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Tempus Street, Rouse Hill ADG Assessment

This report has been prepared for the Applicant as a review of the SSDA drawings dated 17th September 2025. This is an updated edition submitted in response to the SSDA submission comments.

This report has been signed by a registered architect before the SSDA lodgement.

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14/10/2025

Summary of NSW Apartment Design Guide Assessment

Objectives and Design Criteria	Consistency
Part 2 Developing the controls	
2E Building Depth	
Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls. This will ensure that the apartments receive adequate daylight and natural ventilation and optimise natural cross-ventilation. Consider varying building depths relative to orientation. For example, buildings facing east-west capture sun from both aspects and may have apartments up to 18m wide (if dual aspect) while buildings facing north-south should be narrower.	✓ The proposed scheme's apartment depths do not exceed 12-18m from glass line to glass line, in accordance with the design objective. Depths vary according to apartment type and whether it is a single aspect or corner apartment.
2F Building Separation	
Minimum separation distances for buildings are: Five to eight stories (approximately 25m): - 18m between habitable rooms/balconies Nine storeys and above (over 25m): - 24m between habitable rooms/balconies	
Separation between proposal and neighbouring buildings.	✓ The envelope design provides adequate building separation from neighbouring buildings. The eastern boundary to the Rouse Hill Shopping Centre 3 storey loading dock provides a 9m setback and this is deemed as an equitable setback from the 3 storey Rouse Hill Shopping Centre loading dock. This exceeds the ADG design guidance for separation from service and plant areas (as non-habitable rooms). The building is built 2m off the northern and western boundary to Market Lane and Tempus Street as this faces the Metro. Whilst it is highly unlikely for it to be developed it also exceeds the ADG required setback due to the road network.

Separation between buildings within proposal.	× The envelope design above 25m features less than 12m separation between habitable and non-habitable rooms. However, the proposal provides visual privacy between balconies and habitable rooms through the design of the façade. The two Build to Rent towers are separated by 10.1m and feature apartments with northern, eastern and western aspects. The openings between the buildings utilise angled openings to direct views away from the adjacent towers, ensuring visual privacy between habitable spaces. With the angled openings, the distance between the apartments is at least 18m which complies with the minimum separation required between habitable and non-habitable rooms. This approach is also used to the south of the middle tower, where it neighbours the proposal's Co-living building. In this instance, while the wall-to-wall separation is 9.2m, the effective distance from the angled window's glass line to the opposing wall exceeds 12m. As the opposing walls are blank, this provides adequate visual privacy.
Part 3 Siting the Development	
3D Communal and Public Open Space	
Objective An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	✓
Design Criteria Communal open space has a minimum area equal to 25% of the site.	✓ Site Area: 4385m^2 Required communal and public open space: 1096m^2 (25% of site area) Achieved: • Landscaped (public) communal open space (GF): 191m^2 (including landscape) • Landscaped (private) communal open space (GF): 571m^2 (including landscape) • Landscaped Private Communal Area (L17): 343m^2 (including landscape) • Landscaped Private Communal Area (L22): 343m^2 (including landscape) TOTAL Outdoor open space achieved: 1448 m^2 (33% of site area) – Including landscaping Communal Open Space is defined in the ADG as: '*Outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only, or to the public*'. The proposed scheme provides extensive amounts of open space dispersed throughout the ground plane to the rooftop amenity spaces.

	When the ground floor public communal open space is included, the aggregate area represents 33% which substantially exceeds the 25% minimum requirement of the ADG.
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).	✓ The principal usable part of the communal open space is situated on ground, level 17 and level 22. There will be a minimum of 50% direct sunlight to the principal usable part of the communal open space on ground, level 17 & 22 for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter). The proposal achieves 100% direct sun access to its principal usable space for the communal open space on level 17 and level 22. • Level 17 primary usable communal outdoor space: 343m^2 • Level 22 Primary usable communal outdoor space: 343m^2 • Area receiving 2 hours direct sunlight on level 17: 343m^2 (100% of usable outdoor space) • Area receiving 2 hours direct sunlight on level 22: 343m^2 (100% of usable outdoor space)

3E Deep Soil Zones

Objective

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.

✓

Design Criteria

Deep soil zones are to meet the following minimum requirements:

Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)
Less than 650m^2	-	7%
650m^2 – 1,500m^2	3m	
Greater than 1,500m^2	6m	
Greater than 1,500m^2 with significant existing tree cover	6m	

✓

Deep soil area on site: 641m^2 (14.6% of total site area)

Although just shy of the 15% requirement, the proposal's ample rooftop planting supplements the remaining 0.4%.

Design guidance

On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:

- 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2
- 15% of the site as deep soil on sites greater than 1,500m2

3F Visual Privacy

Objective

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

✓

Design Criteria

Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building Height	Habitable rooms and balconies	Non-habitable rooms
Up to 12m (4 storeys)	6m	3m
Up to 25m (5-8 storeys)	9m	4.5m
Over 25m (9+ storeys)	12m	6m

No separation is required between blank walls.

Separation between proposal and neighbouring buildings.

✓

Building separation is in accordance with the design criterion.

Separation between buildings within proposal.

×

The proposal features 10.1m separation between the two built-to-rent towers. While this is below the requirement, the proposal follows the design criteria's intent of visual privacy through the design of the façade.

To achieve visual privacy, opposing windows angle away from each other, and balconies. For added privacy, balconies are also screened, with screening also angled where appropriate to redirect views. These angled windows effectively redirect views to blank façade walls, having an effect of habitable space facing non-habitable space, therefore achieving appropriate separation and ensuring visual privacy.

- For units 5-8 storeys high: The requirement is 13.5m between habitable and non-habitable rooms. This distance is achieved through angled windows and balcony screening.

- For units 9+ storeys high: The requirement is 18m between habitable and non-habitable rooms. This distance is achieved through angled windows and balcony screening.

This approach is also used to the south of the middle tower, where it neighbours the proposal's Co-living building. In this instance, while the wall-to-wall separation is 9.2m, the effective distance from the angled window's glass line to the opposing wall exceeds 12m. As the opposing walls are blank, or effectively blank with angled screening, this provides adequate visual privacy.

3J Bicycle and Car Parking	
Objective Car Parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	✓
Design Criteria 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 and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	✓ Car parking spaces are provided in accordance with the Housing SEPP rates. The proposed scheme seeks to minimise car parking given proximity to public transport hub and metro within 50m and for environmental purposes. As the scheme is proposing alternative housing typologies – built to rent, and co-living – it is also providing car spaces in accordance with the Housing SEPP rate of 0.2spaces/apartment. 66 car spaces (including 3 DDA) are provided. Bicycle and car parking is subject to detailed design.
Part 4 Designing the Buildings	
4A Solar and Daylight access	
Objective To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	✓
Design Criteria Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	✓ A total of 247 of 332 apartments (74%) receive direct sunlight for a minimum of 2 hours.
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	✓ A total of 0 of 332 apartments (0%) receive no direct sunlight between 9am and 3pm mid- winter. 332 apartments out of a total of 332 receive direct sunlight creating a shortfall of 0 units.
4B Natural Ventilation	
Objective The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	✓
Design Criteria 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.	✓ A total of 48 of 80 apartments up to level 9 (60%) are naturally cross-ventilated.

Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	✓ No cross over or cross through apartments in this development.
4C Ceiling Height	
Objective Ceiling height achieves sufficient natural ventilation and daylight access.	✓
Design Criteria Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **Minimum ceiling height** Habitable rooms: 2.7m Non-habitable: 2.4m For 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor, where its area does not exceed 50% of the apartment area Attic spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope If located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired.	✓ Subject to detailed design layouts, ceiling heights for residential units on all levels achieve 2.7m min. for habitable rooms.
4D Apartment Size and Layout	
Objective The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	✓ The proposed scheme meets the requirements of the design objective. Subject to detailed design, all apartment layouts are functional, well-organised and provide a high standard of amenity.
Design Criteria Apartments are required to have the following minimum internal areas: **Apartment Type / Minimum internal area** Studio: 35m² 1 bedroom: 50m² 2 bedroom: 70m² 3 bedroom: 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.	The ADG provides guidance to allow flexibility for apartment layouts over time, with one design solution being dual key apartments. Dual key apartments allow for a variety of configurations that cater for home offices, separate tenancy or multi-generational living. The proposal is a family focused product developed for flexibility of the modern family unit from elderly parents to teenage kids requiring flexible spaces. The proposal provides a mix of studio, 1- and 2- bedroom units. Each dual key apartment is regarded as two sole occupancy units for the purposes of the BCA and for calculating dwelling mix as per the ADG.

Studio - 35m²	× The proposed units generally meet or exceed the ADG minimum internal area requirements, except for the studio apartments: • Studio - 29m² The design adopts a flexible approach consistent with the Department of Planning and Environment's Build-to-Rent Flexible Design Fact Sheet. While the studio apartments are marginally below the ADG minimum, the inclusion of integrated built-in furniture supports efficient use of space and functional living arrangements. The layouts are well organised to achieve a high level of amenity, complemented by extensive communal facilities that provide residents with additional spaces for work, recreation, and social interaction.
1 bedroom - 50m² 2 bedroom - 70m² 3 bedroom - 90m²	✓ 1-bedroom, 2-bedroom and 3-bedroom unit types feature the minimum internal area requirements outlined by the design criteria, in most instances the units exceed the requirements: • 1 bedroom – 51-54m² • 2 bedrooms – 81m² • 3 bedrooms – 112-113m²
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	✓ All habitable rooms feature a window opening for natural daylight and air in accordance with the design criterion. Subject to detailed design layouts.
Objective Environmental performance of the apartment is maximised.	✓
Design Criteria Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	✓ All habitable room depths will be limited to a maximum of 2.5x the ceiling height. In accordance with the design criterion. Subject to detailed design layouts.
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	✓ The maximum habitable room depths in open plan layouts will be 8m from a window, in accordance with the design objective. Subject to detailed design layouts.
Objective Apartment layouts are designed to accommodate a variety of household activities and needs.	✓ The applicant will be providing a range of built in furniture options which will provide flexibility, functionality and well organised spaces combining to provide a high standard of amenity.
Design Criteria Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).	✓ All master bedrooms have a minimum area of 10m2 (excluding wardrobe space) in accordance with the design criterion. Final layout subject to detailed design.

Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	✓ The proposed scheme provides the minimum 3m bedroom dimension outlined in the design objective. Subject to detailed design layouts, all bedrooms will have a minimum dimension of 3m (excluding wardrobe space).
Living rooms or combined living/dining rooms have a minimum width of:	
• 3.6m for studio and 1 bedroom apartments	× The proposal's studio and 1-bedroom apartments have living and dining rooms of 3.2 metres in width, which is marginally below the ADG design criterion. However, as all apartments are pre-furnished with wall-mounted television units, the 400 millimetres typically allocated to TV joinery is eliminated, resulting in an equivalent functional width to a traditionally furnished 3.6-metre space. The DPIE *Build-to-Rent Flexible Design Fact Sheet* supports minor departures from the ADG where layouts can be effectively furnished, which has been demonstrated in the proposed apartment plans. The shortfall is further offset by generous communal amenity areas that extend the overall living and recreational spaces available to residents. The use of Volumetric Modular Construction (VMC) necessitates a 3.5-metre structural grid, providing a clear internal width of 3.2 metres within the studio and one-bedroom units. This dimensional constraint arises from transport and installation requirements. The modest variation is balanced by the broader benefits of VMC, including reduced construction waste, lower embodied carbon, and faster delivery timeframes.
• 4m for 2 bedroom apartments.	× (partial) Some 2-bedroom apartments include living and dining areas with a width of 3.2 metres, which is marginally below the ADG design criterion. Like the studio and 1-bedroom layouts, these apartments incorporate integrated furniture, larger bedroom sizes, and access to extensive communal residential amenities that offset the reduced width. Most bedroom layouts also mitigate the modular construction parameters affecting the smaller units by adopting an L-shaped living, dining, and kitchen configuration, which enhances spatial efficiency and overall functionality.
• 4m for 3 bedroom apartments.	✓ All 3-bedroom units features living / dining room widths equal or greater than the required 4m.
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	✓ No cross over or cross through apartments in this development

4E Private Open Space and Balconies

Objectives

Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

✓

Design Criteria

All apartments are required to have primary balconies as follows:

Dwelling Type	Minimum Area	Minimum depth
Studio apartment	4m²	-
1 bedroom apartment	8m²	2m
2 bedroom apartment	10m²	2m
3+ bedroom apartment	12m²	2.4m

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

×

Most apartments include balcony areas that are slightly below the ADG minimum; however, this is offset by the provision of extensive indoor and outdoor communal spaces for residents. The absence of air-conditioning condensers on balconies also ensures that the usable area is maximised.

Balcony dimensions, with the exception of the 1-bedroom apartments, are influenced by the 3.2-metre modular construction grid that defines the apartment modules. The studio apartments do not include traditional balconies but instead feature operable façades that provide protected, full-height access to open air and natural ventilation.

The design approach adopts the flexibility permitted under the DPIE *Build-to-Rent Flexible Design Fact Sheet*, which allows for reduced private open space where high-quality communal open space is provided. The proposal exceeds the minimum 25 per cent communal open space requirement, offering residents generous, functional shared areas that deliver greater usability and amenity than the smaller individual balconies typical of compact units.

For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.

✓

There are no apartments proposed on the ground floor or podium.

4F Common Circulation and Spaces

Objective

Common circulation spaces achieve good amenity and properly service the number of apartments.

✓

The BTR towers have adopted a high level of amenity achieved through the following outcomes:

- Sunlight through windows on both ends of corridor, and additional opening at lift lobby.
- Access to ample daylight and ventilation in common circulation spaces.

Design Criteria

The maximum number of apartments off a circulation core on a single level is eight.

×

The proposal exceeds the ADG's recommended maximum number of apartments accessed from a single circulation core, with some floorplates accommodating between six and twelve apartments. This variation reflects the application of the DPIE *Build-to-Rent Flexible Design Fact Sheet*, which allows for design flexibility to support operational and commercial viability.

The higher number of apartments per core results primarily from the inclusion of dual-key configurations. While this arrangement increases the unit count numerically, it enhances flexibility by allowing apartments to be adapted in size to meet residents' changing needs over time. This adaptability is a key feature of the Build-to-Rent model, providing broader leasing options and improved housing choice.

	When considered in terms of total bedrooms and potential occupants, the proposal achieves a comparable density per core to that of traditional strata developments without dual-key apartments.
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Not Applicable
4G Storage	
Objective Adequate, well designed storage is provided in each apartment.	✓ The proposed scheme provides storage in accordance with the design objective. Subject to detailed design layouts, adequate, well-designed storage is provided in each apartment.
Design Criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: At least 50% of the required storage is to be located within the apartment.	× The proposed scheme satisfies the intent of the ADG design criteria by providing adequate and functional storage for all apartments. Based on the detailed layouts, the proposal meets the overall volumetric storage requirements, with some variation in the internal-to-external storage ratio consistent with the *Build-to-Rent Flexible Design Fact Sheet*. In line with this guidance, the proposal seeks flexibility from the standard requirement that 50 per cent of storage be provided within the apartment. The distribution of storage is as follows: • Internal required: 1,918m³ • Internal provided: 917m³ • External required: 1,001m³ • External provided: 1,001m³ Section 75 of the Housing SEPP and the DPIE *Build-to-Rent Flexible Design Fact Shee*t allow flexibility in how storage is delivered, provided the total volume is achieved. The proposal adopts a creative and efficient approach by allowing residents the option to utilise designated bicycle storage areas for additional apartment storage, thereby maximising convenience and overall amenity.
Objectives: Additional storage is conveniently located, accessible and nominated for individual apartment.	✓ Conveniently located and accessible additional storage spaces are designated for each individual apartment. Additional storage is provided in the basement levels: - The Basement mezzanine level is dedicated to apartment storage, 202m2. - Basement 1 features a dedicated storage room, 79m2, - Basement 1 adjacent to car space, 9m2 - Basement 2 features storage cages adjacent to car spaces, 127m2. - Total: 417m2 - Total volume (at 2.4m high): 1001m3

Dwelling Type	Minimum Volume
Studio apartment	4m³
1 bedroom apartment	6m³
2 bedroom apartment	8m³
3+ bedroom apartment	10m³

4H Acoustic Privacy	
Objectives Noise transfer is minimised through the siting of buildings and building layout.	✓ Noise transfer is minimised through strategic building siting and layout.
Objectives Noise impacts are mitigated within apartments through layout and acoustic treatments.	✓ Within apartments, noise impacts are mitigated through thoughtful layout and acoustic treatment.

4J Noise and Pollution	
Objectives In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	✓ The impact of external noise, and pollution is minimised in accordance with acoustic requirements outlined in the design objective. Refer to acoustic engineer's report.
Objectives Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	✓ The building design includes appropriate noise shielding and attenuation techniques to mitigate noise transmission.
4K Apartment Mix	
Objectives A range of apartment types and sizes is provided to cater for different household types now and into the future.	✓ The ADG encourages flexibility in apartment layouts to accommodate changing household needs over time, with dual-key configurations identified as one approach to achieving this outcome. Dual-key apartments provide adaptable living arrangements that can support home offices, separate tenancies, or multi-generational living. The proposal includes a balanced mix of studio, 1-bedroom, and 2-bedroom apartments, offering a variety of living options to suit different household types and life stages. This diversity supports inclusivity and responds directly to the varied demands of the Build-to-Rent market, enabling residents to transition within the building as their housing needs evolve.
Objectives The apartment mix is distributed to suitable locations within the building.	✓ A typical floorplate is replicated across most of the proposal and features a diverse mix of studio, 1-bedroom, 2-bedroom, 3-bedroom and dual key apartments. Beginning at level 9 across both towers, the typical floorplate repeats until the rooftop levels at level 17, and 22. The location of units optimises solar access, cross ventilation and outlook.
4L Ground Floor Apartments	
Objectives Street frontage activity is maximised where ground floor apartments are located.	Not Applicable
Objectives Design of ground floor apartments delivers amenity and safety for residents.	Not Applicable

4M Facades	
Objectives Building facades provide visual interest along the street while respecting the character of the local area.	✓ Building facades enhance street visual interest while respecting local character by prioritising quality finishes, crafted details, and positively responding to the architecture of the adjacent built form.
Objectives Building functions are expressed by the façade.	✓ All three towers are made up of modular components stacked and connected to form the apartments. The façade is a direct expression of the modules and residential function of the towers. Recesses along the facade help to break up the tower massing and establish verticality, while also expressing the building core and residential corridors. Tall, double height, wide spanning masonry grounds the proposal's podium, while also providing a contrast to the modular stacks that form the towers. This also helps define the podium as the public interface of the proposal.
4N Roof Design	
Objectives Roof treatments are integrated into the building design and positively respond to the street.	✓ Roof treatments are seamlessly integrated into the building design, with all plant equipment screened, enclosed, and recessed at the tower 'crowns' to ensure they complement the streetscape. This approach not only conceals plant & equipment, it provides thermal comfort for the resident amenity floor and enhances the aesthetic appeal of the building.
Objectives Opportunities to use roof space for residential accommodation and open space are maximised.	✓ Opportunities for residential accommodation and open space utilisation on roofs are maximised by offering this level to the residents as a communal area. The level 17 & level 22 rooftops enhance the equitable and diverse residential amenity, providing residents with panoramic views of the surrounding landscape. These carefully curated spaces offer opportunities for relaxation, socialisation, and recreation, thereby enriching the residential experience and aligning with the key fundamentals of a build-to-rent operating model.
Objectives Roof design incorporates sustainability features.	✓ The roof design incorporates sustainability features such as photovoltaic (PV) panels, which harness solar energy to generate electricity.
4O Landscape Design	
Objectives Landscape design is viable and sustainable.	✓ Landscape design is both viable and sustainable. Refer to Landscape Report.
Objectives Landscape design contributes to the streetscape and amenity.	✓ Landscape elements, including the central courtyard, level 17 & 22 landscaped BBQ area, and landscaped rooftop terraces, enhance the streetscape and amenity of the development. These green spaces provide residents with opportunities for relaxation, recreation, and socialisation, while also improving air quality and promoting biodiversity.

4P Planting on Structures	
Objectives Appropriate soil profiles are provided.	✓ Appropriate soil profiles are provided. Refer to Landscape Report.
Objectives Plant growth is optimised with appropriate selection and maintenance.	✓ Selected species will be carefully chosen to thrive in the local climate and environmental conditions within the building. A comprehensive maintenance plan will ensure the ongoing health and vitality of the landscaping, reflecting the commitment to maintaining high standards of upkeep in a fully managed building environment, characteristic of the build-to-rent model.
Objectives Planting on structures contributes to the quality and amenity of communal and public open spaces.	✓ Planting on structures enhances the quality and amenity of communal and public open spaces. In the case of the eastern courtyard, the structure is expertly designed to accommodate large volumes of soil, allowing plants to thrive. This innovative approach not only adds greenery and beauty to the space but also creates a sustainable and vibrant environment for residents to enjoy.
4Q Universal Design	
Objectives Universal design features are included in apartment design to promote flexible housing for all community members.	✓ Apartments feature universal design elements to promote flexible housing for all.
Objectives A variety of apartments with adaptable designs are provided.	✓ Apartment layouts, including dual key layouts, accommodate a range of lifestyle needs. Adaptable layouts are also provided.
Objectives Apartment layouts are flexible and accommodate a range of lifestyle needs.	✓ Apartment layouts, including dual key layouts, are designed to be flexible, accommodating a wide range of lifestyle needs.
4R Adaptive Reuse	
Objectives New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	Not applicable
Objectives Adapted buildings provide residential amenity while not precluding future adaptive reuse.	Not applicable
4S Mixed Use	
Objectives Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	✓ The inclusion of non-residential uses on the ground floor, such as retail, contributes to active street frontages that align with the character of the precinct.

Objectives Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	✓ Residential levels are seamlessly integrated within the development, prioritising safety and amenity for residents.
Landscaped communal open space should be provided at podium or roof levels.	✓ Communal open spaces with landscaping are provided at podium or roof levels, specifically at level 17 and level 22.
4T Awnings and Signage	
Objectives Awnings are well located and complement and integrate with the building design.	✓ Awnings are strategically located and integrate well with building design offering shelter and amenity as a public benefit.
Objectives Signage responds to the context and desired streetscape character.	✓ Signage location nominated is contextually responsive and enhances desired streetscape character.
4U Energy Efficiency	
Objectives Development incorporates passive environmental design.	✓ The development incorporates passive environmental design principles.
Objectives Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	✓ Development incorporates passive environmental and solar design principles.
Objectives Adequate natural ventilation minimises the need for mechanical ventilation.	✓ Adequate natural ventilation is provided to minimise reliance on mechanical systems.
4V Water Management and Conservation	
Objectives Potable water use is minimised.	✓ Potable water use is minimised in accordance with the design objective.
Objectives Urban stormwater is treated on site before being discharged to receiving waters.	✓ Urban stormwater is managed in accordance with the design objective. Refer to Civil engineer's drawings.
Objectives Flood management systems are integrated into site design.	✓ Floor management systems are integrated with the site design in accordance with the design objective. Refer to Civil engineer's drawings.

4W Waste Management	
Objectives Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	✓ Waste storage facilities and a dedicated loading dock is located in the basement and accessed from White Hart Drive - a primary access road for the Rouse Hill Town Centre loading dock. Services along White Hart Drive have been integrated into the facade and concealed by landscaping to minimise streetscape impacts.
Objectives Domestic waste is minimised by providing safe and convenient source separation and recycling.	✓ Source separation and recycling systems are provided on every floor to minimise domestic waste. - Each core features a double garbage chute which separates general from recyclable waste. - Consolidated chute and bin holding room at Basement 1 allows for streamlined sorting and collection of waste across the proposal. - FOGO waste store is also conveniently located adjacent to each core at Basement 1, ensuring domestic waste is further reduced. - Refer to waste consultant's report.
4X Building Maintenance	
Objectives Building design detail provides protection from weathering.	✓ Building design details prioritise weather protection and ease of maintenance.
Objectives Systems and access enable ease of maintenance.	✓ Systems and access enable efficient maintenance, reducing ongoing costs.
Objectives Material selection reduces ongoing maintenance costs.	✓ The materials selected reduce ongoing maintenance costs.