

DESIGN OBJECTIVES & GUIDANCE COMPLIANCE

The following table lists the Objectives and associated Design Criteria of the Apartment Design Guide (ADG) and assesses whether the project achieves the intent of those Objectives, as required by Clause 115(3A) of the EPA Regulation.

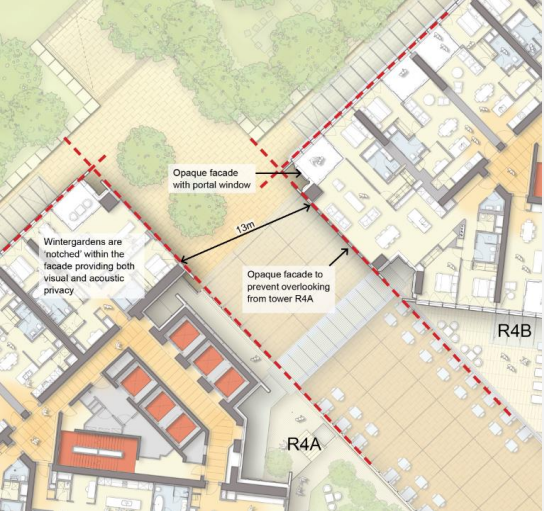
The assessment demonstrates that the proposed development is consistent with the relevant objectives and the majority of the numeric Design Criteria, and that all apartments within the proposed development will achieve a very high standard of residential amenity. Where an alternative solution is proposed to the Design Criteria to meet the Objectives, the proposal's consistency with the Objectives and associated Design Guidance are discussed in further detail below the table.

Additional column of Supplementary Assessment is added to evaluate the performance of the 32 new residential apartments against the ADG requirements, listing results where it is not identical to previous approved design.

Design Criteria	Approved Building R4B	Proposed Amended Building R4B	Focussed Assessment and Commentary – 32 Additional Apartments Only	Achievement of Objective - Building R4B Summary (Full Building Approved & Proposed)
Part 3 Siting the Development				
3D Communal and Public Open Space				
<i>Objective 3D-1</i> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	✓	✓ No change to approved	✓ No change to approved	
<i>Design Criteria</i> Communal open space has a minimum area equal to 25% of the site	✓	✓ No change to approved	✓ No change to approved	
Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	Achieves intent →	✓ No change to approved	✓ No change to approved	A total of 67% of the Building R4B site area has been provided as communal and publicly accessible open space, exceeding the Design Criteria minimum by 42%. Of this communal and publicly accessible space 24% achieves direct sunlight during the winter solstice. Achieving direct sunlight to 50% of the total communal and publicly accessible open space would require direct sunlight to 34% of the Building R4B site area, which is equivalent to more than double the 12.5% of the site area recommended by the ADG if the minimum area of communal and public open space was provided (i.e. 50% of 25% of the site area). More broadly, the communal and publicly accessible open spaces within Buildings R4A, R4B and R5 will be

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				<p>accessible to the occupants of all three towers. Additionally, the residents of Buildings R4A, R4B and R5 gain amenity from their position adjoining the future Hickson Park, a large open space to the north, which will receive plenty of solar access throughout the year.</p> <p>In light of the above, the proposed communal open space achieves the intent of Objective 3D-1 as adequate area of communal open space will be provided in a way that enhances the residential amenity of the development.</p>						
3E Deep Soil Zones										
<p><i>Objective 3E-1</i> Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</p>	Achieves intent →	✓ No change to approved	✓ No change to approved	Refer to discussion below, the site includes a site-wide basement, which precludes the provision of deep soil areas, although provides sufficient soil depth for plating of mature trees.						
<p><i>Design Criteria</i> Deep soil zones are to meet the following minimum requirements:</p> <table border="1" data-bbox="219 906 779 1038"> <thead> <tr> <th>Site Area</th> <th>Minimum Dimensions</th> <th>Deep Soil Zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>Greater than 1,500m²</td> <td>6m</td> <td>7%</td> </tr> </tbody> </table>	Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)	Greater than 1,500m ²	6m	7%	Achieves intent →	✓ No change to approved	✓ No change to approved	<p>Deep Soil Zones are defined as 'areas of soil within a development that are unimpeded by buildings or structures above and below ground and have a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.'</p> <p>Buildings R4A, R4B and R5 are positioned above a site-wide basement, which precludes the provision of deep soil zones. The Design Guidance acknowledges this may not be possible on sites where:</p> <ul style="list-style-type: none"> - The location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres); and / or - There is 100% site coverage or non-residential uses at ground floor level.
Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)								
Greater than 1,500m ²	6m	7%								

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				<p>Consistent with the Design Guidance, the site is located in a high-density precinct, within the Central Business District. There are also non-residential uses at ground floor which limit the provision of deep soil zones.</p> <p>Notwithstanding this, the proposal meets Objective 3E-1 with the landscape design developed by McGregor Coxall featuring a combination of hardscape, bed planting and new planting in specially designed pits to ensure healthy growth and long-term viability. A range of sustainable stormwater management solutions are also proposed in the precinct, as set out in the ESD Report, Services Report and the Construction Framework Environmental Management Plan.</p>												
3F Visual Privacy																
<p><i>Objective 3F-1</i> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p>	✓	✓ No change to approved	✓ No change to approved													
<p><i>Design Criteria</i> 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:</p> <table border="1" data-bbox="219 1046 790 1321"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	Achieves intent →	✓ No change to approved	✓ No change to approved	<p>The minimum separation distance between the habitable rooms of adjacent Buildings R4A and R4B is:</p> <ul style="list-style-type: none"> - approximately 18m between the wintergardens in Building R4A and wintergardens in Building R4B on Levels 01-65 (Building R4A) and Levels 01-65 (Building R4B); and - approximately 13.0m between bedrooms in Building R4A on Levels 01-65 and the living room and wintergardens in Building R4B. <p>These separation distances are shown in the figure below. In both instances, the separation is less than the 24m between habitable rooms and wintergardens recommended in the Design Criteria.</p>
Building Height	Habitable rooms and balconies	Non-habitable rooms														
Up to 12m (4 storeys)	6m	3m														
Up to 25m (5-8 storeys)	9m	4.5m														
Over 25m (9+ storeys)	12m	6m														

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				 <p data-bbox="1525 815 2092 866">Separation between R4B and R4A demonstrating the orientation of apartments towards key views, mitigating cross-viewing.</p> <p data-bbox="1525 898 2092 1102">With regards to the separation between Buildings R4A and R4B, and consistency with the Design Guidance, the architectural composition and alignment of the buildings in relation to each other has been carefully considered to maximise views and outlook, whilst providing privacy between the buildings to achieve the intent of Objective 3F-1 as follows:</p> <ul data-bbox="1525 1123 2092 1390" style="list-style-type: none"> - Sightlines into a living area or wintergarden from an adjacent living area or wintergarden have been avoided by arrangement of the floor layout of each building and apartment. - Sightlines from living areas / wintergardens into bedrooms, and vice versa, are obstructed by architectural elements including opaqued facades and overlapping façade wings.

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				<ul style="list-style-type: none"> - The relevant apartments are offset or oriented towards available views to the north and north-east, rather than towards the bedrooms and living rooms of the apartments of the adjacent building (which are north-west and south-east from R4A and east and north-west from R4B). <p>At the closest interfaces between the two buildings, measures have been incorporated to limit overlooking (see below). The Building R4A and R4B wintergardens are 18m apart with an opaque screen on Building R4B to provide additional privacy. The wintergardens are also both orientated to the primary view line and are notched within the facade providing both visual and acoustic privacy. Overlapping façade wings also minimise overlooking. The western façade of Building R4B opposite the lift core also has an opaque finish to prevent introspection from R4A.</p> <p>Furthermore, the potential for development on adjacent land has been thoroughly considered. The proposed building forms part of a unified architectural composition together with the approved Crown Sydney Hotel and Resort. The siting of the buildings is intended to achieve a better amenity outcome and more efficient use of the land than a scheme that strictly meets the Design Criteria separations. The Concept Plan design responds to the height and separation from Barangaroo Central and the substantial amenity provided by the outlook and views across the park and to the more significant distant views. By grouping the towers at the southern end of the site the maximum number of apartments are given the opportunity to benefit from the amenity of having uninterrupted views, rather than spacing them to achieve a 'compliant' view 24m across to another tower.</p>

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				<p>The proposed design cleverly deals with the immediate privacy interface through apartment layouts, the inclusion of appropriate architectural responses, and the orientation of the buildings to minimise sightlines between buildings and maximise exposure to the north facing views. With this in mind any additional separation distance would not materially benefit the occupants of the proposed buildings.</p> <p>Considering the architectural responses, view line orientation and the site's context in the dense urban environment that is the Sydney CBD, the proposed building separation distances will achieve a reasonable level of external and internal visual privacy, consistent with Objective 3F-1.</p>
3J Bicycle and Car Parking				
<p><i>Objective 3J-1</i> Car Parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p>		✓	✓ No change to approved	
<p><i>Design Criteria</i> For development in the following locations:</p> <ul style="list-style-type: none"> ▪ on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or ▪ on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>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.</p>		✓	✓ No change to approved	<p>The 331 car spaces proposed is well within the maximum permissible 375 spaces allowable under the approved Concept Plan (MP06_0162).</p>

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Part 4 Designing the Buildings				
4A Solar and Daylight access				
<p><i>Objective 4A-1</i> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</p>	✓	✓ No change to approved	✓ No change to approved	
<p><i>Design Criteria</i> 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.</p>	Achieves intent →	Achieves intent →	<p>A total of 50% of additional apartment living areas and private open spaces in Building R4B will achieve 2 hours of direct sunlight between 9am and 3pm at mid-winter.</p> <p>During the extended 9am to 5pm period at mid-winter, 75% of additional apartments will achieve 2 hours of direct sunlight to apartment living areas and private open space, exceeding the 70% target recommended by the Design Criteria.</p>	<p>Consistent with the Design Guidance the proposed apartment layout and design optimises the number of apartments that receive sunlight. A total of 62% of apartment living areas and private open spaces in Building R4B will achieve 2 hours of direct sunlight between 9am and 3pm in mid-winter, 8% below the 70% target recommended by the Design Criteria. Solar access to Building R4B is constrained by the existing CBD development to the east and development proposed to the west. However, as One Sydney Harbour is positioned near the harbour edge, further development to the west is highly unlikely to occur in the future, and therefore receive direct sunlight even at low solar altitudes. For this reason, daylight access has also been studied for the 9am-5pm period. During this extended 9am to 5pm period, 79% of apartments will achieve 2 hours of direct sunlight to apartment living areas and private open space, exceeding the 70% target recommended by the Design Criteria.</p> <p>The proposed variation to the Design Criteria is considered minor (8% additional, equating to 26 apartments out of the 322 apartments) in the context of the scale of the development and the other amenity benefits afforded on the site through access to open space, views and recreational opportunities of the Barangaroo site and broader CBD.</p> <p>The apartments located within the 8 additional levels (the subject of this approval) will all benefit from higher floor to floor ceiling heights.</p>

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				<p>Additionally, the proposed façade typology will allow a high light transmission glass to be used, with automated cavity blinds provide solar control when needed.</p> <p>In light of the above the development achieves Objective 4A-1 by optimising the number of apartments receiving good daylight access to functional areas of the dwelling.</p>
<p>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.</p>	<p>Achieves intent →</p>	<p>Achieves intent →</p>	<p>25% of additional apartments in Building R4B do not receive direct sunlight between 9am and 3pm at mid-winter.</p> <p>0% of additional apartments in Building R4B do not receive direct sunlight between 9am and 5pm at mid-winter.</p>	<p>The Design Criteria also recommends that a maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter. Approximately 19% of apartments in Building R4B do not receive direct sunlight between 9am and 3pm at mid-winter.</p> <p>The proposed 4% variation represents approximately 13 additional apartments, or 1.6% of the 849 apartments proposed across the three buildings. Furthermore, when considered across the extended 9am to 5pm period, 99% apartments will receive some direct sunlight on the winter solstice. The proposed variation is minor and is considered acceptable in the context of the scale of the development and the other amenity benefits afforded on the site, as detailed above.</p> <p>In light of the above the development achieves Objective 4A-1 by optimising the number of apartments receiving good daylight access to functional areas of the dwelling.</p>
4B Natural Ventilation				
<p><i>Objective 4B-3</i> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</p>	✓	✓	<p>✓ No change to approved</p>	

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<p><i>Design Criteria</i> 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.</p>	X	N/A	This proposal relates to apartments above 9 storeys. The new apartments are deemed to be naturally cross ventilated.	<p>3 x one-bed apartments do not achieve cross ventilation as required. As per SSD 6965 MOD 2 application approved.</p> <p>This proposal relates to apartments above 9 storeys for which this criteria is not applicable.</p>												
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.		✓	✓ No change to approved													
4C Ceiling Height																
<p><i>Objective 4C-1</i> Ceiling height achieves sufficient natural ventilation and daylight access</p>		✓	✓													
<p><i>Design Criteria</i> Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1"> <tr> <td colspan="2">Minimum ceiling height</td> </tr> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed use areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </table> <p>These minimums do not preclude higher ceilings if desired.</p>	Minimum ceiling height		Habitable rooms	2.7m	Non-habitable	2.4m	For 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	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	Achieves intent →	✓ No change to approved	All additional 8 levels will have higher floor to ceiling heights at 3m in the majority of the habitable rooms, with a minimum height of 2.7m achieved within habitable rooms and non-habitable rooms.	<p>The living, dining and kitchen open plan design means the majority of the habitable space has a 2.7m ceiling height. The bulkhead is integrated in the interior design and lines up with the front of the island bench to reduce the extent of the 2.4m ceiling. Study area has a 2.4m ceiling height with permanent openings to main open living area with borrowed light, ventilation and connected volume and space. As the 2.4m ceiling is a small percentage of the habitable area and in the wet area, the design is achieving the intent of the ADG.</p> <p>The ceiling heights of some non-habitable areas is 2.37m, which is 30mm lower than the 2.4m required by the ADG. Despite the minor variation, the reduced ceiling height will achieve sufficient natural ventilation and daylight access, which meets the objectives of the design criteria.</p> <p>All additional 8 levels will have higher floor to ceiling heights at 3m in the majority of the habitable rooms, with 2.7m achieved at integrated bulkheads within habitable rooms and in non-habitable rooms.</p>
Minimum ceiling height																
Habitable rooms	2.7m															
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Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope															
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use															
4D Apartment Size and Layout																

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<p><i>Objective 4D-1</i> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p>	✓	✓ No change to approved	✓ No change to approved											
<p><i>Design Criteria</i> Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment Type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> <p>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.</p>	Apartment Type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	✓	✓ No change to approved	✓ No change to approved	
Apartment Type	Minimum internal area													
Studio	35m ²													
1 bedroom	50m ²													
2 bedroom	70m ²													
3 bedroom	90m ²													
<p>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>	Achieves intent. →	✓ No change to approved	<p>✓ No change to approved</p> <p>All additional apartments achieve the minimum internal areas and have been designed to achieve a high level of amenity with a predominantly glazed façade and abundance of natural light.</p> <p>Ceiling height has increased by 0.3m improving access to both daylight and air.</p>	<p>All apartments in Building R4B achieve the minimum internal areas and have been designed to achieve a high level of amenity with a predominantly glazed façade and abundance of natural light.</p> <p>In some apartments (not subject to this Amending DA), studies do not have direct access to windows. In instances where this occurs, the proposed design is consistent with the Design Guidance under Objective 4D-1 and the Design Criteria under Objective 4D-2 by providing a direct line of sight to a window / natural light that is generally 8m from the glass line to allow for the sharing of natural light and ventilation. On this basis, the Objectives to provide rooms with a high standard of amenity will be achieved. As per SSD 6965 MOD 2 application.</p>										
<p><i>Objective 4D-2</i> Environmental performance of the apartment is maximised</p>	✓	✓ No change to approved	✓ No change to approved											

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<i>Design Criteria</i> Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	✓	✓ No change to approved	✓ Ceiling height has increased by 0.3m improving performance better than the approved.	
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Achieves intent →	✓ No change to approved	✓ No change to approved	Whilst some apartments in Building R4B have a habitable room depth of up to 8.5m, a minor variation to the Design Criteria, the apartment design will achieve Objective 4D-2, and will maximise the environmental performance of the apartments as follows: <ul style="list-style-type: none"> - the majority of the kitchen area, including the main work surfaces, is within approximately 8m of the window; - the windows are full height windows which will allow large amounts of light to reach the back of the habitable space; and - the spaces are open plan, and there are no walls or obstructions between the windows and the kitchen area and therefore the layout does not impede internal access to light and ventilation.
<i>Objective 4D-3</i> Apartment layouts are designed to accommodate a variety of household activities and needs	✓	✓ No change to approved	✓ No change to approved	
<i>Design Criteria</i> Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	✓	✓ No change to approved	✓ Exceeding performance of the design criteria with master bedrooms being sized between 15-26 m ²	
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	✓	✓ No change to approved	✓ No change to approved	
Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> ▪ 3.6m for studio and 1 bedroom apartments ▪ 4m for 2 and 3 bedroom apartments 	✓	✓ No change to approved	✓ No change to approved	

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<ul style="list-style-type: none"> The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts. 	✓	✓ No change to approved	✓ No change to approved																
4E Private Open Space and Balconies																			
<i>Objectives 4E-1</i> Apartments provide appropriately sized private open space and balconies to enhance residential amenity	✓	✓ No change to approved	✓ No change to approved																
<i>Design Criteria</i> All apartments are required to have primary balconies as follows: <table border="1" data-bbox="219 576 801 855"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio apartment</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 bedroom apartment</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom apartment</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartment</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p>	Dwelling Type	Minimum Area	Minimum internal area	Studio apartment	4m ²	-	1 bedroom apartment	8m ²	2m	2 bedroom apartment	10m ²	2m	3+ bedroom apartment	12m ²	2.4m	Achieves intent →	Achieves intent →	The additional apartment has the same layouts as the approved Mod 2. All wintergardens for the 3 bedroom apartments are consistent with the Design Criteria. Some 2 bedroom apartments have wintergardens which are 0.3-0.4m ² smaller than the recommended Design Criteria. The proposed variations are considered minor, and the minimum depth is exceeded in all instances (2.7m-3.7m), thereby ensuring the useability and functionality of the outdoor space.	All wintergardens for the 1 bedroom apartments are consistent with the Design Criteria and wintergardens for all typologies achieve or exceed the minimum depths. Some 2 bedroom apartments have wintergardens which are 0.3-0.5m ² smaller than the recommended Design Criteria. Some 3 bedroom apartments have wintergardens which are 1.4 – 1.6m ² smaller than the recommended Design Criteria by the ADG. The proposed variations are considered minor, and the minimum depth is met or exceeded in all instances, thereby ensuring the useability and functionality of the outdoor space.
Dwelling Type	Minimum Area	Minimum internal area																	
Studio apartment	4m ²	-																	
1 bedroom apartment	8m ²	2m																	
2 bedroom apartment	10m ²	2m																	
3+ bedroom apartment	12m ²	2.4m																	
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.	N/A	N/A	N/A	All wintergardens are of a size and shape which is practical, usable and able to be furnished. Finally, residents of One Sydney Harbour will have access to Hickson Park, which will provide extensive open space for passive and active recreation.															
4F Common Circulation and Spaces																			

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<p><i>Objective 4F-1</i> Common circulation spaces achieve good amenity and properly service the number of apartments</p>	✓	✓ No change to approved	✓ No change to approved													
<p><i>Design Criteria</i> The maximum number of apartments off a circulation core on a single level is eight.</p>	✓	✓ No change to approved	✓ The additional levels have four (4) apartments off the circulation core.	This building has maximum of six apartments per core.												
<p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p>	Achieves intent →	Achieves intent →	See overall performance as this is related to overall building. Cannot be isolated to new apartments	<p>In Building R4B, the ratio of lifts to apartments is 1:54. Whilst the proposal seeks to vary the recommended ratio, the lift service has been designed to be commensurate with global standards for luxury residential apartments, using high speed lifts and low interval waiting times. As detailed at in the table below and in the Services Report, the following indicative performance guidelines have been adopted as part of the performance criteria for the lifts in each tower.</p> <table border="1" data-bbox="1518 762 2078 877"> <thead> <tr> <th colspan="2">Indicative Performance Guidelines</th> </tr> </thead> <tbody> <tr> <td>Occupancy</td> <td>1.5 persons/ bedroom</td> </tr> <tr> <td>Lift Dispatcher</td> <td>Conventional Collective</td> </tr> <tr> <td>Lift Traffic Type</td> <td>Two way – no interfloor.</td> </tr> <tr> <td>Interval</td> <td><60s seconds at lobby</td> </tr> <tr> <td>Handling Capacity</td> <td>10% of population in 5 minutes</td> </tr> </tbody> </table> <p>With the above in mind, the proposal will achieve the intent of the Objective 4F-1.</p>	Indicative Performance Guidelines		Occupancy	1.5 persons/ bedroom	Lift Dispatcher	Conventional Collective	Lift Traffic Type	Two way – no interfloor.	Interval	<60s seconds at lobby	Handling Capacity	10% of population in 5 minutes
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4G Storage																
<p><i>Objective 4G-1</i> Adequate, well designed storage is provided in each apartment</p>	✓	✓ No change to approved	✓ No change to approved													
<p><i>Design Criteria</i> In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table border="1" data-bbox="219 1168 779 1337"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> </tr> </thead> <tbody> <tr> <td>Studio apartment</td> <td>4m³</td> </tr> <tr> <td>1 bedroom apartment</td> <td>6m³</td> </tr> <tr> <td>2 bedroom apartment</td> <td>8m³</td> </tr> <tr> <td>3+ bedroom apartment</td> <td>10m³</td> </tr> </tbody> </table>	Dwelling Type	Minimum Area	Studio apartment	4m ³	1 bedroom apartment	6m ³	2 bedroom apartment	8m ³	3+ bedroom apartment	10m ³	✓	✓ No change to approved	<p>For additional apartments: 2 bedroom apartments have between 7 - 12m³ storage in the apartment and 5m³ in external storages, totalling between 12 - 17m³ of storage.</p> <p>3+ bedroom apartments have between 10 - 16m³ storage in the apartment and 5m³ in external</p>			
Dwelling Type	Minimum Area															
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Design Criteria	Approved Building R4B	Proposed Amended Building R4B	Focussed Assessment and Commentary – 32 Additional Apartments Only	Achievement of Objective - Building R4B Summary (Full Building Approved & Proposed)
At least 50% of the required storage is to be located within the apartment.			<p>storage, totalling between 15 - 21 m3 of storage.</p> <p>All apartments exceed the minimum requirements.</p>	

ADAPTABLE AND SILVER LEVEL HOUSING OBJECTIVES

Design Criteria	Approved Building R4B	Proposed Amended Building R4B	Focussed Assessment and Commentary – 32 Additional Apartments Only	Achievement of Objective - Building R4B Summary (Full Building Approved & Proposed)
<i>Objective 4Q-1</i> Universal design features are included in apartment design to promote flexible housing for all community members	✓	✓ No change to approved	✓ No change to approved	All apartments include universal design characteristics to all for flexible use.
<i>Objective 4Q-2</i> A variety of apartments with adaptable designs are provided	✓	✓ No change to approved	✓ No change to approved	All apartments are of a size and proportion that allow for flexible use and accommodate range of lifestyle needs.
<i>Objective 4Q-3</i> Apartment layouts are flexible and accommodate a range of lifestyle needs	✓	✓ No change to approved	✓ No change to approved	As above

29% of all apartments would meet the Universal Design specifications for overall building, exceeding the 20% minimum. These apartments are located outside the Amending DA additional apartment levels.