

TABLE 1 - APARTMENT DESIGN GUIDE - DESIGN OBJECTIVES AND DESIGN CRITERIA

OBJECTIVE		DESIGN CRITERIA	PROPOSED	COMMENT
PART 3- SITTING THE DEVELOPMENT				
Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		Complies	The design acknowledges the site’s orientation, existing topography, and established landscape character of St Ives, which is predominantly low- to mid-rise residential framed by mature tree canopies. Opportunities such as solar access from the northern aspect and the potential for landscaped deep soil zones have been maximised to enhance residential amenity. Constraints, including the interface with neighboring properties, existing easements, and the need to respect the visual privacy of adjacent dwellings, have been addressed through sensitive building setbacks, articulation, and landscape buffers. Informed by this analysis, the proposal integrates appropriately within its context, balancing density with landscaped character, and ensuring a built form that complements the existing and future desired character of Cowan Road.
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimizing solar access within the development		Complies	The design maximizes northern orientation at 5–9 Cowan Road, St Ives to enhance solar access and natural ventilation. Building layout and setbacks minimize overshadowing to neighboring properties while ensuring high amenity for future residents.
	Objective 3B-2 Overshadowing of neighboring properties is minimized during mid winter		Complies	The building form has been shaped by the predominant street setback and ADG building separation setback. Minimize overshadowing to the neighboring properties.
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		Complies	The residential access point is carefully located on Cowan Road, ensuring clear visibility for both residents and visitors. The entry ramp has been positioned to minimize impact on existing trees and is reinforced by a consistent landscape treatment on both sides, creating a cohesive and identifiable approach. A defined metal canopy structure hovers above the ramp, enhancing visual recognition of the entry while introducing a human-scale element. The residential lobby is secured with card access, ensuring safety and controlled entry. Setbacks, landscaping, and canopies are thoughtfully integrated to enhance the streetscape while maintaining privacy and security for residents.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Complies	The proposal enhances the amenity of the Cowan Road streetscape through deep soil planting, retained TPZ, articulated façades, and a clear pedestrian entry, contributing to a safe and attractive public domain. Planter boxes on Levels 1 and 2 further contribute to greenery, reinforcing a human scale and creating a softer, more welcoming streetscape character.
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site 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)	Complies	In addition to generous open space and deep soil landscaping at ground level communal open space shapes 28% of the site area helping residents reconnect with nature. While a portion of the ground-floor communal open space particularly the landscaped seating areas receives direct sunlight between approximately 9:00–10:00 am (21 June), the communal open spaces on Level 7 (residents’ use only) receive direct sunlight from approximately 9:00 am to 3:00 pm on 21 June, as demonstrated in the submitted solar studies Ground : 866.9sqm Level 7 & 8 :201.5 sqm Total C.O.S : 971.6sqm

	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Complies	The design provides communal open space that is accessible, landscaped, and oriented to maximize solar access. A golf simulator and other activities were introduced to the space. Planting and seating areas create a welcoming environment that supports social interaction and resident amenity. Please refer to the Landscape drawings .
	Objective 3D-3 Communal open space is designed to maximize safety	Complies	The communal open space is readily accessible from the lobby and is also visible from the street and will be carefully lit at night to foster safety while avoiding light spill into apartments. Located at the heart of the development, and on levels 7 and 8 it maintains direct connection to surrounding dwellings and benefits from visual links between each other, enhancing both safety and effectiveness of the space.

Deep Soil Zones	Objective 3E-1 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	Deep soil zones are to meet the following minimum requirements: Site area > 1,500 sqm Deep soil zone 7%	Complies	The proposal includes Less than 6m : 455.1sqm (13.3%) Equal or greater than 6m : 379.6 sqm (10.9%) Total Area : 834.9sqm (24%)												
Visual privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighboring sites, to achieve reasonable levels of external and internal visual privacy	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: <table><tr><td>Building height</td><td>Hab and balcony</td><td>Non-hab</td></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building height	Hab and balcony	Non-hab	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	On merit	The proposed setbacks align with the desired future character of the low–mid rise area. Additional setbacks to the building mass at south west elevation have been introduced in SSDA Revision 04 to improve compliance with neighbouring property interfaces and enhance overall amenity outcomes. Due to the trapezoidal geometry of the site, some windows encroach into the setback zone.mainly on the north east elevation where a non habitable condition is applied These have been appropriately treated with either privacy screens or obscure glazing to maintain visual privacy. The design enhances visual privacy through increased upper-level setbacks and a stepped façade, which reduces perceived bulk and minimises overlooking. A minimum 12-metre separation is maintained between habitable rooms across the communal open space, ensuring adequate privacy while preserving outlook and residential amenity.
	Building height	Hab and balcony	Non-hab													
up to 12m (4 storeys)	6m	3m														
up to 25m (5-8 storeys)	9m	4.5m														
over 25m (9+ storeys)	12m	6m														
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		Complies	Building elements such as solid articulation posed as privacy screen, solid upstand and planting buffers area helps ensure visual privacy and amenity. The orientation of balconies and communal areas minimises noise transfer to habitable rooms, ensuring a high level of residential amenity. At ground level, habitable rooms are provided with fencing ranging from 1500 mm to 1800 mm in height in areas where overlooking from the communal open space may occur instead of compromising the type of glazing and natural ventilation. The design ensures that each habitable room achieves at least one primary opening that provides adequate natural light and ventilation, even where other openings are treated for privacy requirements.												
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies	Access to the private open space (POS) from Cowan Road is provided via boardwalks that are carefully positioned between existing trees, allowing the landscape to be retained while seamlessly connecting to the main pedestrian footpath along Cowan Road. The main entry is clearly identified by a pedestrian ramp, integrated planting, and a metal canopy,												
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies	The main entry provides legible and welcoming access. From this entry, clear and direct pathways lead to centrally located lift lobby , ensuring intuitive circulation and equitable access for all residents. The lift cores are easily identifiable and positioned to support passive surveillance, safety, and efficient movement throughout the building. the visibility to the communal open space is also part of the access journey which provides more understanding of the building around.												
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		Complies	The design provides clear pedestrian links across the site, improving access to surrounding streets and key destinations. Pathways are integrated with the landscape and connect directly to Cowan Road, enhancing permeability and walkability. These connections support safe, legible movement for residents and visitors,												

Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Complies	The proposed vehicle access points have been strategically placed at the southern corner of Cowan Road to reduce the impact on ground floor activation. It has also been carefully located to minimise traffic congestion and provide clear visibility.
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre 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	On merit	The proposed basement car parking is provided in accordance with traffic engineer's calculations and complies with the requirement under the current SEPP Housing 2021 - Chapter 4 In-fill Affordable Housing and TfNSW. Additional car parking was provided to accommodate market rate for the penthouses and the 4 bedroom apartments.
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies	Bicycle parking is provided at rate recommended in the traffic report for both residents and visitors, to encourage this mode of transport. Bicycle racks are easily accessible through Basement 1, 2 and 3 .
	Objective 3J-3 Car park design and access is safe and secure		Complies	Good sightlines and surveillance have been incorporated throughout the design.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies	Basements parking and loading dock access via Cowan Road.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	No on-grade parking provided
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	Car parking spaces are only proposed in the basement level and not visible from the ground level

PART 4 - DESIGNING THE BUILDING				
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. 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	Complies	71.4% (55/77) of the apartments will achieve the ADG. Recommendation for 2HR solar access.
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	N/A	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	On merit	Fourteen apartments receive no direct solar access, representing a relatively high proportion of 18.10%. This outcome is primarily driven by the building's orientation, which is set at approximately 45 degrees to the sun path. As a result, solar penetration is limited for a portion of the units despite the overall design approach.
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Complies	Building envelopes have been developed to minimise the quantity of apartments with no direct sunlight during mid-winter and maximise north-west and north east facing apartments. South oriented apartments have wide frontage for daylight access. Windows to habitable rooms and skylights to living areas have been introduced wherever feasible to maximise natural light access.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Balconies on north facades sit within the building envelope, together with architectural features allows for adequate shading in the warmer months.
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	Windows and doors are designed to ADG and BCA requirements for natural ventilation
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		Complies	The apartment layouts include open plan kitchen, dining and living room. The depth of rooms from external windows is less than the maximum 3x the ceiling height.
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	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	Complies	60/77 (77.9%) apartments achieve cross ventilation Refer to architectural drawing DA530-DA532 for compliance summary
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies	The central portion of the plan accommodates two typical cross-flow apartments, which were amended at SSDA Rev 02 to comply with the overall 18-metre building depth requirement.

Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings: Habitable rooms 2.7m Non-habitable 2.4m If located in mixed used areas: 3.6m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired	Complies	Floor-to-Floor exceeds ADG requirement - 3.15m All habitable rooms have a ceiling height of 2.7m All non-habitable rooms have a ceiling height not less than 2.4m Refer to architectural drawing DA300.
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	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		Complies	Internal layouts have well proportioned rooms with good access to daylight and natural ventilation and maximise the feeling of spaciousness. ALL glazing is full height.							
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies								
Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:	Complies	A range of apartment typologies are provided adding to the flexibility and affordability of the development. The proposal includes apartments with studies, dual aspect apartments and intergeneration living arrangement. 2 Bedroom size ranging from 80 to 90 - m ² 3 & 4 Bedroom size ranging from100 to 200 - m ² Refer to architectural layouts and unit mix diagrams							
		<table><tr><td>Apartment type</td><td>Minimum internal area</td></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each			Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom
	Apartment type	Minimum internal area									
	Studio	35m ²									
1 bedroom	50m ²										
2 bedroom	70m ²										
3 bedroom	90m ²										
	2. 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	Complies	External glazing to all habitable room is greater than the min. 10% required								
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Complies	Refer to Objective 4C-1 for ceiling heights.							
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	On merit	Most of the living room depths do not exceed the required minimum dimensions. Where the length extends beyond 8 metres, a side window has been introduced to improve daylight and amenity, as demonstrated in units L1-07 and L1-08.Deep living spaces have been minimised through considered planning of the building layout. However, due to inherent site and building configuration constraints, a limited number of centrally located, single-aspect units unavoidably result in increased depth from the primary glazing line. These conditions are typical of higher-density residential development and have been addressed through targeted design responses. Full-height (2.7 m) glazed sliding doors are provided to maximise daylight penetration and solar access and enhance light distribution across the full depth of the space. Accordingly, while minor variations occur, the design achieves the underlying intent of the ADG by delivering acceptable levels of daylight and residential amenity.							
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	Complies	Master bedrooms and bedrooms provided are larger than minimum size required.							
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies	All bedroom meets ADG minimum bedroom dimension Refer to architectural drawings							

	3. Living rooms or combined living /dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	Complies	Apartments meet ADG minimum living/ dining room width Refer to architectural drawings
	4.The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies	The internal dimensions of the cross-through apartments exceed the minimum width requirement of 4 metres

Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	Complies	All oversized balconies are provided with usual area. Balconies areas are free from A/C units and are provided within dedicated plant areas. Refer to architectural drawings															
		<table><tr><td>Dwelling type</td><td>Min. area</td><td>Min. depth</td></tr><tr><td>Studio</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom</td><td>12m²</td><td>2.4m</td></tr></table>			Dwelling type	Min. area	Min. depth	Studio	4m ²	-	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3+ bedroom	12m ²	2.4m
		Dwelling type			Min. area	Min. depth													
	Studio	4m ²	-																
	1 bedroom	8m ²	2m																
	2 bedroom	10m ²	2m																
3+ bedroom	12m ²	2.4m																	
The minimum balcony depth to be counted as contributing to the balcony area is 1m																			
	2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	Complies	All ground floor apartments have direct access to private open space, enhancing residential amenity. Dwellings facing Cowan Road include entries that connect directly to the public domain, integrating with the landscaped frontage and contributing to an active and engaging streetscape.																
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance livability for residents		Complies	Balconies are located in front or adjacent to living spaces in all apartments.																
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Complies	The balconies are an integral part of the building façade and incorporate architectural horizontal and vertical features, screens and planter boxes.																
Objective 4E-4 Private open space and balcony design maximises safety		Complies	Design and detailing of balconies avoid opportunities for climbing and falls.																
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	Complies	Max. 6 units sharing 1 core on the typical levels.															
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Complies	1 lift per core is proposed per building. (2 lifts are provided on each level)															
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Complies	Common circulation spaces are designed to provide safe, legible spaces to foster interaction and harmony between residents. Communal open space provided at ground level and rooftop on level 7 & 8 can be accessed through the main lobbies.															

Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><td>Dwelling type</td><td>Storage size volume</td></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedroom</td><td>10m³</td></tr></table> At least 50% of the required storage is to be located within the apartment	Dwelling type	Storage size volume	Studio	4m ³	1 bedroom	6m ³	2 bedroom	8m ³	3+ bedroom	10m ³	Complies	All apartments exceed the minimum storage requirements set out in the ADG, with at least 50% of storage provided within each apartment. The basement levels include 77 additional storage units (excluding bicycle spaces), which can accommodate any shortfall in apartment storage provision Refer to architectural drawings DA550-DA552 for compliance summary.
	Dwelling type	Storage size volume												
Studio	4m ³													
1 bedroom	6m ³													
2 bedroom	8m ³													
3+ bedroom	10m ³													
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	Extra storage is provided to all apartments on basement levels.										
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Complies	Adequate setback and introduction to solid upstand to lower units have been incorporated to minimise noise from the public domain. Proposed balconies have been appropriately located to minimise noise transmission between apartments. Internal apartment layout have been designed to ensure where possible non-habitable room to act as buffer noise to common corridors. Acoustic privacy is maintained by separating residential entries and apartments from the basement and parking areas. Careful placement of walls, doors, and acoustic treatments reduces noise transfer, while mechanical plant and services are designed to avoid disturbance to habitable spaces.										
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies											
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Complies	Balcony openings in façade have been carefully considered in regards to height, width and materiality to assist acoustic design. Refer to acoustic report for details.										
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Complies	Façade and glazing systems have been carefully considered within the development. Refer to acoustic report for details.										
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and		Complies	A mixture of 2,3 and 4 bedroom apartments have been provided. Refer to architectural drawings DA001 for further information										
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Complies	A variety of apartments type has been provided within each floor plate.										
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Complies	Street frontage is activated by ground apartments and entry courtyards. Moreover an abundance of greenery/raise planter boxes are provided.										
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		Complies	Direct access from street level and streamline fencing details are carefully designed with key access to delivers safety and amenity for residents as well as being easily identifies.										
Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		Complies	The facades are designed with modulation, material variation, and planter boxes to reduce bulk and scale. Vertical and horizontal articulation creates visual interest while ensuring the building integrates with the landscaped character of Cowan Road, St Ives.										
	Objective 4M-2 Building functions are expressed by the façade		Complies	Building entrance is clearly defined by the ramp, canopy and planting, this provide a welcoming and inviting entry experience to the residential lobby. All elevations are rationally designed and respond to their use.										

Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies	The roof facing Cowan Road adopts a residential identity, while the rear portions accommodate mechanical services discreetly. This approach strengthens the building's character and provides a meaningful architectural expression at the upper levels.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Complies	Communal open space is provided at Ground Level and Levels 7 and 8, with visual and acoustic privacy achieved through the use of screens and integrated planters. Additional 1.8-metre-high walls have been introduced to minimise overlooking of adjacent apartments
	Objective 4N-3 Roof design incorporates sustainability features	Complies	Landscaping around the penthouses on Level 8 enhances privacy and contributes to the overall aesthetic quality, while the rear portion accommodates services and mechanical plant in a discreet manner, ensuring functionality without impacting the residential character. The roof also incorporates automated pergolas that allow additional sunlight to balconies and skylights, improving natural light to the penthouse corridors
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable	Complies	Building performance is enhanced by incorporating a diverse planting including appropriately planted shading trees and street trees to meet DCP requirements. Refer to landscape design
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	Complies	
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided	Complies	The communal courtyard provides a large area of landscaped open space including extensive deep soil for tree plantation Refer to landscape design
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies	
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open	Complies	
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	Complies	15 (20%) apartments have been designed as Silver Level LHA. Refer to architectural drawing DA800& AD801 for details.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	Complies	15 (20%) apartments have been designed as Adaptable. Refer to architectural drawing DA800 &DA801 for details.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	Intergenerational units incorporated in design as well as studies provided where appropriate. Refer to architectural drawings.
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/S	
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	N/S	
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	Complies	Awnings are provided on ground floor , these are only located as part of the roof and include an operable louvres/pergola
	Objective 4T-2 Signage responds to the context and desired streetscape character	N/A	Signage to form part of future DA

Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	Complies	Natural light is provided to all habitable rooms, outdoor communal open space areas are designed to provide residents with a range of spaces offering flexibility and choice demonstrating a high level of passive environmental design.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Complies	
Water Management and Conservation	Objective 4V-1 Potable water use is minimised	Complies	Refer to BASIX report for details
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Complies	Refer to stormwater details
	Objective 4V-3 Flood management systems are integrated into site design	Complies	Refer to civil/ flood report for details
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	The waste holding rooms are located on basement and not visible from the street.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies	1 garbage chute per core and co-mingle compartment on each level for each building are provided.
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	Complies	The facade is detailed including overhangs to prevent staining and protect wall below. Planter boxes are designed to sit above paving levels for drainage and to minimise maintenance of waterproof membranes. Overhang slabs will be detailed with drip lines to avoid staining.
	Objective 4X-2 Systems and access enable ease of maintenance	Complies	Access to all maintenance areas provided.
	Objective 4X-3 Material selection reduces ongoing maintenance costs	Complies	Durable materials are proposed externally which are also common to the local context.