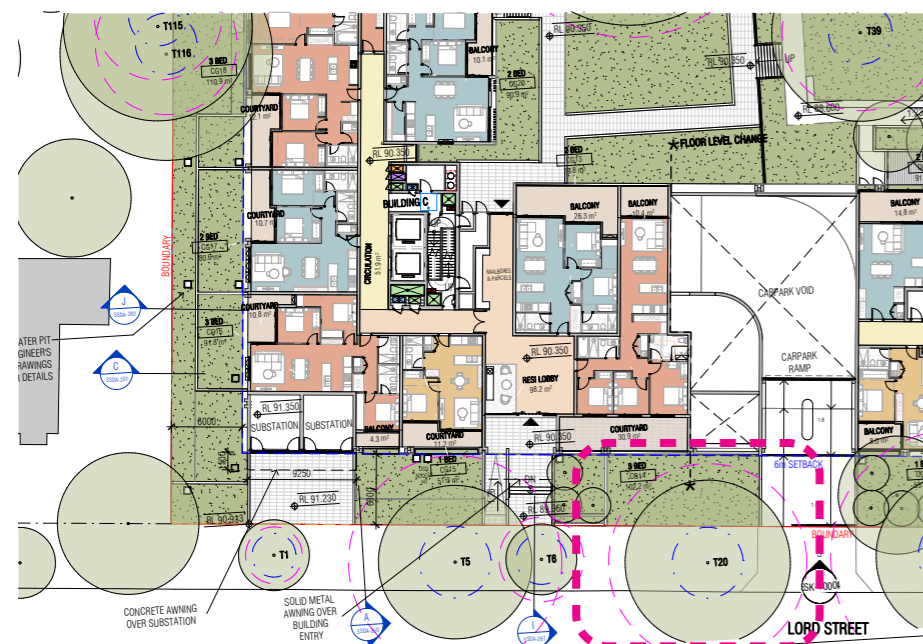
EAST ELEVATION, MARTIN LANE - CURRENT PROPOSAL

FIGURE 2.1

RESPONSE TO KU-RING-GAI COUNCIL REMOVAL OF COUNCIL STREET TREES

2.3 Council does not support the removal of T20 and has indicated that consent for the removal of this tree will not be granted.

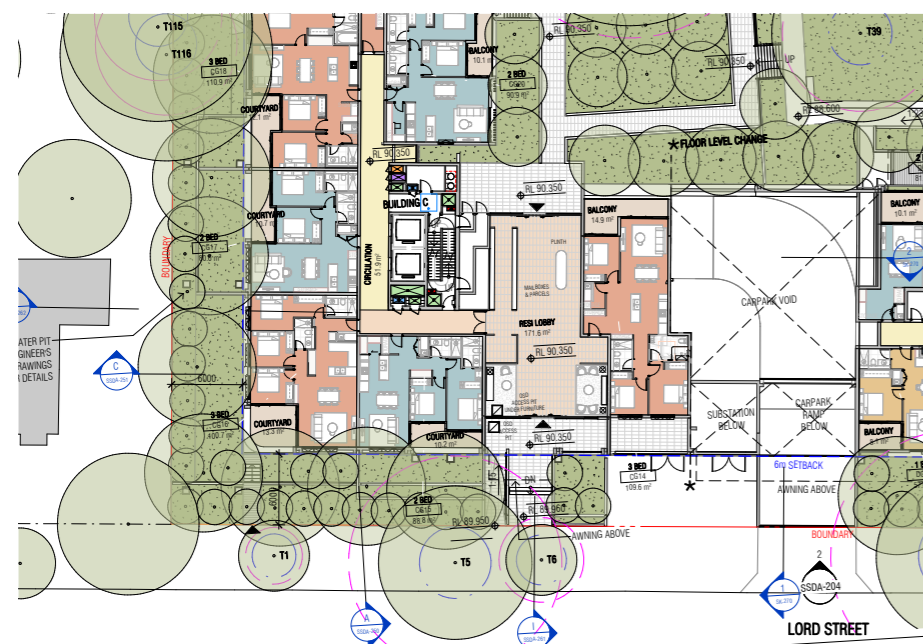
The proposed substation has been relocated to the south western corner of the development to reduce impacts to tree T20 and eliminate the need for the removal of this tree. T20 is proposed for retention.



BUILDING C, GROUND FLOOR PLAN - CURRENT PROPOSAL



SOUTH ELEVATION, LORD STREET - CURRENT PROPOSAL



BUILDING C, GROUND FLOOR PLAN - RTS SCHEME

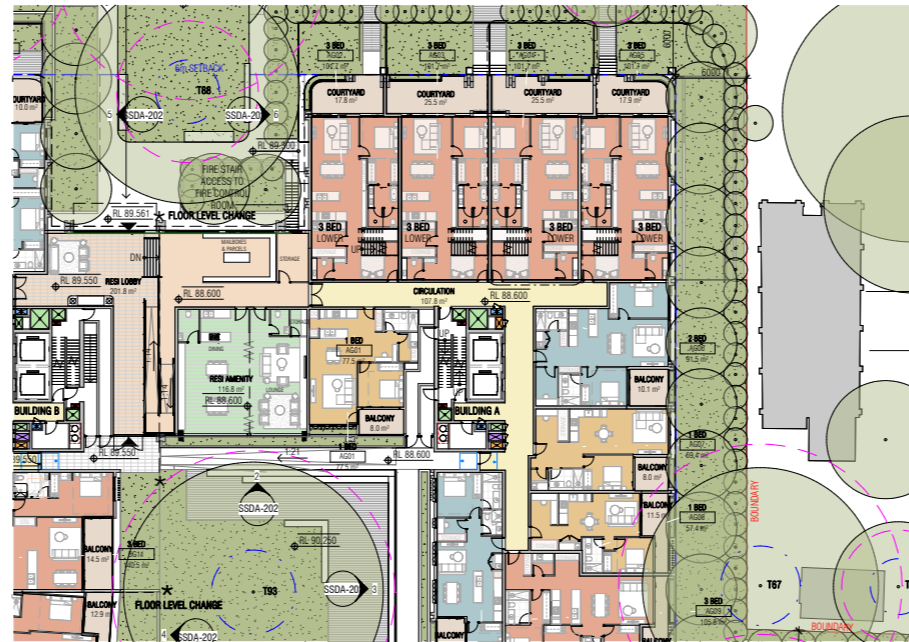


SOUTH ELEVATION, LORD STREET - RTS SCHEME

FIGURE 2.3

RESPONSE TO KU-RING-GAI COUNCIL SUNKEN BUILDING

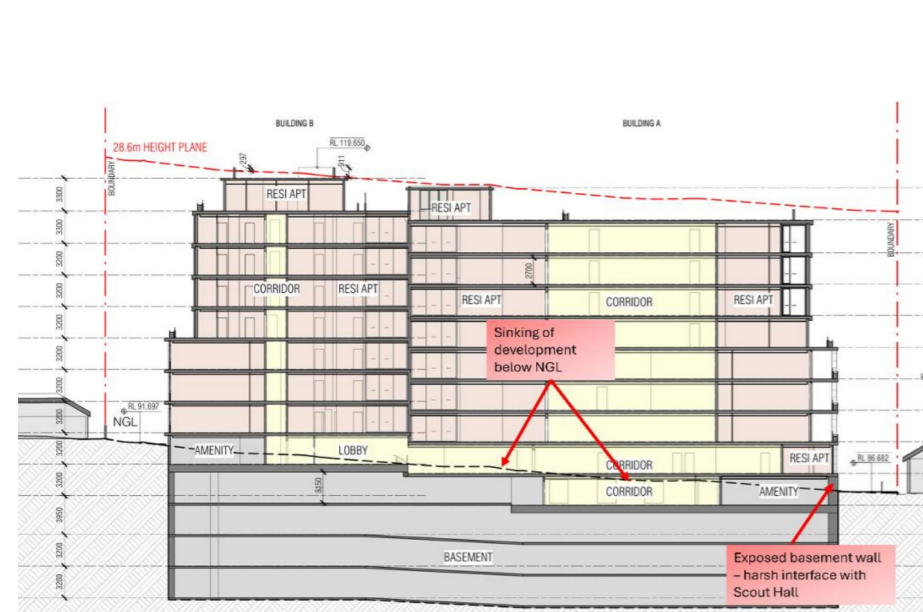
2.4 Council's comments suggest that the building has been dropped to ensure that the building height does not project above the permissible building height plane. This is incorrect, and given the flood planning levels that apply to Buildings A and D would not be possible. Habitable floorspace in these buildings is entirely above ground level. Storage, car parking and residential amenities are located below ground.



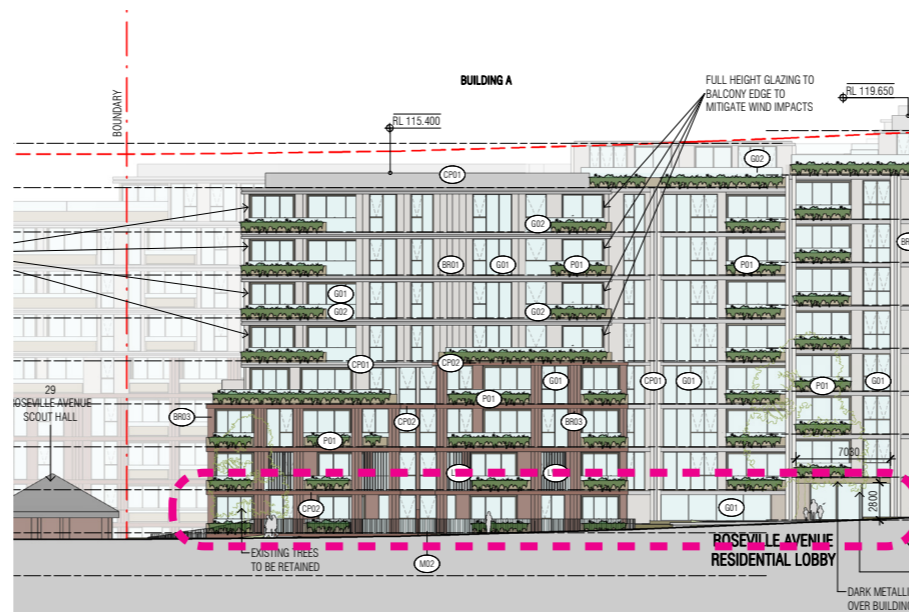
BUILDING A - GROUND FLOOR - CURRENT PROPOSAL



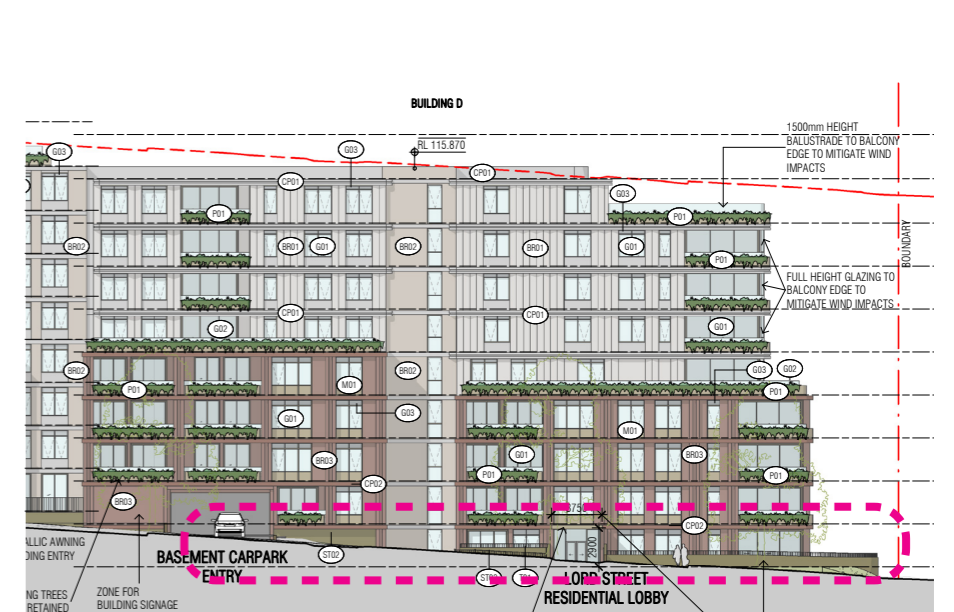
BUILDING D - LOWER GROUND - CURRENT PROPOSAL



KU-RING-GAI COUNCIL SUBMISSION: MARKUP - SECTION B



BUILDING A - NORTH ELEVATION, ROSEVILLE AVENUE - CURRENT PROPOSAL



BUILDING D - SOUTH ELEVATION, LORD STREET - CURRENT PROPOSAL

FIGURE 2.4



RESPONSE TO SUBMISSION: 19 ROSEVILLE AVENUE DESIGN STATEMENT

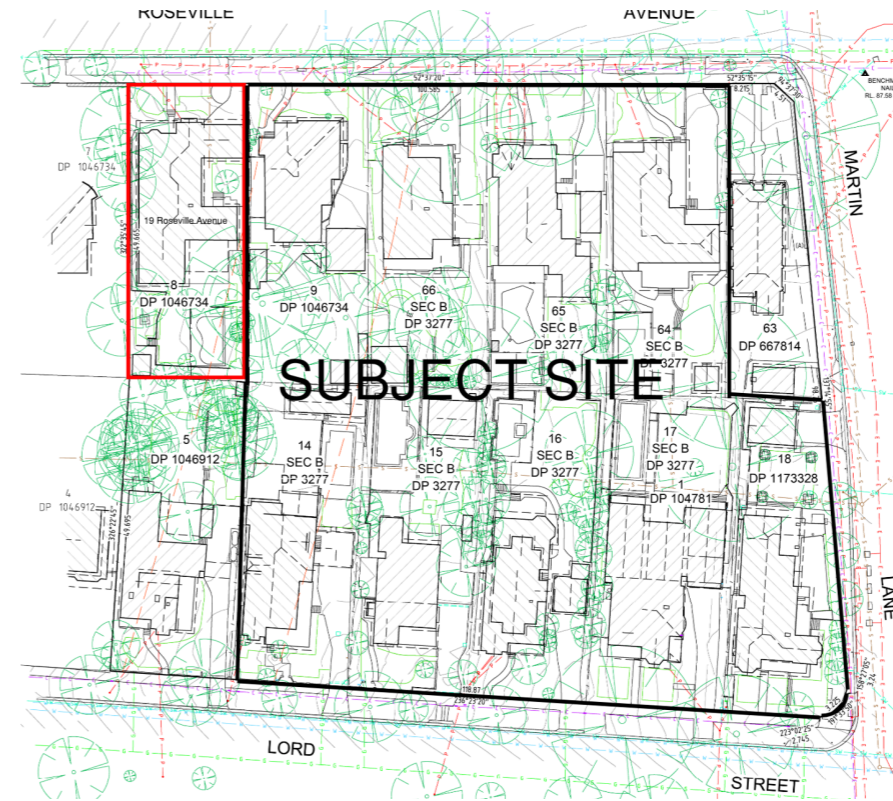
A detailed objection to the project has been submitted by the owner of 19 Roseville Avenue, situated immediately to the north-west of the proposed development. The submission is supported by a statement prepared by Tony Moody Planning & Development and a shadow analysis and privacy review prepared by Cad Draft P/L which provides detailed information about the floorplan of the property.

The submission from 19 Roseville Avenue clarifies where within the dwelling the living room is located and also clarifies that solar panels are located on the north-western side of the building and that there is a swimming pool within the south-eastern portion of the rear garden.

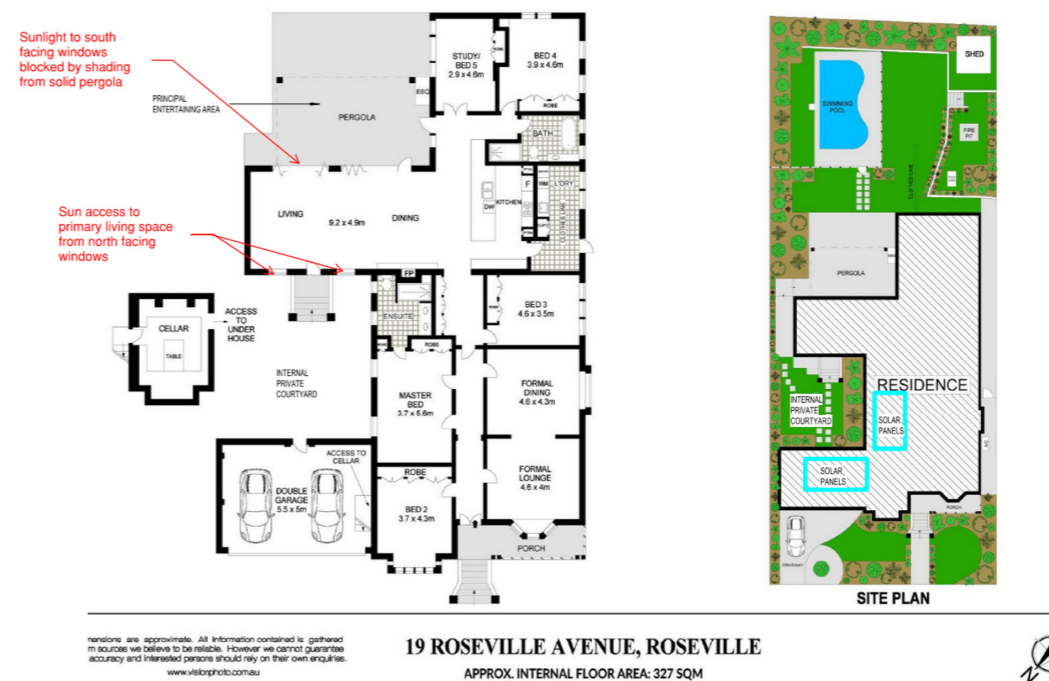
This objection identifies that the proposal will result in the loss of residential amenity to 19 Roseville Avenue. The Cad Draft P/L shadow analysis-privacy review identifies that the living room windows and private open space areas receive more than 2 hours solar access during the mid-winter period between 9am and 3pm.

Based on the floorplan provided in the submission package, it is noted that the primary living space is located on the western side of the property at the rear and is attached to an entertaining area that is fully covered by a pergola structure. The solid roof form of the pergola blocks natural light into the living room from the south facing windows.

It is anticipated that the primary living space of the property receives its sunlight from the north facing windows which face the internal courtyard. Access to sunlight to the north facing windows of the living room of 19 Roseville Avenue remains unchanged by the proposed development. The space benefits from northern light at 11am and 2pm consistent with the existing situation.



LOCATION PLAN OF 19 ROSEVILLE AVENUE IN RELATION TO THE SUBJECT SITE



PLAN DRAWINGS FROM 19 ROSEVILLE AVENUE SUBMISSION

RESPONSE TO SUBMISSION: 19 ROSEVILLE AVENUE DESIGN STATEMENT

The shadow analysis further demonstrates that the south-western half of the rear garden of 19 Roseville Avenue maintains solar access from 12pm. No overshadowing impacts arise from the development on the rear garden of 19 Roseville Avenue or the building from 1pm onwards. More than 2 hours of sunlight are maintained to th properties principal area of open space.

The shadows from the proposed development do not obstruct the sections of roof identified as comprising solar panels between 10am and 3pm during the midwinter period.

The neighbour's privacy concerns with respect to overlooking and loss of privacy are acknowledged but we maintain that the proposed design adequately addresses amenity impacts. The building provides adequate setbacks, solid and partially solid balustrades and fencing, tree canopies and planter boxes within balcony areas to prevent direct view lines into 19 Roseville Avenue and other neighbouring properties.



PHOTOPHRAPH OF PRINCIPAL ENTERTAINING AREA: 19 ROSEVILLE AVENUE SUBMISSION



PRINCIPAL REAR ENTERTAINING AREA

PHOTOPHRAPH OF PRINCIPAL ENTERTAINING AREA: 19 ROSEVILLE AVENUE SUBMISSION

3

ADG COMPLIANCE ANALYSIS

ADG COMPLIANCE CHECKLIST

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 3

3A SITE ANALYSIS		COMPLIES
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.	Refer to Section 2 of the SSDA Design Report (4th April 2025) for site context analysis.	
3B ORIENTATION		COMPLIES
Objective 3B-1 Building types and layouts respond to the streetscapes and site while optimising solar access within the development.	The proposal relates to the immediate context. The relevant section of the ADG relates to aligning with the street and maximizing the number of north facing apartments. The building form has maximised the amount of north and minimised the amount of South facing apartments in line with the requirements of the ADG	
Objective 3B-2 Overshadowing of neighboring properties is minimised during mid-winter.	The shadow diagrams submitted as part of the SSDA drawing set demonstrate compliance with the minimum solar access requirements. Neighbouring properties also receive appropriate solar access.	
3C PUBLIC DOMAIN INTERFACE		COMPLIES
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	Pedestrian building entry level access is provided on Roseville Avenue and Lord Street and is clearly legible within the podium facade design approach. It is oriented towards the street, reinforcing passive surveillance at the building boundary. Residents have access to lifts from within the controlled access entry lobby.	
Objective 3C-2 Amenity of the public domain is retained and enhanced.	The proposal provides for significant landscape setbacks along Roseville Avenue, Martin Lane and Lord St. The proposal retains mature street trees and mature existing trees within the site. The retention of existing trees fronting the Roseville Avenue residential lobby enhances the public domain and street address for the precinct.	

3D COMMUNAL AND PUBLIC OPEN SPACE		COMPLIES
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping Design Criteria <ul style="list-style-type: none"> Communal open space has a minimum area equal to 25% of the site Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter) The communal open space should be a minimum dimension of 3m. 	<p>The proposal contains communal outdoor space for the enjoyment of the residents and visitors to the site, with equitable access. This space is located on Ground Level and Lower Ground Level and retains mature existing trees. The space are north-east facing and will receive good solar access throughout the year.</p> <p>The ADG requires communal open space to be 25% of the site area, or 2342 sqm of the 9370.9 sqm site area. The proposed development provides 2,353.8 sqm of communal open space exceeding the minimum requirement as demonstrated in the architectural drawings submitted. The North-East facing communal open space on Ground & Lower Ground Level enjoys sun through the morning and mid day throughout mid-winter.</p>	
Objective 3D-2 Communal open space is design to allow for a range of activities, respond to site conditions and be attractive and inviting, including seating for individuals or groups, BBQ areas, play equipment, swimming pools etc.	A variety of spaces are provided for large and smaller groups including the resident's Communal Open Space on Ground & Lower Ground Level with a large timber deck, dining area and seating, a communal lawn and nature play area catering for many different age groups and demographics. Additional Communal Open Spaces on Ground Level at the Roseville Avenue lobby also allow for a range of activities, including landscaped seating and sunbathing areas.	
Objective 3D-3 Communal open space is designed to maximise safety.	Lighting is provided to the communal public and private terraces, entry areas and entry stairs. Communal spaces and public landscape areas are securely separated from access from the public and provided with sufficient surveillance.	
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighborhood.	The proposal has provided a small public open space to the street frontage on Roseville Avenue and is a strategy to improve the pedestrian connectivity within the precinct	

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 3

3E DEEP SOIL ZONES	COMPLIES		
<p>Objective 3E-1 Deep soil zones provide areas on the site that allow for and support health plant and tree growth. They improve residential amenity and promote management of water and air quality. Design criteria Deep soil zones are to meet the following minimum requirements:</p> <ul style="list-style-type: none"> • 7% of site area • <650m² – no min dimensions • 650m²-1500m² – 3m min dimensions • >1500m² – 6m min dimensions 	<p>The ADG requires Deep Soil Zones to be 15% of the site area, or 1405 sqm of the 9370 sqm site. The proposal provides 2,843.6 sqm of Deep Soil Zone, exceeding the minimum requirement as demonstrated in the architectural drawings submitted.</p>	<p>Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air, and balance outlook and viewed from habitable rooms and private open space.</p> <p>Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include:</p> <ul style="list-style-type: none"> • Setbacks • Solid or partially solid balustrades to balconies at lower levels • Fencing and/or trees and vegetation to separate spaces • Screening devices • Bay windows or pop out windows to provide privacy in one direction and outlook in another • Raising apartments/private open space above the public domain or communal open space • Planter boxes incorporated into walls and balustrades to increase visual separation • Pergolas or shading devices to limit overlooking of lower apartments or private open space • On constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvers or screen panels to windows and/or balconies <p>Windows should be offset from the windows of adjacent buildings</p>	
3F VISUAL PRIVACY	COMPLIES		
<p>Objective 3F-1 Adequate building separation distances are shared equitable between neighboring sites, to achieve reasonable levels of external and internal visual privacy.</p> <p>Design Criteria</p> <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: • Up to 12m (4 storeys): • 6m for habitable rooms and balconies; • 3m for non- habitable rooms. • Up to 25m (5-8 storeys): • 9m for habitable rooms and balconies; • 4.5m for non- habitable rooms. • Over 25m (9+ storeys): • 12m for habitable rooms and balconies; • 6m for non- habitable rooms. <p>Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping.</p> <p>Direct lines of sight should be avoided for windows and balconies across corners.</p> <p>No separation is required between blank walls</p>	<p>The separation between the proposal and neighbouring sites complies with all ADG requirements.</p> <p>Within the proposal, the separation of apartments is compliant with the requirements of the ADG. Residential apartments are sufficiently separated between different floors, with adequate screening, landscaping and careful positioning of glazing.</p>		<p>The proposed building provides adequate setbacks, solid and partially solid balustrades and fencing, tree canopies and planter boxes to mitigate privacy issues to adjoining properties, particularly along the western elevation of the building.</p> <p>These measures create visual separation between the proposed building and adjacent properties to mitigate overlooking and maintain visual privacy.</p>

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 3

3G PEDESTRIAN ACCESS AND ENTRIES		COMPLIES	3J BICYCLE AND CAR PARKING		COMPLIES
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain. Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries. Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	The proposed building provides a main residential entry access point on Ground Level from Roseville Avenue and on Ground & Lower Ground Level on Lord Street to the residential entry lobbies.		Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and center in regional areas For development in the following locations: <ul style="list-style-type: none"> On sites that are within 800 meters of a railway station or light rail stop in the Sydney Metropolitan Area; or On land zoned, and sites within 400 meters of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional center the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.	The proposed development provides a total of 344 spaces which complies with the permitted parking rates outlined in the applicable controls. 344 car parking spaces total: 267 residential including 35 platinum standard accessible spaces. 32 spaces allocated for the affordable housing apartments including 3 accessible spaces (located on Basement Level 3 with access to Building D lift). 42 visitor spaces including 3 accessible spaces 3 car share spaces 8 motorcycle parking spaces 4 car wash bays 1 SRV loading bay	
Objective 3G-2 Access, entries and pathways are accessible and easy to identify. Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces The design of ground floors and underground car parks minimise level changes along pathways and entries. Steps and ramps should be integrated into the overall building and landscape design. For large developments 'way finding' maps should be provided to assist visitors and residents. For large developments electronic access and audio/video intercom should be provided to manage access.	All entry lobbies are clearly legible and distinguishable and are accessible from the public domain and communal spaces. Each entry lobby has an integrated approach to ramping and level changes are concealed with landscaping, making the entry and pedestrian connection easily accessible for all residents and visitors.		Objective 3J-2 Parking and facilities are provided for other modes of transport. <ul style="list-style-type: none"> Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters. Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas. 	The site is serviced by public transport and existing train and bus routes nearby. Roseville Train Station can be easily accessed, located approx. 250m west of the site.	
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations. Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate.	The activated frontage of Roseville Avenue and Lord Street are both adequately surveyed through passive surveillance through the positioning of the podium apartments and balconies.		Objective 3J-3 Car park design and access is safe and secure.	The access driveway is positioned to ensure safe pedestrian movement on Lord St. Lift access to the basement levels is secured at each lift lobby. The car park will be accessible to resident's and visitors only.	
3H VEHICLE ACCESS		COMPLIES	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised.	Car parking is entirely below ground. Access driveway extent is minimised to prevent overbearing impacts on the facade. Landscaping further minimises the driveways visual impact.	
Objective 3H-1 Vehicle access points are design and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	The car park and loading dock entry are distinguishable to allow for the safe entry of vehicles to avoid conflict with pedestrian traffic. The location of vehicular entry points have rationalised to a single point on Lord Street. Further information about the vehicle entry, exit and traffic management can be found in the traffic report submitted with this proposal.		Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised.	3J-5 N/A	
			Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised.	3J-6 N/A	

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 4 DESIGNING THE BUILDING

4A SOLAR AND DAYLIGHT ACCESS	DOES NOT COMPLY		
<p>Objective 4A-1</p> <ul style="list-style-type: none"> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. <p>Design criteria</p> <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 9am and 3pm at mid-winter. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes. 	<p>The development achieves a minimum of 69% solar access.</p> <p>69% of 249 apartments achieve 2 hours of winter sun to living areas between 9am-3pm June 21st.</p> <p>14% of 36 apartments receive no direct sunlight between 9am-3pm June 21st.</p> <p>The private open space on the upper levels of Building A's southeast corner does not receive sunlight during the Winter Solstice and was therefore not compliant. However, the living rooms benefit from approximately four hours of direct sunlight daily and enjoy a strong visual connection to the prominent Eucalyptus tree (T93) from the balcony.</p>	<p>Objective 4A-2</p> <p>Daylight access is maximised where sunlight is limited.</p> <ul style="list-style-type: none"> Courtyards, skylights and high-level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms Where courtyards are used: <ul style="list-style-type: none"> Use is restricted to kitchens, bathrooms and service areas Building services are concealed with appropriate detailing and materials to visible walls Courtyards are fully open to the sky Access is provided to the light well from a munal area for cleaning and maintenance Acoustic privacy, fire safety and minimum privacy separation distances are achieved Opportunities for reflected light into apartments are optimised through: <ul style="list-style-type: none"> Reflective exterior surfaces on buildings opposite south facing windows positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light integrating light shelves into the design light coloured internal finishes 	<p>Apartments are provided with full width and full height glazing to living rooms and bedrooms providing good daylight access.</p>
<ul style="list-style-type: none"> Achieving the design criteria may not be possible on some sites. This includes: <ol style="list-style-type: none"> where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source On south facing sloping sites Where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective 		<p>Objective 4A-3</p> <p>Design incorporates shading and glare control, particularly for warmer months.</p> <p>A number of the following design features are used:</p> <ul style="list-style-type: none"> Balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas Shading devices such as eaves, awnings, balconies, pergolas, external louvers and planting Horizontal shading to north facing windows Vertical shading to east and particularly west facing windows Operable shading to allow adjustment and choice High performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided) 	<p>Horizontal slab edge extrusions and vertical column details and landscape planters provide shading and glare control to the facade.</p> <p>Glazing will be in accordance with the Basix report.</p>

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 4 DESIGNING THE BUILDING

4B NATURAL VENTILATION	COMPLIES	4C CEILING HEIGHTS	COMPLIES
<p>Objective 4B-1 All habitable rooms are naturally ventilated.</p> <ul style="list-style-type: none"> The area of unobstructed window openings should be equal to at least 5% of the floor area served Light wells are not the primary air source for habitable rooms. 	<p>Windows and door openings have been sized to allow for the ADG, NCC recommendations for ventilation to be achieved. Depths of habitable rooms support natural ventilation.</p> <p>Operable windows are proposed to allow air movement and cross ventilation in the corridor space of each level.</p>	<p>Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access.</p> <p>Design criteria Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"> Habitable rooms: 2.7m Non-habitable rooms: 2.4m 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor – where its area does not exceed 50% of the apartment area. Attic spaces – 1.8m at edge of room with a 30 degree minimum ceiling slope Mixed used areas – 3.3m for ground and first floor to promote future flexibility of use. 	<p>The floor to floor height is 3.2m typically on residential levels. Living rooms, dining rooms and bedrooms achieve 2.7m ceiling height to maximize amenity.</p>
<p>Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.</p> <ul style="list-style-type: none"> Apartment depths are limited to maximise ventilation and airflow. Natural ventilation to single aspect apartments is achieved with the following design solutions: Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) Stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells 	<p>The development achieves a maximum of 60% naturally cross ventilated apartments in the first nine stories.</p> <p>150 out of 249 apartments achieve cross ventilation that equals to 60%.</p>	<p>Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</p>	<p>The floor to floor height is 3.2m typically on residential levels. Living rooms, dining rooms and bedrooms achieve 2.7m ceiling height to maximize amenity.</p>
<p>Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p> <p>Design criteria</p> <ul style="list-style-type: none"> At least 60% of apartments are naturally cross-ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) 	<p>A mix of apartment types are provided including a number of corner apartments.</p>	<p>Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.</p> <ul style="list-style-type: none"> Ceiling heights of lower level apartments in centers should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses. 	<p>The floor to floor height is 3.2m typically on residential levels. Living rooms, dining rooms and bedrooms achieve 2.7m ceiling height to maximize amenity.</p>

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 4 DESIGNING THE BUILDING

4D APARTMENT SIZE AND LAYOUT	COMPLIES
<p>Objective 4D-1</p> <p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</p> <p>Design criteria</p> <p>All apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"> • Studio: 35m² • 1 bedroom: 50m² • 2 bedroom: 70m² • 3 bedroom: 90m² • The minimum internal areas include only one bathroom. • Additional bathrooms increase the minimum internal area by 5m² each. • A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each. • Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms. 	<p>4D-1 Apartments meet and in many cases exceed the requirements of the ADG.</p> <p>Window and door openings have been sized to allow for the ADG and NCC recommendations daylight to be achieved.</p> <p>Minimum area for each apartment type:</p> <ul style="list-style-type: none"> • 1 bedroom: 52m² • 2 bedroom: 75m² • 3 bedroom: 100m²
<p>Objective 4D-2</p> <p>Environmental performance of the apartment is maximised. Design criteria</p> <ul 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+ itchen are combined) the max habitable room depth is 8m from a window. 	<p>Habitable room depths are designed to be less than 2.5x the ceiling height. The 8m maximum room depth for open plan layouts is achieved.</p>
<p>Objective 4D-3</p> <p>Design criteria</p> <ul 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 4m for 2 and 3 bedroom apartments. • The width of cross-over or cross-through apartments is at least 4m internally to avoid deep narrow apartment layouts. 	<p>Bedrooms are designed to achieve the minimum 10sqm in master bedrooms and 9sqm in other bedrooms with a minimum dimension of 3m excluding the robe.</p> <p>All apartments meet minimum areas of master bedrooms and secondary bedrooms</p> <p>All living rooms in one bedroom apartments have a minimum width of 3.6m.</p> <p>The width of two and three bedroom apartments have a minimum of 4m. All bedrooms have built in robes with larger than the minimum dimensions.</p> <p>Room dimensions facilitate a variety for furniture arrangements. Apartments layouts are well planned to maximize the amount of usable floor space.</p>

4E PRIVATE OPEN SPACE AND BALCONIES	COMPLIES
<p>Objective 4E-1</p> <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</p> <p>Design criteria</p> <p>All apartments are required to have primary balconies as follows:</p> <ul style="list-style-type: none"> • Studio: 4m² min • 1 bed: 8m² min + 2m depth • 2 bed: 10m² + 2m depth • 3 bed: 12m² + 2.4m depth • The minimum balcony depth to be counted as contributing to the balcony area is 1m. • For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m. 	<p>All apartments comply with the ADG requirements for balconies and terrace areas.</p>
<p>Objective 4E-2</p> <p>Primary private open space and balconies are appropriately located to enhance livability for residents.</p>	<p>Balconies, courtyards, and terraces have been designed to enhance the outdoor living experience.</p>
<p>Objective 4E-3</p> <p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</p>	<p>Complies</p>
<p>Objective 4E-4</p> <p>Private open space and balcony design maximises safety.</p>	<p>Complies</p>

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 4 DESIGNING THE BUILDING

4F COMMON CIRCULATION AND SPACES		COMPLIES
<p>Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.</p> <p>Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include:</p> <ul style="list-style-type: none"> • A series of foyer areas with windows and spaces for seating • Wider areas at apartment entry doors and varied ceiling heights. 	<p>There are four central cores with two lifts that service the apartment floors.</p> <p>The residential lobbies to all levels have access to daylight and natural ventilation.</p> <p>Corridor widths are wider than required at a minimum of 2m wide.</p>	
<p>Objective 4F-2</p> <p>Common circulation spaces promote safety and provide for social interaction between residents.</p>	<p>Levels are naturally ventilated with operable windows and visual connection to landscaping beyond. The common area on each level therefore have a high level of amenity with ventilation, daylight and outdoor visual connection.</p>	
4G STORAGE		COMPLIES
<p>Objective 4G-1</p> <p>Adequate, well-designed storage is provided in each apartment.</p> <p>Design criteria</p> <p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <ul style="list-style-type: none"> • Studio: 4m³ • 1 bed: 6m³ • 2 bed: 8m³ • 3 bed: 10m³ <p>At least 50% of the required storage is to be located within the apartment.</p>	<p>Apartments are provided with storage facilities complying with the ADG recommendations. All apartments meet the requirements for storage. Additional storage cages will be offered in the car park as well.</p>	
<p>Objective 4G-2</p> <p>Additional storage is conveniently located, accessible and nominated for individual apartments.</p>	<p>Secure storage is provided in car park areas allocated to specific apartments.</p>	
4H ACOUSTIC PRIVACY		COMPLIES
<p>Objective 4H-1</p> <p>Noise transfer is minimised through the siting of buildings and building layout.</p>	<p>Adequate building separation is provided within the development and from neighboring building adjacent and adjacent uses.</p> <p>The acoustic report is submitted with the recommendation on appropriate glazing type with full height glazing,</p>	

<p>Objective 4H-2</p> <p>Noise impacts are mitigated within apartments through layout and acoustic treatments.</p>	<p>The party walls will be appropriately insulated in accordance with the NCC requirements.</p>	
4J NOISE AND POLLUTION		COMPLIES
<p>Objective 4J-1</p> <p>In noisy and hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layouts of buildings. Achieving the design criteria in this ADG response may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas:</p> <ul style="list-style-type: none"> • solar and daylight access • private open space and balconies • natural cross ventilation 	<p>Complies</p>	
<p>Objective 4J-2</p> <p>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. Design solutions to mitigate noise include:</p> <ul style="list-style-type: none"> • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic uvres or enclosed balconies (winter gardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits. 	<p>Complies</p>	

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 4 DESIGNING THE BUILDING

4K APARTMENT MIX		COMPLIES
<p>Objective 4K-1</p> <p>A range of apartment types and sizes is provided to cater for different household types now and into the future.</p> <p>A variety of apartment types is provided</p> <p>The apartment mix is appropriate, taking into consideration:</p> <ul style="list-style-type: none"> the distance to public transport, employment and education centres the current market demands and projected future demographic trends the demand for social and affordable housing different cultural and socioeconomic groups <p>Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households</p>	<p>A variety of apartment types are provided. Overall, there are 249 apartments including 12% one beds, 43% two beds and 41% three beds and 4% four beds.</p> <p>The proposal also provides a component of affordable housing which comprises 17% of the total GFA.</p> <p>There are many different apartment types providing a range of choice for residents. The proposed apartment mix is appropriate, taking into consideration market demand expectations for Roseville.</p>	
<p>Objective 4K-2</p> <p>The apartment mix is distributed to suitable locations within the building.</p> <ul style="list-style-type: none"> Different apartment types are located to achieve successful facade composition and to optimise solar access. Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available. 	<p>Different apartment types have been located to achieve a successful facade composition and to optimize solar access.</p> <p>The upper levels offer a variety of views and aspects from corner locations and these premium corner locations have typically been reserved for larger units.</p>	
4L GROUND FLOOR APARTMENTS		COMPLIES
<p>Objective 4L-1</p> <p>Street frontage activity is maximised where ground floor apartments are located.</p> <ul style="list-style-type: none"> Direct street access should be provided to ground floor apartments Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: Both street, foyer and other common internal circulation entrances to ground floor apartments Private open space is next to the street Doors and windows face the street 	<p>The proposal provides ground floor apartments. Where possible, street access has been provided, however, flood mitigation requirements make street levels access difficult for some apartments.</p> <p>These ground floor apartments are provided with front gardens and terraces.</p>	
		<p>The proposal provides ground floor apartments. Where possible, street access has been provided, however, flood mitigation requirements make street levels access difficult for some apartments.</p> <p>These ground floor apartments are provided with front gardens and terraces.</p>
4M FACADE		COMPLIES
<p>Objective 4M-1</p> <p>Building facades provide visual interest along the street while representing the character of the local area.</p> <p>Design solutions for front building facades may include:</p> <ul style="list-style-type: none"> A composition of varied building elements A defined base, middle and top of buildings Revealing and concealing certain elements Changes in texture, material, detail and colour to modify the prominence of elements. Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights 		<p>The form approach is a podium and upper levels typology, whereby the podium and upper levels are expressed with complementary facade expressions and materiality. The upper levels are clad in light, masonry cladding and is also articulated by framed windows of varying proportions. The masonry expression of the podium creates a grounded and calm base to the vertical forms above. This provides a sense of human scale and craft, linking to the existing residential brick dwellings on the site. On ground, full height glazing is proposed to maximise visual connection between the lobby and retail tenancies and the street.</p>
<p>Objective 4M-2</p> <ul style="list-style-type: none"> Building functions are expressed by the facade. Building entries should be clearly defined. Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height. The apartment layout should be expressed externally through facade features such as party walls and floor slabs. 		<p>The modular upper levels facade allows for a playful interaction between solid and glazed elements. The solid components consist of neutral and warm material palettes.</p>

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 4 DESIGNING THE BUILDING

4N ROOF DESIGN		COMPLIES
<p>Objective 4N-1</p> <p>Roof treatments are integrated into the building design and positively respond to the street. Roof design relates to the street. Design solutions may include:</p> <ul style="list-style-type: none"> • Special roof features and strong corners • Use of skillion or very low pitch hipped roofs • Breaking down the massing of the roof by using smaller elements to avoid bulk • Using materials or a pitched form complementary to adjacent buildings 	<p>Plant and Photovoltaic panels are proposed on the roof. The height of the plant is setback from the upper levels facade to help reduce the massing of the visible overall built form from the streets.</p>	
<p>Objective 4N-2</p> <p>Opportunities to use the roof space for residential accommodation and open space are maximised.</p>	N/A	
<p>Objective 4N-3</p> <p>Roof design incorporates sustainability features.</p>	Photo-voltaic panels are proposed on roof space.	
4O LANDSCAPE DESIGN		COMPLIES
<p>Objective 4O-1</p> <p>Landscape design is viable and sustainable. Recommended tree planting:</p> <ul style="list-style-type: none"> • Up to 850m²: 1 medium tree per 50m² of deep soil zone • Between 850 – 1,500m²: 1 large tree or 2 medium trees per 90m² of deep soil zone • Greater than 1,500m²: 1 large tree or 2 medium trees per 80m² of deep soil zone 	<p>This SSDA application is accompanied by landscape plans which enhance the development by incorporating a selection of planting species appropriate for Roseville.</p>	
<p>Objective 4O-2</p> <p>Landscape design contributes to the streetscapes and amenity.</p>	<p>The proposed landscape includes significant areas of planting and public realm landscape to the setbacks and communal courtyard. The communal open space at the Roseville Avenue residential lobby is new public amenity for the precinct, enhanced with landscape.</p>	

4P PLANTING ON STRUCTURES		COMPLIES
<p>Objective 4P-1</p> <p>Appropriate soil profiles are provided.</p>	<p>The proposed development provides landscape equivalent in area to the subject site area and depth of soil has been considered throughout.</p>	
<p>Objective 4P-2</p> <p>Plant growth is optimised with appropriate selection and maintenance.</p>	<p>Refer landscape architect's report and drawings.</p>	
<p>Objective 4P-3</p> <p>Planting on structures contributes to the quality and amenity of communal and public open spaces.</p>	<p>The landscape zone above the eastern part of the basement has been designed to provide high quality public landscaping – refer landscape architect's report.</p>	
4Q UNIVERSAL DESIGN		COMPLIES
<p>Objective 4Q-1</p> <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 Livable Housing Guidelines' silver level universal design features. 	<p>The development is designed to comply with the requirement of 15% Platinum Livable Apartments in accordance with Kuringai Council DCP.</p>	
<p>Objective 4Q-2</p> <p>A variety of apartments with adaptable designs are provided.</p> <ul style="list-style-type: none"> • Adaptable housing should be provided in accordance with the relevant council policy 	<p>The development is designed to comply with the requirement of 15% Platinum Livable Apartments in accordance with Kuringai Council DCP.</p>	
<p>Objective 4Q-3</p> <p>Apartment layouts are flexible and accommodate a range of lifestyle needs.</p>	<p>Apartment planning includes open plan living/ kitchen areas for flexibility of furniture layouts.</p>	

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 4 DESIGNING THE BUILDING

4R ADAPTIVE REUSE	N/A
4S MIX USED	N/A
4T AWNINGS AND SIGNAGE	COMPLIES
Objective 4T-1 Awnings are well located and complement and integrate with the building design.	Awnings and covered areas are provided over the building entry to announce the building address and public domain amenity.
Objective 4T-2 Signage responds to the context and desired streetscapes character.	Appropriate signage will be provided for residential areas.
4U ENERGY EFFICIENCY	COMPLIES
Objective 4U-1 Development incorporates passive environmental design.	Adequate natural light is provided to all habitable rooms.
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Objective	The proposed development incorporates passive solar design measures including covered balcony with shading devices, insulated walls, roofs and seals on windows and external door openings.
4U-3 Adequate natural ventilation minimises the need for mechanical ventilation.	The proposed development optimised natural and cross ventilation for apartments. Natural ventilation is provided to all habitable rooms and to the common areas and circulation areas of the building.
4V WATER MANAGEMENT AND CONSERVATION	COMPLIES
Objective 4V-1 Potable water use is minimised.	The development incorporates water efficient fitting and appliances in accordance with the BASIX commitments for the project.
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters.	Landscape plant selections are designed for the micro-climate and will be typically low water use. Refer to the civil engineer's drawing submitted as part of the DA package.

Objective 4V-3 Flood management systems are integrated into site design.	Flood mitigation measures are integrated into the proposal. Refer to Section 2.7 of this report for details.
4W WASTE MANAGEMENT	COMPLIES
Objective 4W-1 Waste storage facilities are design to minimise impacts on the streetscapes, building entry and amenity of residents.	Communal waste chutes and bin room for recycled bins are provided for residents in convenient and accessible locations to each floor level. Waste chutes and recycle areas will be ventilated and have durable and washable finishes. A bulk waste area will be provided for residents on the Lower Ground Level in a dedicated waste room.
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Each dwelling has convenient access to communal waste and recycling chutes on each floor located within the vertical cores
Objective 4W-3 Domestic waste is minimised by providing safe and convenient source separation and recycling.	Garbage collection is located in the loading dock and is separate from the public and residential areas. Refer to the waste management plan submitted with the SSDA application on the proposed waste management strategy.

ADG COMPLIANCE ANALYSIS

APARTMENT DESIGN GUIDE COMPLIANCE TABLE

PART 4 DESIGNING THE BUILDING

4X BUILDING MAINTENANCE	COMPLIES
<p>Objective 4X-1 Building design detail provides protection from weathering. A number of the following design solutions are used:</p> <ul style="list-style-type: none"> • Roof overhangs to protect walls • Hoods over windows and doors to protect openings • Detailing horizontal edges with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter box aching • appropriate design and material selection for hostile locations 	<p>The use of applied finishes which may require reapplication or replacement is minimised. Integral materials which weather and patina naturally have been used as a preferred approach.</p>
<p>Objective 4X-2 Systems and access enable ease of maintenance. Window design enables cleaning from the inside of the building. Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade. Design solutions do not require external scaffolding for maintenance access. Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems. Centralised maintenance, services and storage should be provided for communal open space areas within the building.</p>	<p>Suitable access for cleaning is provided from the public domain or appropriately controlled roof access.</p>
<p>Objective 4X-3 Material selection reduces ongoing maintenance costs. A number of the following design solutions are used:</p> <ul style="list-style-type: none"> • sensors to control artificial lighting in common circulation and spaces • natural materials that weather well and improve with time such as face brickwork • easily cleaned surfaces that are graffiti resistant • robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors 	<p>The proposed development will incorporate the following measures:</p> <p>Sensors to control artificial lighting in common circulation spaces.</p> <p>Robust and durable quality and low maintenance materials and finishes.</p> <p>Refer landscape report for low maintenance planting selections.</p>

THANK YOU

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