APPENDIX

06 COMPLIANCE DIAGRAMS

SOLAR ACCESS - JUNE 21

>2h SOLAR ACCESS (9AM - 3PM)

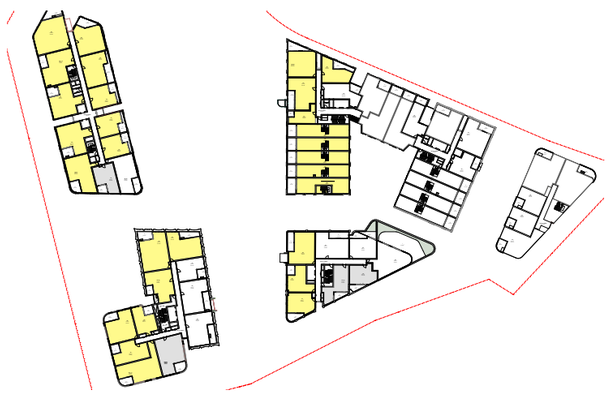
>2h SOLAR ACCESS (9AM - 3PM) WITH SKYLIGHT

>2H Solar Access:
STAGE 1: 56%
STAGE 2: 82%
TOTAL: 67%

No Solar Access:
STAGE 1: 5%
STAGE 2: 6%
TOTAL: 5%

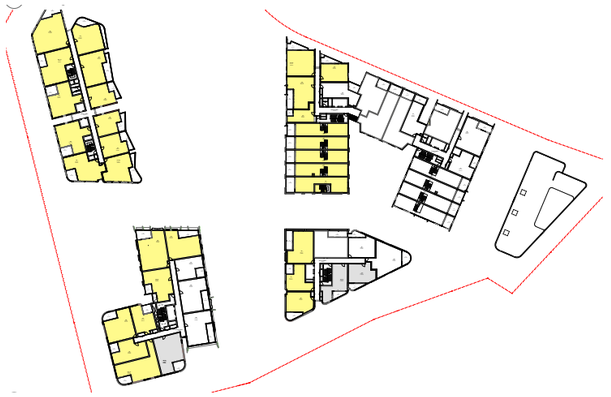
LOWER GROUND

UPPER GROUND

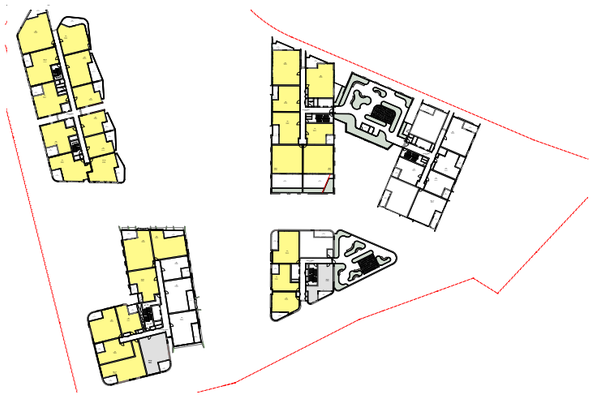


LEVEL 1

LEVEL 2



LEVEL 3



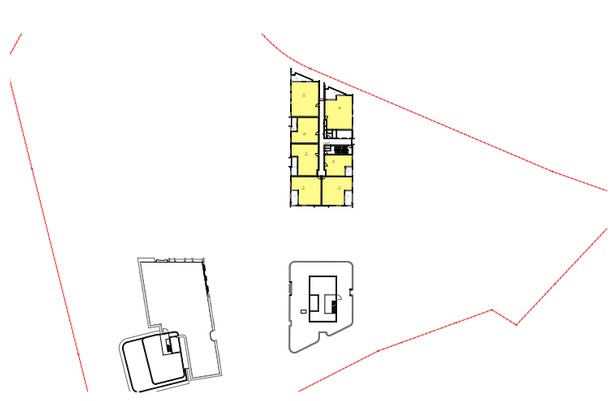
LEVEL 4

LEVEL 5

LEVEL 6

LEVEL 7

LEVEL 8



LEVEL 9-13

TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO.	20320
DATE	28/03/2022
SCALE	NTS

plus architecture

SOLAR ACCESS - JUNE 21

>2h SOLAR ACCESS (8AM - 4PM)

>2h SOLAR ACCESS (8AM - 4PM) WITH SKYLIGHT

>2H Solar Access:
STAGE 1: 70%
STAGE 2: 82%
TOTAL: 75%

No Solar Access:
STAGE 1: 5%
STAGE 2: 6%
TOTAL: 5%

LOWER GROUND

UPPER GROUND

LEVEL 1

LEVEL 2

LEVEL 3

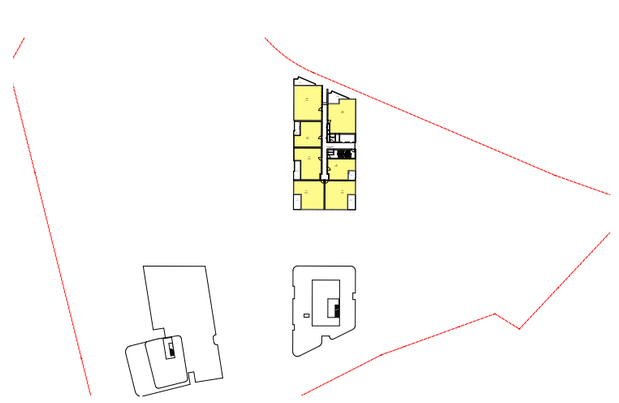
LEVEL 4

LEVEL 5

LEVEL 6

LEVEL 7

LEVEL 8



LEVEL 9-13

TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO.	20320
DATE	28/03/2022
SCALE	NTS

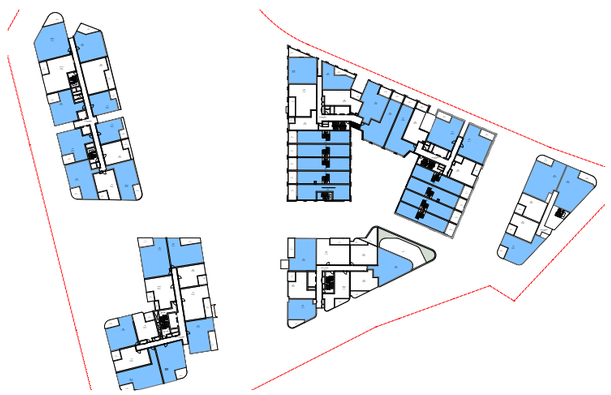
plus architecture

CROSS VENTILATION

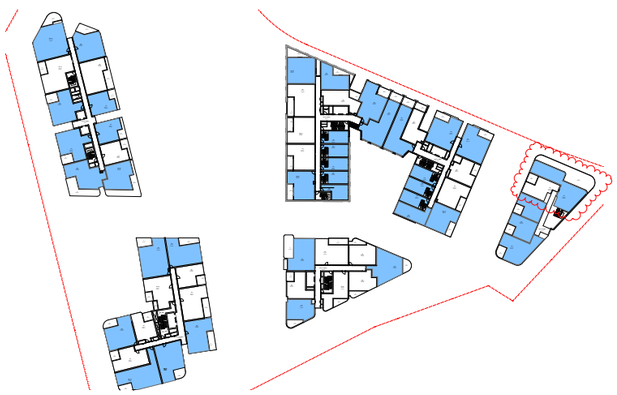
STAGE 1: 61%
STAGE 2: 62%
TOTAL: 61%

LOWER GROUND

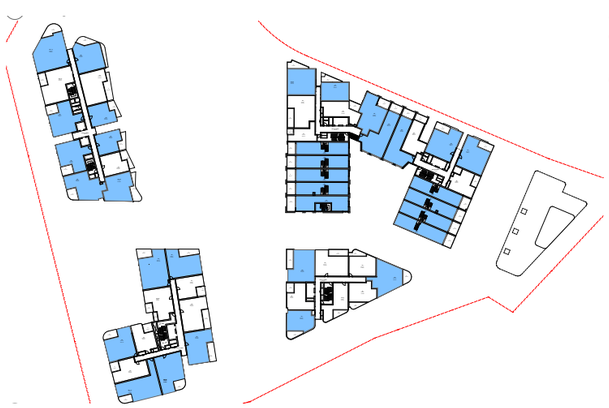
UPPER GROUND



LEVEL 1

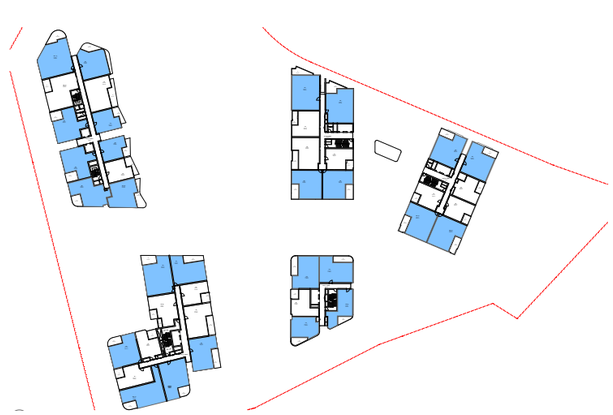


LEVEL 2

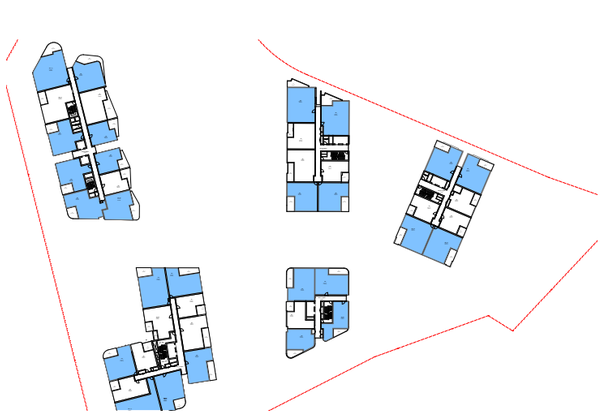


LEVEL 3

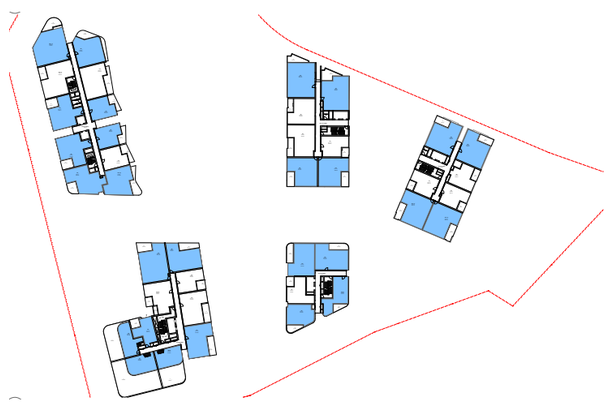
LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7

LEVEL 8

TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO.	20320
DATE	28/03/2022
SCALE	NTS

plus architecture

GROSS FLOOR AREA

Maximum allowable GFA: 39800m²

Total GFA achieved: 36967m²

LOWER GROUND

UPPER GROUND

LEVEL 1

LEVEL 2

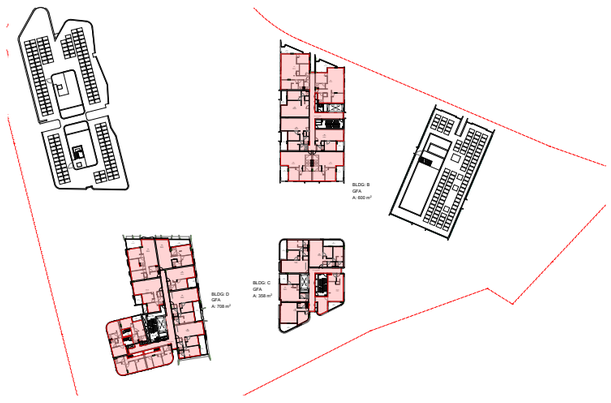
LEVEL 3

LEVEL 4

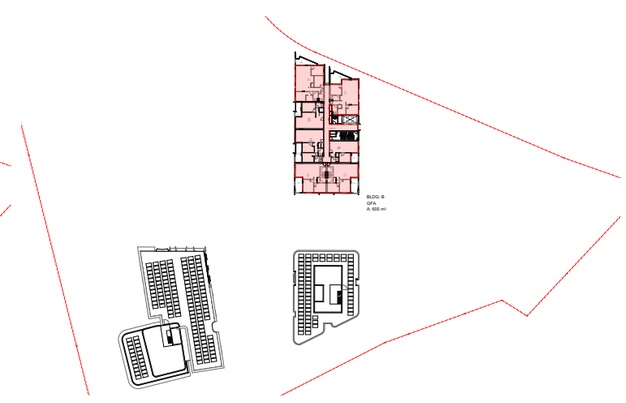
LEVEL 5

LEVEL 6

LEVEL 7



LEVEL 8



LEVEL 9-14

TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO. 20320
DATE 28/03/2022
SCALE NTS

plus architecture

SHADOW ANALYSIS - JUNE 21

SHADOW OF CONTEXT BUILDINGS

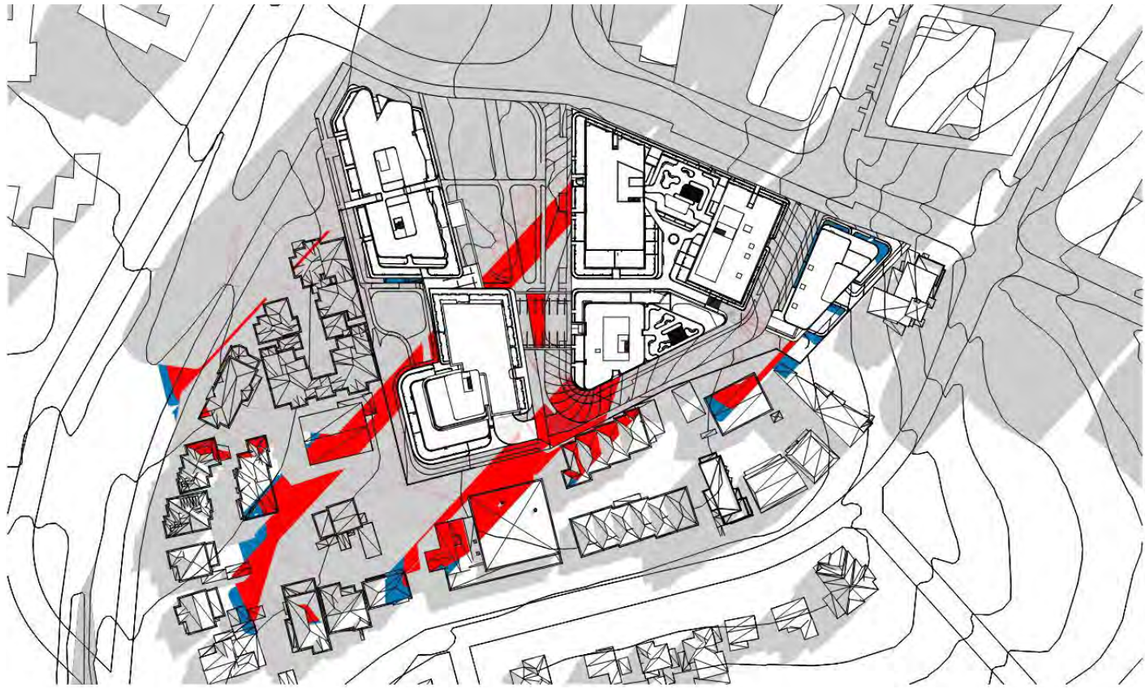
COMPLIANT HEIGHT SHADOW

BUILDING ABOVE HEIGHT PLANE SHADOW

9AM

10AM

11AM



12PM

TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO.	20320
DATE	28/03/2022
SCALE	NTS

plus architecture

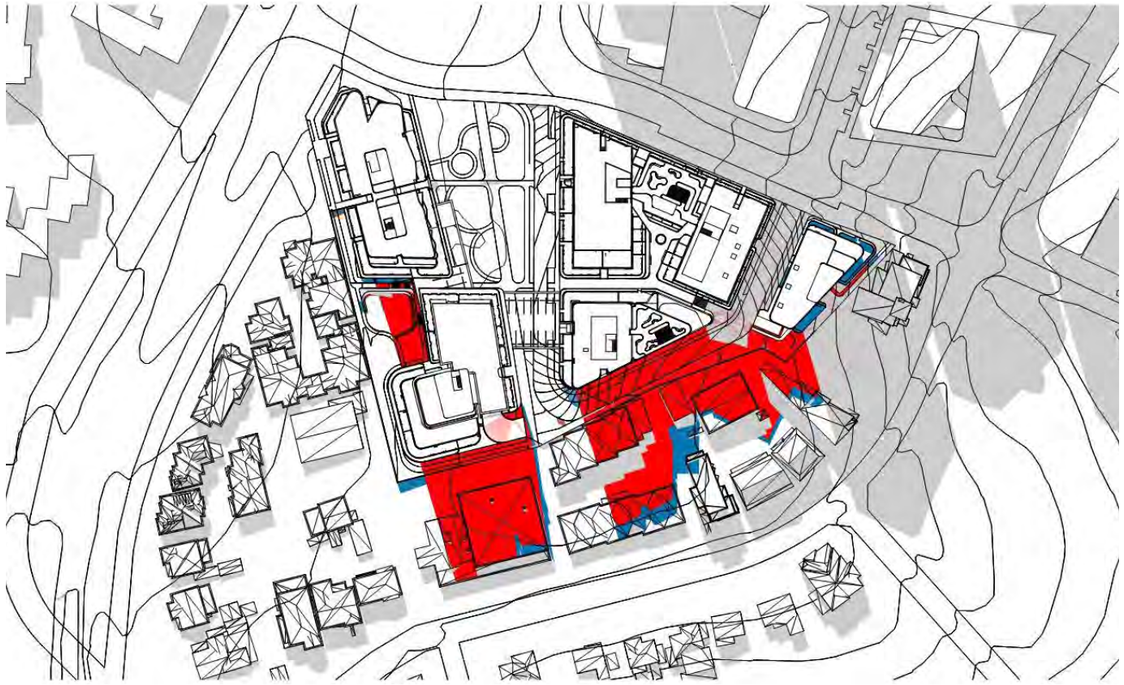
SHADOW ANALYSIS - JUNE 21

SHADOW OF CONTEXT BUILDINGS

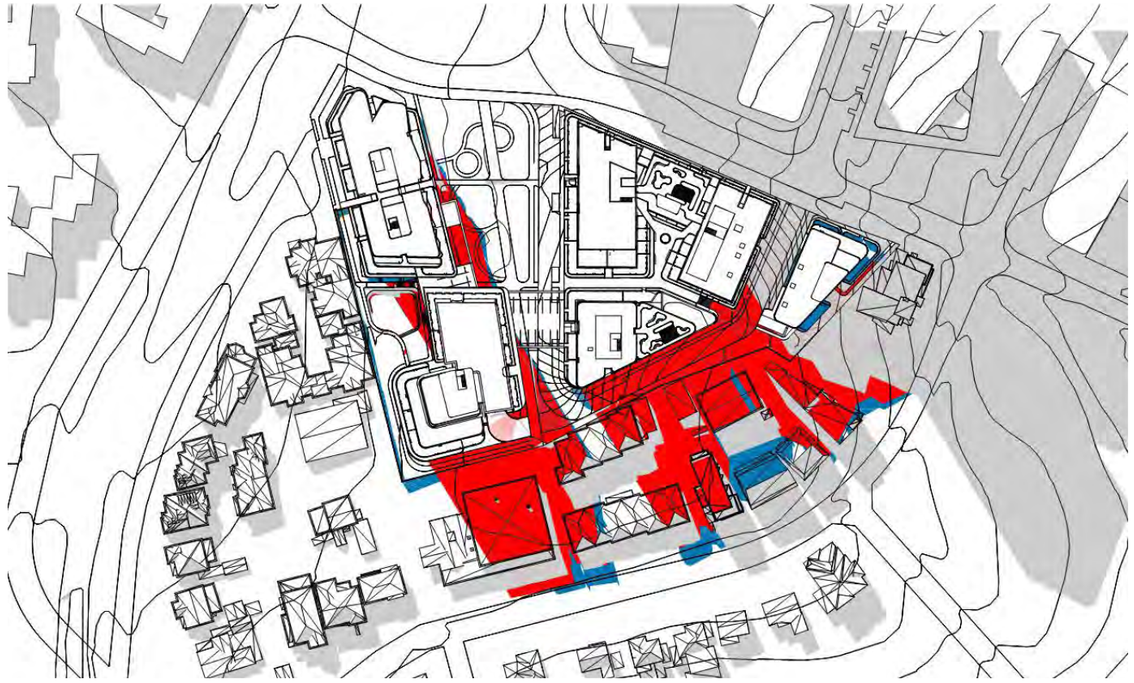
COMPLIANT HEIGHT SHADOW

BUILDING ABOVE HEIGHT PLANE SHADOW

1PM



2PM



3PM

1PM - 3PM

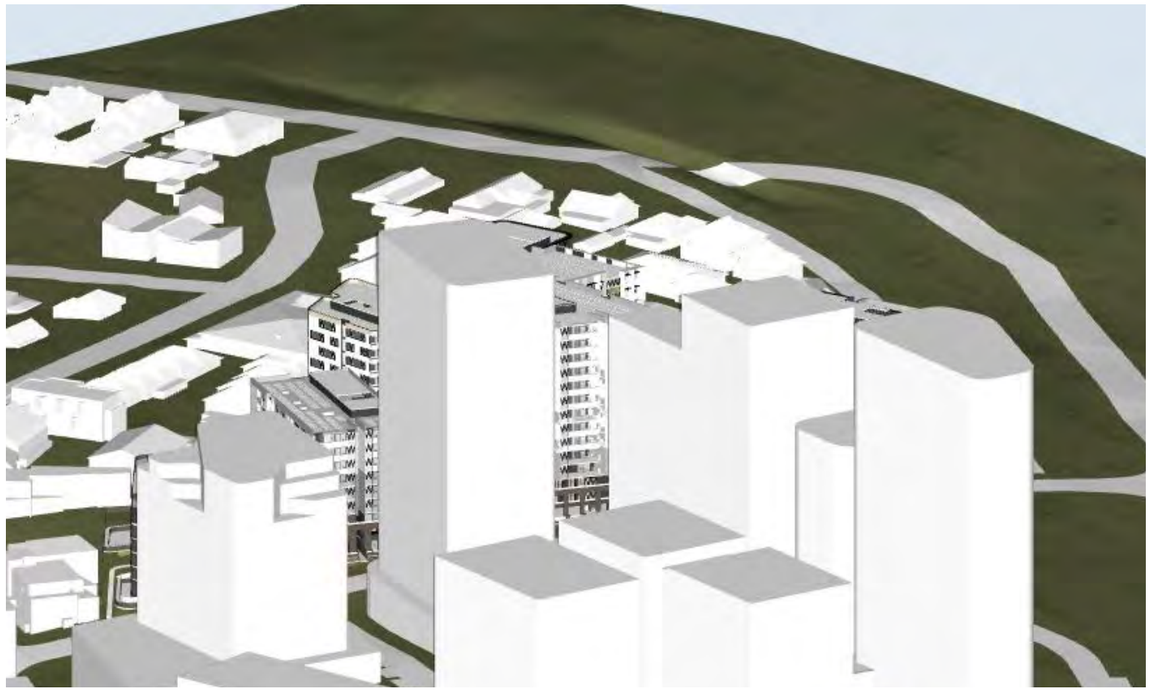
TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO.	20320
DATE	28/03/2022
SCALE	NTS

plus architecture

SUN EYE VIEW ANALYSIS -JUN 21



9AM

10AM

11AM

12PM

TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO.	20320
DATE	28/03/2022
SCALE	NTS

plus architecture

SUN EYE VIEW ANALYSIS -JUN 21

1PM

2PM

3PM

TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO.	20320
DATE	28/03/2022
SCALE	NTS

plus architecture

HEIGHT PLANE

Maximum Height Breach (Approx.)

Building A (Stage 1) - Compliant

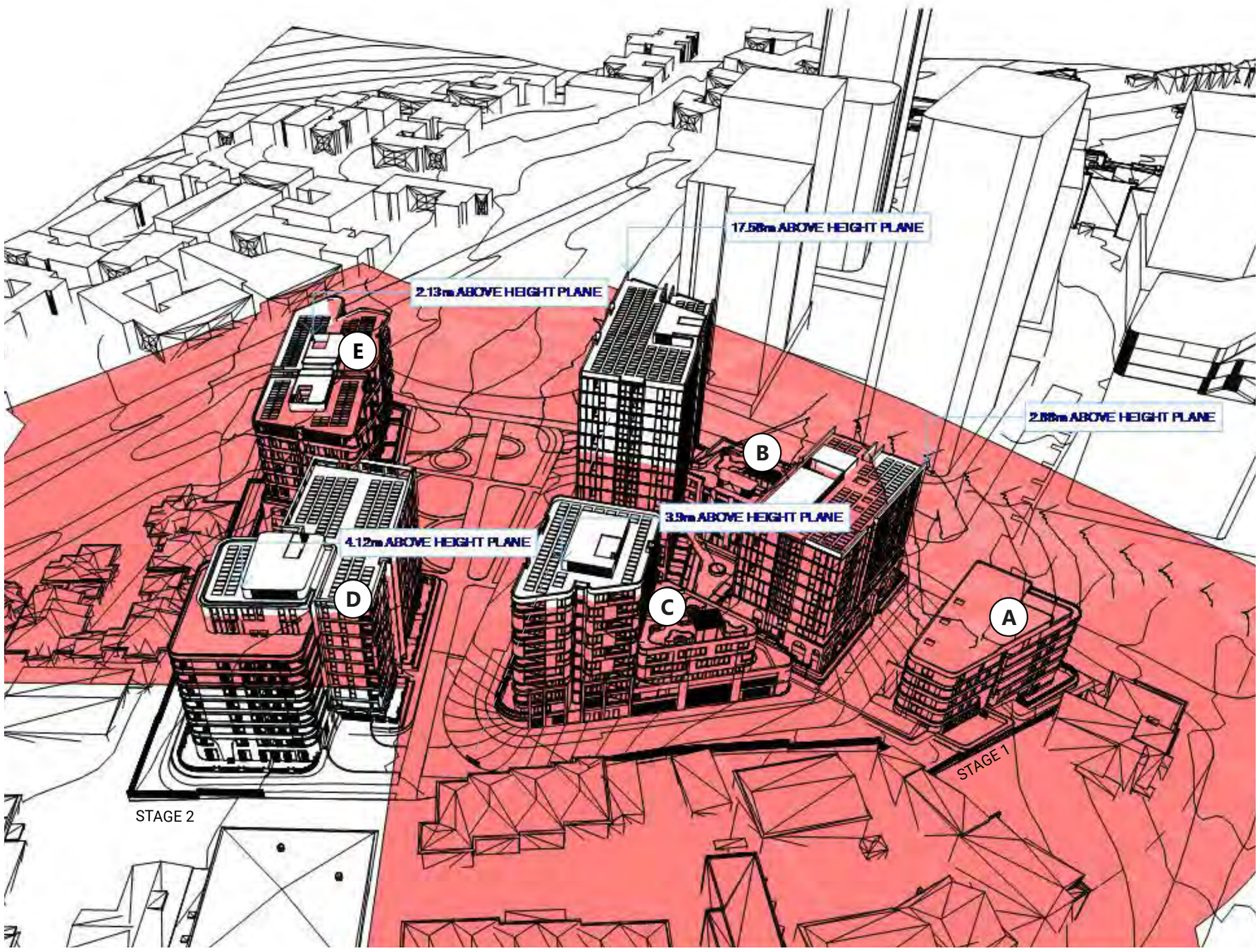
Building B (Stage 1) Tower 1 - 17.58m

Building B (Stage 1) Tower 2 - 2.88m

Building C (Stage 1) - 3.9m

Building D (Stage 2) - 4.12m

Building E (Stage 2) - 2.13



APPENDIX

07 SCHEDULES

SCHEDULE

TELOPEA
DEVELOPMENT SCHEDULE

JOB NO. 20320
CLIENT FRASERS PROPERTY
DATE 28/03/2022

OVERALL

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m^2)	TOTAL G.F.A. (m^2)	COMMUNAL G.F.A. (m^2)	RESIDENTIAL G.F.A. (m^2)	N.S.A. (m^2)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Efficiency		Solar Access	No Solar
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed				GFA / GBA	NSA / GFA		
48400		**LO**																			
46500	1900	**ROOF**																			
43400	3100	**L13**	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
40300	3100	**L12**	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
37200	3100	**L11**	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
34100	3100	**L10**	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
31000	3100	**L09**	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
27900	3100	**L08**	2190	1666	0	1666	1461	0	5	1	1	9	0	2	18	20	4			20	1
24800	3100	**L07**	4333	3124	0	3124	2760	0	11	1	2	17	4	5	40	38	27			36	1
21700	3100	**L06**	4317	3300	0	3300	2923	0	13	1	2	18	4	3	41	35	26			34	2
18600	3100	**L05**	4317	3300	0	3300	2923	0	13	1	2	18	4	3	41	32	26			31	2
15500	3100	**L04**	3816	3346	13	3333	2942	0	13	1	3	17	4	3	41	31	26			28	2
12400	3100	**L03**	5096	3866	0	3866	3433	1	15	0	3	19	2	2	42	35	24			30	3
9300	3100	**L02**	5652	4361	0	4361	3844	0	20	2	4	29	2	3	60	36	39			27	3
6200	3100	**L01**	5824	4373	0	4373	3897	1	18	0	3	20	2	4	48	35	27			29	4
3100	3100	**UG**	5597	4372	0	4372	3748	1	19	0	3	25	2	6	56	28	33			22	4
0	3100	**LG**	7693	1803	0	1803	1560	1	3	2	2	7	1	4	20	11	10			8	1
	3000	**B01**	8090	326	0	326	254	0	0	0	2	0	0	1	3	2	2			0	0
	3000	**B02**	7696	130	0	130	102	0	0	0	0	0	0	1	1	0	1			0	0
TOTALS			**68486**	**36967**	**13**	**36954**	**32482**	**4**	**135**	**14**	**27**	**199**	**25**	**42**	**446**	**338**	**245**	**53.98%**	**87.87%**	**300**	**23**
%								**0.9%**	**30.3%**	**3.1%**	**6.1%**	**44.6%**	**5.6%**	**9.4%**		**75.8%**	**61.6%**			**67.3%**	**5.2%**
							Targeted	*3%*	*35%*			*52%*		*10%*		*From 8 am to 4 pm*				*From 9 am to 3 pm*	

SITE AREA	**20594 m^2**
FSR ALLOWED	**1.70 :1**
FSR	**1.80 :1**
HOB ALLOWED	**28.00 m**
HOB	**45.58 m**

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	**Bike**	**Motor Bike**
Required	2	81	8	24	179	23	59	45	1 per 1 unit + 1 per 15 visitor	1 per 5 car spces
TOTAL	**421**								**476**	**84**

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

* THE AREA OF A MEZZANINE
* HABITABLE ROOMS IN A BASEMENT OR ATTIC
* ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

* ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
* ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
* PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
* CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
* ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
* TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
* VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

SCHEDULE

TELOPEA
DEVELOPMENT SCHEDULE

JOB NO. 20320
CLIENT FRASERS PROPERTY
DATE 28/03/2022

STAGE 1

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m^2)	TOTAL G.F.A. (m^2)	COMMUNAL G.F.A. (m^2)	RESIDENTIAL G.F.A. (m^2)	N.S.A. (m^2)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Efficiency		Solar Access	No Solar
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed				GFA / GBA	NSA / GFA		
48400		LO																			
46500	1900	ROOF																			
43400	3100	L13	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
40300	3100	L12	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
37200	3100	L11	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
34100	3100	L10	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
31000	3100	L09	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
27900	3100	L08	1260	958	0	958	841	0	4	1	0	6	0	1	12	12	4			12	0
24800	3100	L07	1972	1496	0	1496	1316	0	7	1	0	8	2	1	19	19	12			17	0
21700	3100	L06	1972	1496	0	1496	1316	0	7	1	0	8	2	1	19	15	12			14	1
18600	3100	L05	1972	1496	0	1496	1316	0	7	1	0	8	2	1	19	14	12			13	1
15500	3100	L04	1471	1542	13	1529	1335	0	7	1	1	7	2	1	19	13	12			10	1
12400	3100	L03	2751	2062	0	2062	1826	1	9	0	1	9	0	0	20	17	10			12	2
9300	3100	L02	3307	2557	0	2557	2237	0	14	2	2	19	0	1	38	18	25			9	2
6200	3100	L01	3434	2505	0	2505	2230	1	11	0	1	10	0	2	25	18	13			12	2
3100	3100	UG	3265	2439	0	2439	2074	1	12	0	2	14	0	5	34	13	21			7	2
0	3100	LG	4143	815	0	815	701	0	2	0	2	3	0	2	9	2	5			0	0
	3000	B01	4524	326	0	326	254	0	0	0	2	0	0	1	3	2	2			0	0
	3000	B02	4651	130	0	130	102	0	0	0	0	0	0	1	1	0	1			0	0
TOTALS			**38587**	**20822**	**13**	**20809**	**18183**	**3**	**85**	**12**	**11**	**112**	**8**	**22**	**253**	**178**	**129**	**53.96%**	**87.33%**	**141**	**11**
%								**1.2%**	**33.6%**	**4.7%**	**4.3%**	**44.3%**	**3.2%**	**8.7%**		**70.4%**	**61.1%**			**55.7%**	**4.3%**
							Targeted	*3%*	*35%*			*52%*		*10%*		*From 8 am to 4 pm*				*From 9 am to 3 pm*	

SITE AREA	**20594 m^2**
FSR ALLOWED	**1.70 :1**
FSR	**1.01 :1**
HOB ALLOWED	**28.00 m**
HOB	**45.58 m**

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	**Bike**	**Motor Bike**
Required	2	51	7	10	101	7	31	25	1 per 1 unit + 1 per 15	1 per 15 car spces
TOTAL	**234**								**270**	**16**

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

* THE AREA OF A MEZZANINE
* HABITABLE ROOMS IN A BASEMENT OR ATTIC
* ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

* ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
* ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
* PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
* CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
* ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
* TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
* VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

SCHEDULE

TELOPEA
DEVELOPMENT SCHEDULE

JOB NO. 20320
CLIENT FRASERS PROPERTY
DATE 28/03/2022

STAGE 2

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m^2)	TOTAL G.F.A. (m^2)	COMMUNAL G.F.A. (m^2)	RESIDENTIAL G.F.A. (m^2)	N.S.A. (m^2)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Efficiency		Solar Access	No Solar
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed				GFA / GBA	NSA / GFA		
33000		LO																			
31000	2000	ROOF																			
27900	3100	L08	930	708	0	708	620	0	1	0	1	3	0	1	6	8	0			8	1
24800	3100	L07	2361	1628	0	1628	1444	0	4	0	2	9	2	4	21	19	15			19	1
21700	3100	L06	2345	1804	0	1804	1607	0	6	0	2	10	2	2	22	20	14			20	1
18600	3100	L05	2345	1804	0	1804	1607	0	6	0	2	10	2	2	22	18	14			18	1
15500	3100	L04	2345	1804	0	1804	1607	0	6	0	2	10	2	2	22	18	14			18	1
12400	3100	L03	2345	1804	0	1804	1607	0	6	0	2	10	2	2	22	18	14			18	1
9300	3100	L02	2345	1804	0	1804	1607	0	6	0	2	10	2	2	22	18	14			18	1
6200	3100	L01	2390	1868	0	1868	1667	0	7	0	2	10	2	2	23	17	14			17	2
3100	3100	UG	2332	1933	0	1933	1674	0	7	0	1	11	2	1	22	15	12			15	2
0	3100	LG	3550	988	0	988	859	1	1	2	0	4	1	2	11	9	5			8	1
	3000	B01	3566	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
	3000	B02	3045	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
TOTALS			**29899**	**16145**	**0**	**16145**	**14299**	**1**	**50**	**2**	**16**	**87**	**17**	**20**	**193**	**160**	**116**	**54.00%**	**88.57%**	**159**	**12**
%								**0.5%**	**25.9%**	**1.0%**	**8.3%**	**45.1%**	**8.8%**	**10.4%**		**82.9%**	**62.0%**			**82.4%**	**6.2%**
							Targeted	*3%*	*35%*			*52%*		*10%*		*From 8 am to 4 pm*				*From 9 am to 3 pm*	

SITE AREA	**20594 m^2**
FSR ALLOWED	**1.70 :1**
FSR	**0.78 :1**
HOB ALLOWED	**28.00 m**
HOB	**32.12 m**

Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	**Bike**	**Motor Bike**
Required	1	30	1	14	78	15	28	20	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	**188**								**206**	**13**

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

* THE AREA OF A MEZZANINE
* HABITABLE ROOMS IN A BASEMENT OR ATTIC
* ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

* ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
* ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
* PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
* CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
* ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
* TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
* VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

SCHEDULE

TELOPEA
DEVELOPMENT SCHEDULE

JOB NO. 20320
CLIENT FRASERS PROPERTY
DATE 28/03/2022

BUILDING A

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m^2)	TOTAL G.F.A. (m^2)	COMMUNAL G.F.A. (m^2)	RESIDENTIAL G.F.A. (m^2)	N.S.A. (m^2)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Efficiency		Solar Access	No Solar
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed				GFA / GBA	NSA / GFA		
21460		**LO**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
19460	2000	**ROOF**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16300	3160	**L02**	552	370	0	370	329	0	3	0	0	1	0	1	5	5	4			0	0
13200	3100	**L01**	548	426	0	426	385	0	2	0	0	1	0	2	5	2	3			0	0
10100	3100	**UG**	548	426	0	426	385	0	2	0	0	1	0	2	5	2	3			0	0
7000	3100	**LG**	513	372	0	372	335	0	1	0	0	1	0	2	4	2	3			0	0
4000	3000	**B01**	432	326	0	326	254	0	0	0	2	0	0	1	3	2	2			0	0
0	4000	**B02**	178	130	0	130	102	0	0	0	0	0	0	1	1	0	1			0	0
TOTALS			**2771**	**2050**	**0**	**2050**	**1790**	**0**	**8**	**0**	**2**	**4**	**0**	**9**	**23**	**13**	**16**	**73.98%**	**87.32%**	**0**	**0**
%								**0.0%**	**34.8%**	**0.0%**	**8.7%**	**17.4%**	**0.0%**	**39.1%**		**57%**	**70%**			**0%**	**0%**

SITE AREA	**20594 m^2**
FSR ALLOWED	**1.70 :1**
FSR	**0.10 :1**
HOB ALLOWED	**28.00 m**
HOB	**20.85 m**

									From 8 am to 4 pm	*From 9 am to 3 pm*
Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	**Bike**	**Motor Bike**
Required	0	5	0	2	4	0	13	2	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	**25**								**25**	**2**

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

* THE AREA OF A MEZZANINE
* HABITABLE ROOMS IN A BASEMENT OR ATTIC
* ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

* ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
* ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
* PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
* CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
* ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
* TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
* VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

SCHEDULE

TELOPEA
DEVELOPMENT SCHEDULE

JOB NO. 20320
CLIENT FRASERS PROPERTY
DATE 28/03/2022

BUILDING B

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m^2)	TOTAL G.F.A. (m^2)	COMMUNAL G.F.A. (m^2)	RESIDENTIAL G.F.A. (m^2)	N.S.A. (m^2)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Efficiency		Solar Access	No Solar
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed				GFA / GBA	NSA / GFA		
48400		LO																			
46500	1900	ROOF																			
43400	3100	L13	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
40300	3100	L12	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
37200	3100	L11	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
34100	3100	L10	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
31000	3100	L09	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
27900	3100	L08	773	600	0	600	527	0	1	1	0	4	0	1	7	7	0			7	0
24800	3100	L07	1485	1138	0	1138	1002	0	4	1	0	6	2	1	14	14	8			14	0
21700	3100	L06	1485	1138	0	1138	1002	0	4	1	0	6	2	1	14	11	8			11	0
18600	3100	L05	1485	1138	0	1138	1002	0	4	1	0	6	2	1	14	10	8			10	0
15500	3100	L04	722	1177	8	1169	1026	0	4	1	0	6	2	1	14	9	8			7	0
12400	3100	L03	2026	1500	0	1500	1328	1	4	0	1	6	0	0	12	13	7			9	0
9300	3100	L02	2030	1625	0	1625	1410	0	6	2	2	15	0	0	25	10	18			6	0
6200	3100	L01	2021	1506	0	1506	1337	1	4	0	1	6	0	0	12	13	7			9	0
3100	3100	UG	1873	1556	0	1556	1308	0	7	0	1	13	0	2	23	8	16			4	0
0	3100	LG	525	443	0	443	366	0	1	0	2	2	0	0	5	0	2			0	0
	3000	B01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
	3000	B02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
TOTALS			**18290**	**14821**	**8**	**14813**	**12943**	**2**	**44**	**12**	**7**	**90**	**8**	**12**	**175**	**130**	**82**	**81.03%**	**87.33%**	**112**	**0**
%								**1.1%**	**25.1%**	**6.9%**	**4.0%**	**51.4%**	**4.6%**	**6.9%**		**74.3%**	**61.7%**			**64.0%**	**0.0%**

SITE AREA	**20594 m^2**
FSR ALLOWED	**1.70 :1**
FSR	**0.72 :1**
HOB ALLOWED	**28.00 m**
HOB	**45.58 m**

									From 8 am to 4 pm	*From 9 am to 3 pm*
Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	**Bike**	**Motor Bike**
Required	1	26	7	6	81	7	17	18	1 per 1 unit + 1 per 15	1 per 15 car spces
TOTAL	**164**								**187**	**11**

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

* THE AREA OF A MEZZANINE
* HABITABLE ROOMS IN A BASEMENT OR ATTIC
* ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

* ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
* ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
* PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
* CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
* ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
* TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
* VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

SCHEDULE

TELOPEA
DEVELOPMENT SCHEDULE

JOB NO. 20320
CLIENT FRASERS PROPERTY
DATE 28/03/2022

BUILDING C

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m^2)	TOTAL G.F.A. (m^2)	COMMUNAL G.F.A. (m^2)	RESIDENTIAL G.F.A. (m^2)	N.S.A. (m^2)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Efficiency		Solar Access	No Solar
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed				GFA / GBA	NSA / GFA		
29900		LO																			
27900	2000	ROOF																			
24800	3100	L08	487	358	0	358	314	0	3	0	0	2	0	0	5	5	4			5	0
21700	3100	L07	487	358	0	358	314	0	3	0	0	2	0	0	5	5	4			3	0
18600	3100	L06	487	358	0	358	314	0	3	0	0	2	0	0	5	4	4			3	1
15500	3100	L05	487	358	0	358	314	0	3	0	0	2	0	0	5	4	4			3	1
12400	3100	L04	749	365	5	360	309	0	3	0	1	1	0	0	5	4	4			3	1
9300	3100	L03	725	562	0	562	498	0	5	0	0	3	0	0	8	4	3			3	2
6200	3100	L02	725	562	0	562	498	0	5	0	0	3	0	0	8	3	3			3	2
3100	3100	L01	865	573	0	573	508	0	5	0	0	3	0	0	8	3	3			3	2
0	3100	UG	844	457	0	457	381	1	3	0	1	0	0	1	6	3	2			3	2
	3100	LG	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
	3000	B01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
	3000	B02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
TOTALS			**5856**	**3951**	**5**	**3946**	**3450**	**1**	**33**	**0**	**2**	**18**	**0**	**1**	**55**	**35**	**31**	**67.38%**	**87.32%**	**29**	**11**
%								**1.8%**	**60.0%**	**0.0%**	**3.6%**	**32.7%**	**0.0%**	**1.8%**		**64%**	**56%**			**53%**	**20%**

SITE AREA	**20594 m^2**
FSR ALLOWED	**1.70 :1**
FSR	**0.19 :1**
HOB ALLOWED	**28.00 m**
HOB	**31.90 m**

									From 8 am to 4 pm	*From 9 am to 3 pm*
Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	**Bike**	**Motor Bike**
Required	1	20	0	2	16	0	1	6	1 per 1 unit + 1 per 15	1 per 15 car spces
TOTAL	**45**								**59**	**3**

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

* THE AREA OF A MEZZANINE
* HABITABLE ROOMS IN A BASEMENT OR ATTIC
* ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

* ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
* ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
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* CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
* ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
* TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
* VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

SCHEDULE

TELOPEA
DEVELOPMENT SCHEDULE

JOB NO. 20320
CLIENT FRASERS PROPERTY
DATE 28/03/2022

BUILDING D

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m^2)	TOTAL G.F.A. (m^2)	COMMUNAL G.F.A. (m^2)	RESIDENTIAL G.F.A. (m^2)	N.S.A. (m^2)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Efficiency		Solar Access	No Solar
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed				GFA / GBA	NSA / GFA		
33000		LO																			
31000	2000	ROOF																			
27900	3100	L08	930	708	0	708	620	0	1	0	1	3	0	1	6	8	0			8	1
24800	3100	L07	1168	732	0	732	650	0	1	0	1	4	1	3	10	8	7			8	1
21700	3100	L06	1152	908	0	908	813	0	3	0	1	5	1	1	11	9	6			9	1
18600	3100	L05	1152	908	0	908	813	0	3	0	1	5	1	1	11	7	6			7	1
15500	3100	L04	1152	908	0	908	813	0	3	0	1	5	1	1	11	7	6			7	1
12400	3100	L03	1152	908	0	908	813	0	3	0	1	5	1	1	11	7	6			7	1
9300	3100	L02	1152	908	0	908	813	0	3	0	1	5	1	1	11	7	6			7	1
6200	3100	L01	1152	908	0	908	813	0	3	0	1	5	1	1	11	7	6			7	1
3100	3100	UG	1112	933	0	933	814	0	5	0	1	3	1	1	11	6	6			6	1
0	3100	LG	644	527	0	527	459	1	0	2	0	2	1	0	6	4	3			3	1
	3000	B01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
	3000	B02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
TOTALS			**10766**	**8348**	**0**	**8348**	**7421**	**1**	**25**	**2**	**9**	**42**	**9**	**11**	**99**	**70**	**52**	**77.54%**	**88.90%**	**69**	**10**
%								**1.0%**	**25.3%**	**2.0%**	**9.1%**	**42.4%**	**9.1%**	**11.1%**		**71%**	**56%**			**70%**	**10%**

SITE AREA	**20594 m^2**
FSR ALLOWED	**1.70 :1**
FSR	**0.41 :1**
HOB ALLOWED	**28.00 m**
HOB	**32.12 m**

									From 8 am to 4 pm	*From 9 am to 3 pm*
Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	**Bike**	**Motor Bike**
Required	1	15	1	8	38	8	15	10	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	**96**								**106**	**6**

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

* THE AREA OF A MEZZANINE
* HABITABLE ROOMS IN A BASEMENT OR ATTIC
* ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

* ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
* ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
* PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
* CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
* ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
* TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
* VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

SCHEDULE

TELOPEA
DEVELOPMENT SCHEDULE

JOB NO. 20320
CLIENT FRASERS PROPERTY
DATE 28/03/2022

BUILDING E

HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m^2)	TOTAL G.F.A. (m^2)	COMMUNAL G.F.A. (m^2)	RESIDENTIAL G.F.A. (m^2)	N.S.A. (m^2)	Apartment Mix							No. of Aparments	Solar Access	Ventilation	Efficiency		Solar Access	No Solar
								Studio	1 Bed	1 Bed + S	2B 1B	2 Bed	2 Bed + S	3 Bed				GFA / GBA	NSA / GFA		
30000		LO																			
27900	2100	ROOF																			
24800	3100	L07	1193	896	0	896	794	0	3	0	1	5	1	1	11	11	8			11	0
21700	3100	L06	1193	896	0	896	794	0	3	0	1	5	1	1	11	11	8			11	0
18600	3100	L05	1193	896	0	896	794	0	3	0	1	5	1	1	11	11	8			11	0
15500	3100	L04	1193	896	0	896	794	0	3	0	1	5	1	1	11	11	8			11	0
12400	3100	L03	1193	896	0	896	794	0	3	0	1	5	1	1	11	11	8			11	0
9300	3100	L02	1193	896	0	896	794	0	3	0	1	5	1	1	11	11	8			11	0
6200	3100	L01	1238	960	0	960	854	0	4	0	1	5	1	1	12	10	8			10	1
3100	3100	UG	1220	1000	0	1000	860	0	2	0	0	8	1	0	11	9	6			9	1
0	3100	LG	582	461	0	461	400	0	1	0	0	2	0	2	5	5	2			5	0
	3000	B01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
	3000	B02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0
TOTALS			**10198**	**7797**	**0**	**7797**	**6878**	**0**	**25**	**0**	**7**	**45**	**8**	**9**	**94**	**90**	**64**	**76.46%**	**88.21%**	**90**	**2**
%								**0.0%**	**26.6%**	**0.0%**	**7.4%**	**47.9%**	**8.5%**	**9.6%**		**96%**	**68%**			**96%**	**2%**

SITE AREA	**20594 m^2**
FSR ALLOWED	**1.70 :1**
FSR	**0.38 :1**
HOB ALLOWED	**28.00 m**
HOB	**30.13 m**

									From 8 am to 4 pm	*From 9 am to 3 pm*
Car Rate	0.6	0.6	0.6	0.9	0.9	0.9	1.4	1 per 10 units	**Bike**	**Motor Bike**
Required	0	15	0	6	41	7	13	9	1 per 1 unit + 1 per 15 visitor	1 per 15 car spces
TOTAL	**91**								**100**	**6**

DEFINITIONS

GFA GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, **AND INCLUDES:**

* THE AREA OF A MEZZANINE
* HABITABLE ROOMS IN A BASEMENT OR ATTIC
* ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC

BUT EXCLUDES:

* ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
* ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
* PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
* CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT PARKING)
* ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
* TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
* VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA DEFINED AS THE SUM OF THE AREA OF EACH FLOORPLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS INCLUSIVE OF BALCONIES

APPENDIX

08 ADG COMPLIANCE

TELOPEA MASTERPLAN - STAGE 1A RESIDENTIAL
REVISED DA DEVELOPMENT SCHEDULE

Job No 20320
Date 24/03/2022

ADG Ref.	Item Description	Compliance	Notes
PART3	**SITING THE DEVELOPMENT**		
3A	SITE ANALYSIS		
3A-1	Objective: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.		
	Design Guidance	CONSIDERED	The Development has been designed to respond to the site analysis undertaken in relation to orientation, views, internal apartment amenity and both the current surrounding context as well as the projected future context for the area, particularly in relation to the vision for the Telopea Masterplan.
	Each element in the Site Analysis Checklist is addressed.	YES	
3B	ORIENTATION		
3B-1	Objective: Building types & layouts respond to the streetscape & site while optimising solar access within the development		
	Design Guidance	CONSIDERED	The alignment and orientation of the buildings have been assessed to ensure both the apartments as well as the context will maintain sufficient solar access.
	Buildings along the street frontage define the street by facing it & incorporating direct access from the street	YES	
	Where the street frontage is to the east or west, rear buildings are orientated to the north	N/A	
	Where the street frontage is to the north or south, over-shadowing to the south is minimised & buildings behind the street frontage are orientated to the east & west	YES	
3B-2	Objective: Overshadowing of neighbouring properties is minimised during mid winter.		
	Design Guidance	CONSIDERED	The proposal has been designed to minimise both overshadowing of communal areas within the site and potential overshadowing to neighbouring sites. The site orientation allows the northern public communal landscape zones to receive generous solar access during the day. The proposal also has a limited impact on the adjacent development to the south.
	Living areas, private open space & communal open space receive solar access in accordance with section 3D Communal & Public Open Space and section 4A Solar & Daylight Access	YES	
	Solar access to living rooms, balconies & private open spaces of neighbours are considered	YES	
	Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	YES	

	If the proposal will reduce the solar access of neighbours, building separation is increased beyond minimums contained in 3F Visual Privacy	YES	
	Overshadowing is minimised to the south or downhill by increased upper level setbacks	YES	The roof top expression is setback to further reduce the bulk and scale
	Buildings are orientated at 90 deg to the boundary with neighbouring properties to minimise overshadowing & privacy impacts, particularly where minimum setbacks are used & where buildings are higher than the adjoining development	YES	
	A minimum of 4 hours of solar access is retained to solar collectors on neighbouring buildings	YES	
3C	PUBLIC DOMAIN INTERFACE		
3C-1	Objective: Transition between private & public domain is achieved without compromising safety & security.		
	Design Guidance	CONSIDERED	The lobby on ground floor will present as a clearly defined and legible entry point to the development and mediating the transition between public street and private development.
	Terraces, balconies and courtyard apartments have direct street entry, where appropriate	YES	
	Changes in level between private terraces, front gardens & dwelling entries above the street level provide surveillance & improve visual privacy for ground level dwellings	YES	
	Upper level balconies & windows overlook the public domain	YES	
	Front fences & walls along street frontages use visually permeable materials & treatments. Height of solid fences or walls is limited to 1m	YES	
	Length of solid walls is limited along street frontages	YES	
	Opportunities for casual interaction between residents & the public domain is provided for. Design solutions may include seating at building entries, near letter boxes & in private courtyards adjacent to streets	YES	
	In developments with multiple buildings and/or entries, pedestrian entries & spaces associated with individual buildings/entries are differentiated to improve legibility for residents, using the following design solutions: Architectural detailing; Changes in materials; Plant Species; Colours; Opportunities for people to be concealed are minimised	YES	
3C-2	Objective: Amenity of the public domain is retained & enhanced.		
	Design Guidance	CONSIDERED	The architecture and building composition define a network of landscaped areas which celebrate the clusters of existing trees. The neighbourhood park, public link and communal open spaces are well defined by the built form and allow for a variety of uses and program.
	Planting is used to soften the edges of any raised terraces to the street, for example above sub-basement car parking	YES	
	Mail boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	YES	Capable of complying
	The visual prominence of underground car park vents is minimised & located at a low level where possible	YES	
	Substations, pump rooms, garbage storage areas & other service requirements are located in basement car parks or out of view	YES	
	Ramping for accessibility is minimised by building entry location & setting ground floor levels in relation to footpath levels	YES	
	Durable, graffiti resistant & easily cleanable materials are used	YES	

	Where development adjoins public parks, open space or bushland, the design positively addresses this interface & uses the following design solutions: Street access, pedestrian paths & building entries are clearly defined; Paths, low fences & planting are clearly delineate between communal/private open space & the adjoining public open space; Minimal use of blank walls, fences & ground level parking	YES	
	On sloping sites protrusion of car parking above ground level is minimised by using split levels to step underground car parking	YES	
3D	COMMUNAL & PUBLIC OPEN SPACE		
3D-1	Objective: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.		
	Design Criteria	CONSIDERED	
1	Communal open space has a minimum area equal to 25% of the site	YES	
2	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)	YES	
	Design Guidance	CONSIDERED	The proposal achieves greater than 25% of the site area as communal open space The proposed communal open spaces will receive more than 50% of direct sunlight for a mimimum of 2 hours on 21 June. The proposed new public park to north will enhance the solar amenity for the development.
	Communal open space is consolidated into a well designed, easily identified & usable area	YES	
	Communal open space have a minimum dimension of 3m. Larger developments should consider greater dimensions	YES	
	Communal open space are co-located with deep soil areas	YES	
	Direct, equitable access are provided to communal open space areas from common circulation areas, entries & lobbies	YES	
	Where communal open space cannot be provided at ground level, it is provided on a podium or roof	YES	
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they need to: Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room; Provide larger balconies or increased private open space for apartments; Demonstrate good proximity to public open space & facilities and/or provide contributions to public open space	N/A	
3D-2	Objective: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting		
	Design Guidance	CONSIDERED	The communal open space proposed is intended to be an activated, inviting space that can be used for a variety of functions. The proposed roof level communal space will allow for diversity in use and it is proposed to provide shading structures and seating arrangements with generous soft landscaping to encourage sustained use.
	Facilities are provided within communal open spaces & common spaces for a range of age groups (see 4F Common Circulation & Spaces), incorporating the following: Seating for individuals or groups; Barbeque areas; Play equipment or play areas; Swimming pools, gyms, tennis courts or common rooms	YES	
	Location of facilities responds to microclimate & site conditions with access to sun in winter, shade in summer & shelter from strong winds & down drafts	YES	
	Visual impacts of services are minimised, including location of ventilation duct outlets from basement car parks, electrical substations & detention tanks	YES	
3D-3	Objective: Communal open space is designed to maximise safety.		

	Design Guidance	CONSIDERED	The communal open space are largely overlooked by adjacent apartments, encouraging passive surveillance. They will be well lit, encouraging use to enhance safety
	Communal open space & public domain should be readily visible from habitable rooms & private open space areas while maintaining visual privacy. Design solutions include: Bay windows; Corner windows; Balconies	YES	
	Communal open space is well lit	YES	
	Communal open space/facilities that are provided for children & young people are safe and contained	YES	
3D-4	Objective: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.		
	Design Guidance	CONSIDERED	The development provides public open space at ground level and has direct connection to the light rail plaza to north encouraging natural pedestrian movement through the site.
	Public open space is well connected with public streets along at least one edge	YES	
	POS is connected with nearby parks & other landscape elements	YES	
	POS is linked through view lines, pedestrian desire paths, termination points & the wider street grid	YES	
	Solar access is provided year round along with protection from strong winds	YES	
	Opportunities for a range of recreational activities is provided for all ages	YES	
	Positive street address & active street frontages are provided adjacent to POS	YES	
	Boundaries are clearly defined between POS & private areas	YES	
3E	DEEP SOIL ZONES		
3E- 1	Objective: Deep soil zones are suitable for healthy plant & tree growth, improve residential amenity and promote management of water and air quality.		
	Design Criteria	CONSIDERED	
1	Deep soil zones are to meet the following minimum requirements:	YES	

Site Area (sqm)	Minimum Dim (m)	Deep Soil Zone (% of site area)
less than 650	-	7
650-1500	3	
greater than 1500	6	

	Design Guidance	CONSIDERED	The Public open space is intended to support large scale planting, providing for a deep soil zone within the site.
	On some sites it may be possible to provide larger deep soil zones, depending on the site area & context: 10% of the site as deep soil on sites with an area of 650sqm - 1,500sqm; 15% of the site as deep soil on sites greater than 1,500sqm	YES	
	Deep soil zones are located to retain existing significant trees & to allow for the development of healthy root systems, providing anchorage & stability for mature trees. Design solutions may include: Basement & sub-basement car park design that is consolidated beneath building footprints; Use of increased front & side setbacks; Adequate clearance around trees to ensure long term health; Co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil	YES	
	Achieving the design criteria may not be possible on some sites including where: location & 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); there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management is achieved & alternative forms of planting provided	YES	

3F	VISUAL PRIVACY		
3F-1	Objective: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.		
	Design Criteria	CONSIDERED	
1	Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows: Building Height (m) — Habitable Rooms & Balconies. (m) — Non-Habitable Rooms (m) up to 12 (4 storeys) — 6 — 3 up to 25 (5-8 storeys) — 9 — 4.5 over 25 (9+ storeys) — 12 — 6	YES	
	Design Guidance	CONSIDERED	The proposal seeks to maintain building separation for both privacy and acoustic purpose. In locations where ADG building separation could not be met, privacy screens have been used throught to further protect the residents to ensure privacy is maintained.
	Generally as the height increases, one step in the built form is desirable due to building separations. Any additional steps do not cause a 'ziggurat' appearance	YES	
	For residential buildings next to commercial buildings, separation distances are measured as follows: Retail, office spaces & commercial balconies use the habitable room distances; Service & plant areas use the non-habitable room distances	N/A	
	New development are located & oriented to maximise visual privacy between buildings on site & for neighbouring buildings. Design solutions include: site layout & building are orientated to minimise privacy impacts (see 3B Orientation); on sloping sites, apartments on different levels have appropriate visual separation distances (see pg 63 figure 3F.4)	YES	
	Apartment buildings have an increased separation distance of 3m (in addition to 3F-1 Design Criteria) when adjacent to a different zone that permits lower density residential development, to provide for a transition in scale & increased landscaping (pg 63 figure 3F.5)	N/A	
	Direct lines of sight are avoided for windows & balconies across corners	YES	
	No separation is required between blank walls	YES	
3F-2	Objective: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.		
	Design Guidance	CONSIDERED	The communal open space proposed on the ground level, as well as the roof level communal space, common areas and access paths have been designed to be screened from apartments through the use of privacy screen.
	Communal open space, common areas & access paths are separated from private open space & windows to apartments, particularly habitable room windows. Design solutions include: setbacks; solid or partially solid balustrades on 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 & outlook in another; raising apartments or private open space above the public domain or communal open space; planter boxes incorporated into walls & 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 louvres or screen panels on windows and/or balconies	YES	

	Bedrooms, living spaces & other habitable rooms are separated from gallery access & other open circulation space by the apartment's service areas	YES	
	Balconies & private terraces are located in front of living rooms to increase internal privacy	YES	
	Windows are offset from the windows of adjacent buildings	YES	
	Recessed balconies and/or vertical fins are used between adjacent balconies	YES	
3G	PEDESTRIAN ACCESS & ENTRIES		
3G-1	Objective: Building entries & pedestrian access connects to and addresses the public domain.		
	Design Guidance	CONSIDERED	The building has been designed to clearly define entry points and to ensure each lobby has direct street address. The private road to along the southern boundary of the site has been introduced to ensure all entries have direct street access.
	Multiple entries (including communal building entries & individual ground floor entries) activate the street edge	YES	
	Entry locations relate to the street & subdivision pattern, and the existing pedestrian network	YES	
	Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries	YES	
	Where street frontage is limited, a primary street address should be provided with clear sight lines and pathways to secondary building entries	YES	
3G-2	Objective: Access, entries & pathways are accessible & easy to identify.		
	Design Guidance	CONSIDERED	
	Building access areas including lift lobbies, stairwells & hallways are clearly visible from the public domain & communal spaces	YES	
	The design of ground floors & underground car parks minimise level changes along pathways & entries	YES	
	Steps & ramps are integrated into the overall building & landscape design	YES	
	For large developments 'way finding' maps are provided to assist visitors & residents	YES	
	For large developments electronic access & audio/video intercom are provided to manage access	YES	
3G-3	Objective: Large sites provide pedestrian links for access to streets & connection to destinations.		
	Design Guidance	CONSIDERED	An internal through-site link has been provided as a connection between light rail plaza and Manson Street.
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres & public transport	YES	
	Pedestrian links are direct, have clear sight lines, are overlooked by habitable rooms or private open spaces of dwellings, are well lit & contain active uses, where appropriate	YES	
3H	VEHICLE ACCESS		
3H-1	Objective: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.		
	Design Guidance	CONSIDERED	Vehicle access points have been carefully considered. Due to the natural sloping topography of the site, the entry points have been provided at two ends of the site at its lowest point to minimise carpark ramp being exposed onto the street front.
	Car park access is integrated with the building's overall facade. Design solutions include: materials & colour palette minimise visibility from street; security doors/gates minimise voids in the facade; where doors are not provided, visible interiors reflect facade design, and building services, pipes & ducts are concealed	YES	
	Car park entries are located behind the building line	YES	
	Vehicle entries are located at the lowest point of the site, minimising ramp lengths, excavation & impacts on the building form and layout	YES	
	Car park entry & access are located on secondary streets or lanes where available	YES	
	Vehicle standing areas that increase driveway width & encroach into setbacks are avoided	YES	

	Access point is located to avoid headlight glare to habitable rooms	YES	
	Adequate separation distances are provided between vehicle entries & street intersections	YES	
	The width & number of vehicle access points are limited to the minimum	YES	
	Visual impact of long driveways is minimised through changing alignments & screen planting	YES	
	The need for large vehicles to enter or turn around within the site is avoided	YES	
	Garbage collection, loading & servicing areas are screened	YES	
	Clear sight lines are provided at pedestrian & vehicle crossings	YES	
	Traffic calming devices, such as changes in paving material or textures, are used where appropriate	YES	
	Pedestrian & vehicle access are separated & distinguishable. Design solutions include: Changes in surface materials; Level changes; Landscaping for separation	YES	
3J	BICYCLE & CAR PARKING		
3J-1	Objective: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.		
	Design Criteria	CONSIDERED	
1	For development in the following locations: on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & 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.	YES	
	Design Guidance	CONSIDERED	Refer to the accompanying traffic report
	Where a car share scheme operates locally, car share parking spaces are provided within the development.	YES	
	Where less car parking is provided in a development, council do not provide on street resident parking permits	YES	
3J-2	Objective: Parking & facilities are provided for other modes of transport.		
	Design Guidance	CONSIDERED	The proposed carpark will provide secure undercover bicycle and motorbike parking spaces for residents and visitors
	Conveniently located & sufficient numbers of parking spaces are provided for motorbikes & scooters	YES	
	Secure undercover bicycle parking is provided & easily accessible from both public domain & common areas	YES	
	Conveniently located charging stations are provided for electric vehicles, where desirable	YES	
3J-3	Objective: Car park design & access is safe and secure.		
	Design Guidance	CONSIDERED	The Basement has been designed to maximise efficiency within the floorplate while maintaining site lines where possible. Storage cages and bicycle parking will be accessed from dedicated pedestrian areas. Pedestrian paths through the carpark will be clearly delineated through signposting and line marking, with adequate lighting throughout
	Supporting facilities within car parks, including garbage, plant & switch rooms, storage areas & car wash bays can be accessed without crossing car parking spaces	YES	
	Direct, clearly visible & well lit access is provided into common circulation areas	YES	
	Clearly defined & visible lobby or waiting area is provided to lifts & stairs	YES	
	For larger car parks, safe pedestrian access is clearly defined & circulation areas have good lighting, colour, line marking and/or bollards	YES	
3J-4	Objective: Visual & environmental impacts of underground car parking are minimised.		

	Design Guidance	CONSIDERED	The extent of excavation required to the basement levels has been minimised as much as possible. This has been achieved through an efficient carpark layout with double loaded corridors throughout. Whilst the site itself slopes significantly, the design of the basement carpark allows for it to be entirely submerged The basement carpark will be mechanically ventilated to allow for fresh air supply.
	Excavation minimised through efficient car park layouts & ramp design	YES	
	Car parking layout is well organised, using a logical, efficient structural grid & double loaded aisles	YES	
	Protrusion of car parks do not exceed 1m above ground level. Solution include stepping car park levels or using split levels on sloping sites	YES	
	Natural ventilation is provided to basement & sub-basement car parking	YES	
	Ventilation grills or screening devices for car parking openings are integrated into the facade & landscape design	YES	
3J-5	Objective: Visual & environmental impacts of on-grade car parking are minimised.		
	Design Guidance	CONSIDERED	The number of on grade parking is minimised. On grade parking has a maximum gradient of 1:50.
	Parking is located on the side or rear of the lot away from the primary street frontage	YES	
	Cars are screened from view of streets, buildings, communal and private open space areas	YES	
	Safe and direct access to building entry points is provided	YES	
	Parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space	YES	
	Stormwater run-off is managed appropriately from car parking surfaces	YES	
	Bio-swales, rain gardens or on site detention tanks are provided, where appropriate	YES	
	Light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	YES	
3J-6	Objective: Visual & environmental impacts of above ground enclosed car parking are minimised.		
	Design Guidance	YES	Above ground parking will be provided on site
	Exposed parking should not be located along primary street frontages	YES	
	Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: - Car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) - Car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) - Positive street address and active frontages should be provided at ground level	YES	
PART4	**DESIGNING THE BUILDING**		
4A	SOLAR & DAYLIGHT ACCESS		
4A-1	Objective: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.		
	Design Criteria	CONSIDERED	
1	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	YES	
2	In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter	N/A	

3	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	YES	
	Design Guidance	CONSIDERED	The development proposes a total of 446 new apartments. Of these, 338 receive a minimum of 2 hours sunlight (75.8%). There are number of apartments receiving sunlight from 8am-9am and 3pm - 4pm based on the current and potential future development of the adjacent sites. There are less than 15% of total apartments proposed with south facing aspect receiving no solar access.
	The design maximises north aspect. The number of single aspect south facing apartments is minimised	YES	
	Single aspect, single storey apartments have a northerly or easterly aspect	YES	
	Living areas are located to the north and service areas to the south & west of apartments	YES	
	To optimise direct sunlight to habitable rooms & balconies a number of the following design features are used:Dual aspect apartments, Shallow apartment layouts, Two storey &mezzanine level apartments, Bay windows	YES	
	To maximise the benefit to residents of direct sunlight within living rooms & private open spaces, a minimum of 1sqm of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	YES	
	Achieving the design criteria may not be possible 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; significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints & orientation preclude meeting Design Criteria & how the development meets the objective.	YES	
4A-2	Objective: Daylight access is maximised where sunlight is limited.		
	Design Guidance	CONSIDERED	Skylight has been proposed to the apartments with limited solar access to ensure living spaces are well lit throughout the day.
	Courtyards, skylights & high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	YES	
	Where courtyards are used: Use is restricted to kitchens, bathrooms & service areas; Services are concealed with appropriate detailing & materials to visible walls; Courtyards are fully open to the sky; Access is provided to the light well from communal area for cleaning & maintenance; Acoustic privacy, fire safety & minimum privacy separation distances (see 3F Visual Privacy) are achieved	YES	
	Opportunities for reflected light into apartments are optimised through: Reflective exterior surfaces on buildings opposite south facing windows; Positioning windows to face other buildings or surfaces (on neighbouring sites or within site) that will reflect light; Integrating light shelves into the design; Light coloured internal finishes	YES	
4A-3	Objective: Design incorporates shading & glare control, particularly for warmer months.		
	Design Guidance	CONSIDERED	The proposed design incorporates overhangs to balconies to allow shading from summer sun as well as fixed and sliding louvre screens for additional layer of glare control.
	A number of the following design features are used: 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 louvres & planting; Horizontal shading to north facing windows; Vertical shading to east & particularly west facing windows; Operable shading to allow adjustment & choice; High performance glass that minimises external glare off windows, with consideration given to reduce tint glass or glass with a reflectance level below 20% (reflective films are avoided)	YES	

4B	NATURAL VENTILATION		
4B-1	Objective: All habitable rooms are naturally ventilated.	YES	
	Design Guidance	CONSIDERED	The development proposes a total of 446 apartments up to 14 storeys. Of these, 245 are naturally cross ventilated (61.6%).
	The building's orientation maximises capture & use of prevailing breezes for natural ventilation in habitable rooms	YES	
	Depths of habitable rooms support natural ventilation	YES	
	The area of unobstructed window openings should be equal to at least 5% of the floor area served	YES	
	Light wells are not the primary air source for habitable rooms	YES	
	Doors & openable windows maximise natural ventilation opportunities by using the following design solutions: Adjustable windows with large effective openable areas; Variety of window types that provide safety & flexibility such as awnings & louvres; Windows that occupants can reconfigure to funnel breezes into apartment, such as vertical louvres, casement windows & externally opening doors	YES	
4B-2	Objective: The layout & design of single aspect apartments maximises natural ventilation.		
	Design Guidance	CONSIDERED	Single aspect apartments have been designed to have limited depth in order to facilitate airflow within the apartment.
	Apartment depths limited to maximise ventilation & airflow	YES	
	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 used to naturally ventilate internal building areas or rooms such as bathrooms & laundries; Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation & avoid trapped smells	YES	Capable of complying
4B-3	Objective: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.		
	Design Criteria	CONSIDERED	
1	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	YES	
2	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	YES	
	Design Guidance	YES	
	The building includes dual aspect apartments, cross through apartments & corner apartments, and limited apartment depths	YES	
	In cross-through apartments, external window & door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window & door opening sizes/areas on the other side of the apartment (outlet side)	YES	
	Apartments are designed to minimise the number of corners, doors & rooms that might obstruct airflow	YES	
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation & airflow	YES	
4C	CEILING HEIGHTS		
4C-1	Objective: Ceiling height achieves sufficient natural ventilation & daylight access.		
	Design Criteria	CONSIDERED	The minimum ceiling heights have been accommodated with 2.7m for habitable rooms and 2.4m for non-habitable rooms.

1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	YES	
	Minimum Ceiling Height for apt and mixed-used buildings (m)		
	Habitable rooms 2.7		
	Non-habitable rooms 2.4		
	For 2 storey apts 2.7 for main living area floor		
	2.4 for second floor, where its area does not exceed 50% of the apt area		
	Attic spaces 1.8 at edge of room with 30deg minimum ceiling slope		
	If located in mixed-used area 3.3 for ground and first floor to promote future flexibility of use		
	These minimums do not preclude higher ceilings if desired		
4C-2	Objective: Ceiling height increases the sense of space in apartments & provides for well proportioned rooms.		
	Design Guidance	CONSIDERED	The hierarchy of rooms within apartments will be emphasised by providing 2.7m ceiling heights for habitable rooms such as bedrooms and living areas, with 2.4m ceilings to service zones such as bathrooms.
	A number of the following design solutions are used: Hierarchy of rooms in apartment is defined using changes in ceiling heights & alternatives such as raked or curved ceilings, or double height spaces; Well proportioned rooms are provided, for example, smaller rooms feel larger & more spacious with higher ceilings; Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor & coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	YES	
4C-3	Objective: Ceiling heights contribute to the flexibility of building use over the life of the building.		
	Design Guidance	CONSIDERED	
	Ceiling heights of lower level apartments should be greater than the minimum required by Design Criteria allowing flexibility & conversion to non-residential uses	YES	
4D	APARTMENT SIZE & LAYOUT		
4D-1	Objective: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.		
	Design Criteria	CONSIDERED	All of the apartment internal areas are greater than the required minimum sizes, including the provision of 5sqm for additional bathrooms. All habitable rooms have windows.
1	Apartments have the following minimum internal areas:	YES	
	Apartment Type Minimum Internal Area (sqm)	YES	
	Studio 35		
	1 Bedroom 50		
	2 Bedroom 70		
	3 Bedroom 90		
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.	YES	
	A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each		
2	Every habitable room has 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 & air is not borrowed from other rooms	YES	
	Design Guidance	CONSIDERED	
	Kitchens is not located as part of the main circulation space in larger apartments (such as hallway or entry space)	YES	
	A window is visible from any point in a habitable room	YES	

	Where minimum areas or room dimensions are not met, apartments demonstrate that they are well designed and demonstrate the usability & functionality of the space with realistically scaled furniture layouts & circulation areas.	YES	
4D-2	Objective: Environmental performance of the apartment is maximised.		
	Design Criteria	CONSIDERED	
1	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	YES	
2	In open plan layouts (living, dining & kitchen are combined) maximum habitable room depth is 8m from a window	YES	Capable of complying
	Design Guidance		
	Greater than minimum ceiling heights allow for proportional increases in room depth up to the permitted max depths	YES	
	All living areas & bedrooms are located on the external face of building	YES	
	Where possible: bathrooms & laundries have external openable window; main living spaces are oriented toward the primary outlook & aspect and away from noise sources	YES	
4D-3	Objective: Apartment layouts are designed to accommodate a variety of household activities & needs.		
	Design Criteria	CONSIDERED	
1	Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)	YES	
2	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	YES	
3	Living rooms or combined living/dining rooms have a minimum width of: – 3.6m for studio & 1 bedroom apartments – 4m for 2 & 3 bedroom apartments	YES	
4	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	YES	
	Design Guidance	CONSIDERED	The habitable rooms within the development has been designed in accordance to the ADG.
	Access to bedrooms, bathrooms & laundries is separated from living areas minimising direct openings between living & service areas	YES	
	All bedrooms allow a minimum length of 1.5m for robes	YES	
	Main bedroom of apartment or studio apartment is provided with a wardrobe of minimum 1.8m L x 0.6m D x 2.1m H	YES	
	Apartment layouts allow flexibility over time, design solutions include: Dimensions that facilitate a variety of furniture arrangements & removal; Spaces for a range of activities & privacy levels between different spaces within the apartment; Dual master apartments; Dual key apartments (Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the BCA & for calculating mix of apartments); Room sizes & proportions or open plans (rectangular spaces 2:3 are more easily furnished than square spaces 1:1); Efficient planning of circulation by stairs, corridors & through rooms to maximise the amount of usable floor space in rooms	YES	
4E	PRIVATE OPEN SPACE & BALCONIES		
4E -1	Objective: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.		
	Design Criteria	CONSIDERED	

1	All apartments are required to have primary balconies as follows:	YES	

Apartment Type	Minimum Area (sqm)	Minimum Depth (m)
Studio	4	-
1 Bedroom	8	2
2 Bedroom	10	2
3+ Bedroom	12	2.4

The minimum balcony depth to be counted as contributing to the balcony area is 1m

2	For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m	YES	
	Design Guidance	CONSIDERED	The balconies within the development has been designed in accordance to the ADG.
	Increased communal open space are provided where the number or size of balconies are reduced	YES	
	Storage areas on balconies is additional to the minimum balcony size	YES	
	Balcony use may be limited in some proposals where:consistently high wind speeds at 10 storeys & above; close proximity to road, rail or other noise sources; exposure to significant levels of aircraft noise; heritage & adaptive reuse of existing buildings In these situations juliet balconies, operable walls, enclosed wintergardens, and bay windows are appropriate. Other amenity benefits for occupants are provided in the apartments or in the development or both. Natural ventilation is also demonstrated	YES	
4E -2	Objective: Primary private open space & balconies are appropriately located to enhance liveability for residents		
	Design Guidance	CONSIDERED	Ground level apartments have extended generous front garden which have direct access to the private communal spaces. Privacy screen has been used throughout the ground floor apartment to ensure privacy is maintained.
	Primary open space & balconies are located adjacent to the living room, dining room or kitchen to extend the living space	YES	
	POS & balconies predominantly face north, east or west	YES	
	POS & balconies are orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	YES	
4E -3	Objective: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building		
	Design Guidance	CONSIDERED	The design of the ground level extended gardens are an integral part of the overall articulation of the proposal. Their extents define the overall form of the tower elements and their generous sizing, as well as their relationship to internal spaces encourage sustained use.
	Solid, partially solid or transparent fences & balustrades are selected to respond to the location. They are designed to allow views & passive surveillance of the street while maintaining visual privacy & allowing for a range of uses on the balcony. Solid & partially solid balustrades are preferred	YES	
	Full width full height glass balustrades alone are generally not desirable	YES	
	Projecting balconies are integrated into the building design. The design of soffits are considered	YES	
	Operable screens, shutters, hoods & pergolas control sunlight & wind	YES	
	Balustrades are set back from the building or balcony edge where overlooking or where safety is an issue	YES	
	Downpipes & balcony drainage are integrated with the overall facade & building design	YES	

	Air-conditioning units are located on roofs, in basements, or fully integrated into the building design	YES	
	Where clothes drying, storage or air conditioning units are located on balconies, they are screened & integrated in the building design	YES	
	Ceilings of apartments below terraces are insulated to avoid heat loss	YES	
	Water & gas outlets are provided for primary balconies & private open space	YES	
4E -4	Objective: Private open space & balcony design maximises safety		
	Design Guidance	CONSIDERED	
	Changes in ground levels or landscaping are minimised	YES	
	Balcony design & detailing avoids opportunities for climbing & falling	YES	
4F	COMMON CIRCULATION & SPACES		
4F-1	Objective: Common circulation spaces achieve good amenity & properly service the number of apartments		
	Design Criteria	CONSIDERED	
1	The maximum number of apartments off a circulation core on a single level is eight	PARTIAL	Some floor plates provide upto 12 apartment per circulation core
2	For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40	YES	
	Design Guidance	CONSIDERED	The proposal does not strictly comply with the design criteria as it has between 8 and 12 apartments per level and a single core. It does comply with the design guidance providing 12 or less apartments per core. The core is adjacent to an opening in the building floorplate, which allows for the provision of natural daylight creating an inviting circulation space.
	Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement & access particularly in entry lobbies, outside lifts & at apartment entry doors	YES	
	Daylight & natural ventilation are provided to all common circulation spaces that are above ground	YES	
	Windows are provided in common circulation spaces & are adjacent to the stair or lift core or at the ends of corridors	YES	
	Longer corridors greater than 12m in length from the lift core are articulated. Design solutions include: Series of foyer areas with windows & spaces for seating; Wider areas at apartment entry doors & varied ceiling heights	N/A	
	Common circulation spaces maximise opportunities for dual aspect apartments, including multiple core apartment buildings & cross over apartments	YES	
	Achieving Design Criteria for the number of apartments off a circulation core may not be possible. Where development is unable to achieve this, a high level of amenity for common lobbies, corridors & apartments is demonstrated, including: Sunlight & natural cross ventilation in apartments; Access to ample daylight & natural ventilation in common circulation spaces; Common areas for seating & gathering; Generous corridors with greater than minimum ceiling heights; Other innovative design solutions that provide high levels of amenity	YES	
	Where Design Criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	YES	
	Primary living room or bedroom windows do not open directly onto common circulation spaces, open or enclosed. Visual & acoustic privacy from common circulation spaces to any other rooms are carefully controlled	YES	
4F-2	Objective: Common circulation spaces promote safety & provide for social interaction between residents		
	Design Guidance	CONSIDERED	The proposal incorporates a clear and legible entry procession from the entrance to each apartment door. Corridors will have ample daylight and be clearly lit at night.

	Direct & legible access are provided between vertical circulation points & apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	YES	
	Tight corners & spaces are avoided	YES	
	Circulation spaces are well lit at night	YES	
	Legible signage are provided for apartment numbers, common areas & general wayfinding	YES	
	Incidental spaces, eg space for seating in a corridor, at a stair landing, or near a window are provided	YES	
	In larger developments, community rooms for activities such as owners corporation meetings or resident use, are provided & are co-located with communal open space	YES	
4G	STORAGE		
4G-1	Objective: Adequate, well designed storage is provided in each apartment		
	Design Criteria	CONSIDERED	
1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	YES	

Apartment Type	Storage Size Volume (cubic m)
Studio	4
1 Bedroom	6
2 Bedroom	8
3+ Bedroom	10

At least 50% of the required storage is to be located within the apartment

	Design Guidance	CONSIDERED	The proposal will accommodate the recommended amount of storage per apartment. 50% or greater of the required area being accessible from with the apartment living areas. Apartment storage allocation at this stage is as follows: studio apartments: 4m3 1 bedroom 6m3 2 bedroom 8m3 3 bedroom 10m3
	Storage is accessible from either circulation or living areas	YES	
	Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proofed & screened from view from the street	YES	
	Left over space such as under stairs is used for storage	YES	
4G-2	Objective: Additional storage is conveniently located, accessible & nominated for individual apartments		
	Design Guidance	CONSIDERED	Additional storage not located in apartments will be located in carpark levels in secure storage ‘cages’. These stores will be clearly allocated to specific apartments and be readily accessible from common aisles or from adjacent allocated car spaces.
	Storage not located in apartments is secure and clearly allocated to specific apartments	YES	
	Storage is provided for larger & less frequently accessed items	YES	
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages, such that allocated car parking remains accessible	YES	
	If communal storage rooms are provided they are accessible from common circulation areas of the building	YES	
	Storage not located in apartment is integrated into the overall building design & not visible from public domain	YES	
4H	ACOUSTIC PRIVACY		
4H-1	Objective: Noise transfer is minimised through the siting of buildings & building layout		

	Design Guidance	CONSIDERED	
	Adequate building separation is provided within the development & from neighbouring buildings/adjacent uses (see 2F Building Separation & 3F Visual Privacy)	YES	
	Window & door openings are orientated away from noise sources	YES	
	Noisy areas within buildings including building entries & corridors are located next to or above each other while quieter areas are located next to or above quieter areas	YES	
	Storage, circulation areas & non-habitable rooms are located to buffer noise from external sources	YES	
	The number of party walls (shared with other apartments) are limited & are appropriately insulated	YES	
	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces & circulation areas should be located at least 3m away from bedrooms	YES	
4H-2	Objective: Noise impacts are mitigated within apartments through layout & acoustic treatments		
	Design Guidance	CONSIDERED	Will comply in accordance with acoustic report recommendations.
	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: Rooms with similar noise requirements are grouped together; Doors separate different use zones; Wardrobes in bedrooms are co-located to act as sound buffers	YES	
	Where physical separation cannot be achieved, noise conflicts are resolved using the following design solutions: Double or acoustic glazing; Acoustic seals; Use of materials with low noise penetration properties; Continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	YES	
4J	NOISE & POLLUTION		
4J-1	Objective: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout		
	Design Guidance	CONSIDERED	
	To minimise impacts the following design solutions are used: Physical separation between buildings & the noise or pollution source; Residential uses are located perpendicular to the noise source & where possible buffered by other uses; Non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses & communal open spaces; Non-residential uses are located at lower levels vertically separating residential component from noise or pollution source. Setbacks to the underside of residential floor levels are increased, relative to traffic volumes & other noise sources; Buildings respond to both solar access & noise. Where solar access is away from noise source, non-habitable rooms will provide a buffer; Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferred; Landscape design reduces the perception of noise & acts as a filter for air pollution generated by traffic & industry	YES	
	Where developments are unable to achieve Design Criteria, alternatives are considered in the following areas: Solar & daylight access, Private open space & balconies, Natural cross ventilation	YES	
4J-2	Objective: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission		
	Design Guidance	CONSIDERED	Will comply in accordance with acoustic report recommendations.
	Design solutions to mitigate noise include: Limiting the number & size of openings facing noise sources, Providing seals to prevent noise transfer through gaps, Using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens), Using materials with mass and/or sound insulation or absorption properties eg solid balcony balustrades, external screens & soffits	YES	
4K	APARTMENT MIX		
4K-1	Objective: A range of apartment types & sizes is provided to cater for different household types now & into the future		

	Design Guidance	CONSIDERED	A variety of apartment types are proposed ranging from Studio, 1B, 1B+Study, 2B, 2B+Study, 3B and 3B+Study apartments.
	A variety of apartment types is provided	YES	
	The apartment mix is appropriate, taking into consideration: Distance to public transport, employment & education centres, Current market demands & projected future demographic trends, Demand for social & affordable housing, Different cultural & socioeconomic groups	YES	
	Flexible apartment configurations are provided to support diverse household types & stages of life including single person households, families, multi-generational families & group households	YES	
4K-2	Objective: The apartment mix is distributed to suitable locations within the building		
	Design Guidance	CONSIDERED	The apartment mix is distributed throughout the building. There are larger apartments on both lower and upper levels and each level accommodates a diversity of apartment types.
	Different apartment types are located to achieve successful facade composition & to optimise solar access	YES	
	Larger apartment types are located on ground or roof level where there is potential for more open space, and on corners where more building frontage is available	YES	
4L	GROUND FLOOR APARTMENTS		
4L-1	Objective: Street frontage activity is maximised where ground floor apartments are located		
	Design Guidance	CONSIDERED	Ground floor apartment with extended front garden helps to activate the open communal spaces.
	Direct street access are provided to ground floor apartments	YES	
	Activity is achieved through front gardens, terraces & the facade of the building. Design solutions include: Both street, foyer & other common internal circulation entrances to ground floor apartments, Private open space is next to the street, Doors & windows face the street	YES	
	Retail or home office spaces are located along street frontages	YES	
	Ground floor apartment layouts support SOHO use & provide opportunities for future conversion into commercial or retail areas. In these cases higher floor to ceiling heights & easy conversion to ground floor amenities are provided.	N/A	
4L-2	Objective: Design of ground floor apartments delivers amenity & safety for residents		
	Design Guidance	CONSIDERED	1800mm fencing has been proposed throughout on the ground level apartments to ensure privacy is maintained.
	Privacy & safety are provided without obstructing casual surveillance. Design solutions include: Elevating private gardens & terraces above the street level by 1-1.5m (see pg 109 Figure 4L.4), Landscaping & private courtyards, Window sill heights minimise sight lines into apartments, Integrating balustrades, safety bars or screens with exterior design	YES	
	Solar access is maximised through: High ceilings & tall windows, Trees & shrubs allow solar access in winter & shade in summer	YES	
4M	FACADES		
4M-1	Objective: Building facades provide visual interest along the street while respecting the character of the local area		
	Design Guidance	CONSIDERED	The buildings are composed to be clearly legible and to clearly establish a base, middle and top. Warm shades of brick are used to differentiate the base from the middle and bronze perforated metal screens and create a break through the building form to provide further contrast and warmth within the overall composition
	Design solutions for front building facades include: Composition of varied building elements, Defined base, middle & top of buildings, Revealing & concealing certain elements	YES	

	Building services are integrated within the overall façade	YES	
	Building facades are well resolved with appropriate scale & proportion to streetscape & with consideration of human scale. Solutions include: Well composed horizontal & vertical elements, Variation in floor heights to enhance the human scale, Elements that are proportional & arranged in patterns, Public artwork or treatments to exterior blank walls, Grouping of floors or elements such as balconies & windows on taller buildings	YES	
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	YES	
	Shadow is created on the facade throughout the day with building articulation, balconies & deeper window reveals	YES	
4M-2	Objective: Building functions are expressed by the façade		
	Design Guidance	CONSIDERED	The built form is clearly defined into 3 distinct elements; ground level, main form and top expression. Ground level entry has also been clearly defined through articulation of the portal expression.
	Building entries are clearly defined	YES	
	Important corners are given visual prominence through change in articulation, materials or colour, roof expression or changes in height	YES	
	Apartment layout is expressed externally through facade features such as party walls & floor slabs	YES	
4N	ROOF DESIGN		
4N-1	Objective: Roof treatments are integrated into the building design & positively respond to the street	YES	
	Design Guidance	CONSIDERED	The proposal allows for roof terraces which are a mix of private and communal spaces, allowing for an activated, landscaped space.
	Roof design relates to the street. Design solutions include: Special roof features & 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 pitched form complementary to adjacent buildings	YES	
	Roof treatments are integrated with the building design. Design solutions include: Roof design is in proportion to the overall building size, scale & form, Roof materials compliment the building, Service elements are integrated	YES	
4N-2	Objective: Opportunities to use roof space for residential accommodation & open space are maximised		
	Design Guidance	CONSIDERED	See response to Objective 4N-1
	Habitable roof space are provided with good levels of amenity. Design solutions include: Penthouse apartments, Dormer or clerestory windows, Openable skylights	YES	
	Open space is provided on roof tops subject to acceptable visual & acoustic privacy, comfort levels, safety & security considerations	YES	
4N-3	Objective: Roof design incorporates sustainability features		
	Design Guidance	CONSIDERED	The facade element of roof has a vertical perforated shading device to minimise impact of harsh solar into the living room.
	Roof design maximises solar access to apartments during winter & provides shade during summer. Design solutions include: Roof lifts to the north, Eaves & overhangs shade walls & windows from summer sun	YES	
	Skylights & ventilation systems are integrated into the roof design	YES	
4O	LANDSCAPE DESIGN		
4O-1	Objective: Landscape design is viable & sustainable		
	Design Guidance	CONSIDERED	
	Landscape design is environmentally sustainable & can enhance environmental performance by incorporating: Diverse & appropriate planting, Bio-filtration gardens, Appropriately planted shading trees, Areas for residents to plant vegetables & herbs, Composting, Green roofs or walls	YES	
	Ongoing maintenance plans are prepared	YES	

	Microclimate is enhanced by: Appropriately scaled trees near the eastern & western elevations for shade, Balance of evergreen & deciduous trees to provide shading in summer & sunlight access in winter, Shade structures such as pergolas for balconies & courtyards	YES	
	Tree & shrub selection considers size at maturity & the potential for roots to compete.	YES	
4O-2	Objective: Landscape design contributes to streetscape & amenity		
	Design Guidance	CONSIDERED	
	Landscape design responds to the existing site conditions including: Changes of levels, Views, Significant landscape features including trees & rock outcrops	YES	
	Significant landscape features are protected by: Tree protection zones, Appropriate signage & fencing during construction	YES	
	Plants selected are endemic to region & reflect local ecology	YES	
4P	PLANTING ON STRUCTURES		
4P-1	Objective: Appropriate soil profiles are provided		
	Design Guidance	CONSIDERED	
	Structures are reinforced for additional saturated soil weight	YES	
	Soil volume is appropriate for plant growth, including: Modifying depths & widths according to planting mix & irrigation frequency, Free draining & long soil life span, Tree anchorage	YES	
	Minimum soil standards for plant sizes should be provided in accordance with: Site Area (sqm) — Recommended Tree Planting Up to 850 — 1 medium tree per 50sqm of deep soil zone 850 - 1500 — 1 large tree or 2 medium trees per 90sqm of deep soil zone Greater than 1500 — 1 large tree or 2 medium trees per 80sqm of deep soil zone	YES	
4P-2	Objective: Plant growth is optimised with appropriate selection & maintenance		
	Design Guidance	CONSIDERED	Appropriate selection of planting is used to ensure planters are well maintained.
	Plants are suited to site conditions, considerations include:Drought & wind tolerance, Seasonal changes in solar access, Modified substrate depths for a diverse range of plants, Plant longevity	YES	
	A landscape maintenance plan is prepared	YES	
	Irrigation & drainage systems respond to: Changing site conditions, Soil profile & planting regime, Whether rainwater, stormwater or recycled grey water is used	YES	
4P-3	Objective: Planting on structures contributes to the quality & amenity of communal & public open spaces		
	Design Guidance	CONSIDERED	Landscape elements has been used throughout to create an inviting and pleasant environment.
	Building design incorporates opportunities for planting on structures. Design solutions include: Green walls with specialised lighting for indoor green walls, Wall design that incorporates planting, Green roofs, particularly where roofs are visible from the public domain, Planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade & consider the ability of the facade to change over time	YES	
4Q	UNIVERSAL DESIGN		
4Q-1	Objective: Universal design features are included in apartment design to promote flexible housing for all community members		
	Design Guidance	CONSIDERED	
	Developments achieve a benchmark of 15% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	YES	Capable of complying
4Q-2	Objective: A variety of apartments with adaptable designs are provided		
	Design Guidance	CONSIDERED	
	Adaptable housing should be provided in accordance with the relevant council policy	YES	

	Design solutions for adaptable apartments include: Convenient access to communal & public areas, High level of solar access, Minimal structural change & residential amenity loss when adapted, Larger car parking spaces for accessibility, Parking titled separately from apartments or shared car parking arrangements	YES
4Q-3	Objective: Apartment layouts are flexible & accommodate a range of lifestyle needs	
	Design Guidance	CONSIDERED
	Flexible design solutions include:Rooms with multiple functions, Dual master bedroom apartments with separate bathrooms, Larger apartments with various living space options, Open plan 'loft' style apartments with only a fixed kitchen, laundry & bathroom	YES
4R	ADAPTIVE REUSE	
4R-1	Objective: New additions to existing buildings are contemporary, complementary & enhance area's identity & sense of place	
4R-2	Objective: Adapted buildings provide residential amenity but does not precluding future adaptive reuse	
4S	MIXED USE	
4S-1	Objective: Mixed use developments are provided in appropriate locations & provide active street frontages that encourage pedestrian movement.	
	Design Guidance	CONSIDERED
	Mixed use development are concentrated around public transport & centres	YES
	Mixed use developments positively contribute to the public domain. Design solutions include: Development addresses the street, Active frontages provided, Diverse activities & uses, Avoiding blank walls at the ground level, Live/work apartments on the ground floor level, rather than commercial	YES
4S-2	Objective: Residential levels of the building are integrated within the development. Safety & amenity is maximised.	
	Design Guidance	CONSIDERED
	Residential circulation areas are clearly defined. Solutions include:Residential entries separated from commercial entries & directly accessible from the street, Commercial service areas separated from residential components, Residential car parking & communal facilities separated or secured, Security at entries & safe pedestrian routes are provided, Concealment opportunities are avoided	YES
	Landscaped communal open space are provided at podium or roof	YES
4T	AWNING & SIGNAGE	
4T-1	Objective: Awnings are well located and complement & integrate with the building design.	
	Design Guidance	CONSIDERED
	Awnings are located along streets with high pedestrian activity & active frontages	YES
	A number of the following design solutions are used: Continuous awnings are maintained & provided in areas with an existing pattern, Height, depth, material & form complements existing street character, Protection from sun & rain is provided, Awnings are wrapped around secondary frontages of corner sites, Awnings are retractable in areas without an established pattern	YES
	Awnings are located over building entries for address & public domain amenity Capable of complying.	YES
	Awnings relate to residential windows, balconies, street tree planting, power poles & street infrastructure	YES
	Gutters & down pipes are integrated and concealed	YES
	Lighting under awnings is provided for pedestrian safety	YES
4T-2	Objective: Signage responds to context & desired streetscape character.	
	Design Guidance	CONSIDERED
	Signage is integrated into building design & respond to scale, proportion & detailing of the development	YES
	Legible & discrete way finding is provided for larger developments	YES
	Signage is limited to being on & below awnings, and single facade sign on primary street frontages	YES
4U	ENERGY EFFICIENCY	
4U-1	Objective: Development incorporates passive environmental design.	
	Design Guidance	CONSIDERED

	Adequate natural light is provided to habitable rooms	YES	
	Well located, screened outdoor areas are provided for clothes drying	YES	
4U-2	Objective: Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used: Use of smart glass or other on north & west elevations, Thermal mass maximised in floors & walls of north facing rooms, Polished concrete floors, tiles or timber rather than carpet, Insulated roofs, walls & floors. Seals on window & door openings, Overhangs & shading devices such as awnings, blinds & screens	YES	
	Provision of consolidated heating & cooling infrastructure is located in a centralised location (eg basement)	YES	
4U-3	Objective: Adequate natural ventilation to minimise the need for mechanical ventilation.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used:,Rooms with similar usage are grouped together, Natural cross ventilation for apartments is optimised, Natural ventilation is provided to all habitable rooms & as many non-habitable rooms, common areas & circulation spaces as possible	YES	
4V	WATER MANAGEMENT & CONSERVATION		
4V-1	Objective: Potable water use is minimised.		
	Design Guidance	CONSIDERED	
	Water efficient fittings, appliances & wastewater reuse are incorporated	YES	
	Apartments are individually metered	YES	
	Rainwater is collected, stored & reused on site	YES	
	Drought tolerant, low water use plants are used within landscaped areas	YES	
4V-2	Objective: Urban stormwater is treated on site before being discharged to receiving waters.		
	Design Guidance	CONSIDERED	
	Water sensitive urban design systems are designed by a suitably qualified professional	YES	
	A number of the following design solutions are used:, Runoff is collected from roofs & balconies in water tanks and plumbed into toilets, laundry & irrigation, Porous & open paving materials is maximised, On site stormwater & infiltration, including bio-retention systems such as rain gardens or street tree pits	YES	
4V-3	Objective: Flood management systems are integrated into site.		
	Design Guidance	CONSIDERED	
	Detention tanks are located under paved areas, driveways or in basements	YES	
	On large sites, parks or open spaces are designed to provide temporary on site detention basins	YES	
4W	WASTE MANAGEMENT		
4W-1	Objective: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.		
	Design Guidance	CONSIDERED	The waste storage system is proposed on the basement level with common waste holding areas. Refer to waste management report for more details.
	Adequately sized storage areas for rubbish bins are located discreetly away from the front of the development or in basement car park	YES	
	Waste & recycling storage areas are well ventilated	YES	
	Circulation design allows bins to be easily manoeuvred between storage & collection points	YES	
	Temporary storage are provided for large bulk items such as mattresses	YES	
	Waste management plan is prepared	YES	
4W-2	Objective: Domestic waste is minimised by providing safe & convenient source separation & recycling.		
	Design Guidance	CONSIDERED	Each floor will have a single waste chute system for either general waste or recycling, with the provision of a diverter system at the base.

APPENDIX

9 WELLS COMMUNITIES

For insertion in TELOPEA URBAN RENEAL – URBAN DESIGN CONCEPT PLAN
APPENDIX A: SUSTAINABILITY

4. Silver WELL Communities certification
An initial Pre-Certification process covering the whole precinct, and individual final Certifications for each development phase will be pursued as follows:
- Stage 1 – Core, Stage 1A and Eastern Phase;
- Stage 2 – Southern Precinct Phase; and
- Stage 3 – Northern Precinct Phase.

The WELL Communities certification will encompass baseline initiatives such as:
- The project will certify one building under the WELL Buildings rating;
- AIR: Employing strategies for the reduction of ambient air pollution;
- WATER: Providing healthy drinking water without high pollutants concentrations or risk factors for bacteria;
- NOURISHMENT: Improving community nutritional status by enabling equitable access to grocery stores and supermarkets;
- LIGHT: Promoting an overarching plan for light across the whole community prior to development, in order to determine appropriate limitations on planned or existing lighting that may not be easily changed;
- MOVEMENT: Encouraging a high degree of and proximity to mixed-uses with the goal of creating a more compact, connected and active community;
- THERMAL COMFORT: Protecting community members against indoor and outdoor impacts of extreme temperatures by communicating extreme weather warnings and health-relevant advice in a timely manner;
- SOUND: Prioritising the assessment and management of environmental noise in project planning and design development;
- MATERIALS: Supporting waste management and sanitation practices that consider hazardous waste streams and reduce the risk of environmental contamination and health hazards;
- MIND: Improving availability of and access to community-based mental health support and care; and
- COMMUNITY: Collaboratively develop a shared vision, measurements and activities for community design and development.

For insertion in TELOPEA URBAN RENEAL – URBAN DESIGN CONCEPT PLAN
APPENDIX K: DESIGN GUIDELINES – 4. SUSTAINABILITY

4. Achieve a minimum Silver level WELL rated community, encompassing provisions to comply with the following WELL Pre-conditions:
- AQU: Fundamental Air Quality
- WQT: Drinking Water Quality
- SUP: Supermarket Access
- LMP: Lighting Master Plan
- MIX: Mixed-use Development
- EXT: Extreme Weather Warnings
- SOU: Sound Planning
- HWM: Hazardous Waste Management
- AMH: Access to Mental Health Services
- VIS: Community Visioning
- GND: Green Rating Systems

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