

Draft # 1_ 21 November 2022

The proposed development has been assessed against *Part 4 Application of Design Principles* and *Schedule 1 – Design Quality Principles* of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) and the provisions of the integrated Apartment Design Guide (2015) – *Parts 3 and 4*.

Apartment Design Guideline	
Part 3 – Siting the Development	
3A – Site Analysis	Comment
<p>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.</p>	<p>Complies. A site analysis accompanies this submission – refer to Architectural Documents.</p> <p>The proposed development is considerate of the surrounding existing development (including mitigating against adverse overlooking, overshadowing and overbearing), seeks to maximise site opportunities (including outlook, orientation and aspect) and proposes a high-quality design outcome that is appropriate for the subject land and development intent envisaged for this precinct.</p>
3B – Orientation	Comment
<p>Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.</p> <p><i>Buildings along the street frontage define the street, by facing it and incorporating direct access from the street.</i></p>	<p>Complies. The site has frontage to two streets and a service lane.</p> <p>Careful consideration has been given to the arrangement of the building to address the streetscapes, both at the ground plane (with activation along both streetscapes), and at the tower levels (with orientation of balconies).</p> <p>The primary frontage (along Redfern Street) is north facing. The planning arrangement of the apartments have been configured to ensure the primary living and private open space optimise the northern orientation.</p>
<p>Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter.</p>	<p>Complies. Along the south boundary, the site adjoins the 18 story Iglu building purpose built for student accommodation.</p> <p>The typical residential levels of the Iglu building are planned with the accommodation suites orientated</p>

<p><i>Solar access to living rooms, balconies and private open spaces of neighbours should be considered.</i></p> <p><i>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%.</i></p>	<p>east and west along a central corridor, with the communal kitchen space located at the northern end of the corridor.</p> <p>An overshadowing analysis accompanies this submission demonstrating the solar access to the accommodation suites (orientated east and west) within the Iglu building shall not be reduced by more than 20% as a consequence of the proposal.</p>
3C – Public Domain Interface	Comment
<p>Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.</p> <p><i>Upper level balconies and windows should overlook the public domain.</i></p> <p><i>Length of solid walls should be limited along street frontages.</i></p> <p><i>...pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility...</i></p> <p><i>Opportunities for people to be concealed should be minimised.</i></p>	<p>Complies. The proposed development has been designed to ensure an activated podium (including cafe/hotel and residential foyer) address both Redfern and Regent Streets.</p> <p>The balconies to the residences address Redfern Street and shall overlook the public domain.</p> <p>The length of solid walls is limited to back of house and private spaces within the podium element of the proposed development. Where solid walls are proposed, it is intended these walls integrate art opportunities which shall enhance the streetscape experience.</p> <p>Distinctive entries are proposed for the café/hotel use (within the podium element) and the foyer to the residential tower.</p> <p>CPTED principles have been integrated into the design including minimising recesses at the ground plane for people to conceal themselves.</p>
<p>Objective 3C-2 Amenity of the public domain is retained and enhanced.</p> <p><i>Durable, graffiti resistant and easily cleanable materials should be used.</i></p>	<p>Complies. The amenity of the public domain at the ground plane shall be retained and enhanced through the curved form of the building façade encouraging (and improving) pedestrian movement at the corner of Redfern and Regent Streets along with the introduction of a continuous awning over the footpath along both street frontages.</p> <p>The building materials proposed for the podium element shall be durable, graffiti resistant and easily cleanable.</p>
3D – Communal and Public Open Space	Comment
<p>Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</p>	<p>Complies. The proposed development includes a roof top landscape terrace with varying scale of social, recreational, and reflective spaces for communal use.</p>

<p><i>Communal open space should be consolidated into a well designed, easily identified and usable area.</i></p> <p><i>Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies.</i></p>	<p>The resident's communal space is consolidated into a well designed usable space on the roof top of the building.</p> <p>Equitable access to the roof top communal open space is achieved via the two lifts servicing all levels of the proposed development.</p>
<p>Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</p> <p><i>The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts.</i></p> <p><i>Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks.</i></p>	<p>Complies. The roof top landscaped communal open space shall offer a range of spaces for social, recreational, and reflective use. The spaces are planned to take advantage of the vistas available.</p> <p>The communal open space is orientated north and shall enjoy 180 degree aspect from east to west. The spaces shall include open and shaded areas with stepped down areas and tall glazed balustrading providing respite from prevailing winds.</p> <p>Building plant and equipment is consolidated onto an upper roof screened platform setback from the primary building facades.</p>
<p>Objective 3D-3 Communal open space is designed to maximise safety.</p> <p><i>Communal open space should be well lit.</i></p>	<p>Complies. It is envisaged the communal open space located on the roof shall be a safe space, with clear lines of sight and access restricted exclusively to residents.</p> <p>The communal open spaces shall be well lit.</p>
<p>Objective 3D-4 Not applicable</p>	Not applicable
3E – Deep Soil Zones	Comment
<p>Objective 3E-1 Not applicable</p>	Not applicable
3F – Visual Privacy	Comment
<p>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p> <p><i>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from</i></p>	<p>Complies. The proposed development sits within an established high density precinct with pre-existing mixed use development of similar height and density. Outlook from the proposed development is orientated towards the three road frontages, as opposed to the adjoining Iglu building and, as such, affords reasonable separation distances to the surrounding pre-existing mixed use developments.</p> <p>Separation distances are illustrated on the accompanying architectural drawings.</p>

<p><i>buildings to the side and rear boundaries are as follows:</i></p> <ul style="list-style-type: none"> • <i>up to 4 storeys: 6m for habitable rooms and balconies; 3m for non-habitable rooms</i> • <i>5-8 storeys: 9m for habitable rooms and balconies; 4.5m for non-habitable rooms</i> • <i>9+ storeys: 12m for habitable rooms and balconies; 6m for non-habitable rooms.</i> 	
<p>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.</p>	<p>Complies. The proposed building design prioritises the position of habitable rooms and balcony spaces towards the perimeter of the building envelope to optimise access to light, air, outlook and views.</p>
3G – Pedestrian Access and Entries	Comment
<p>Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain.</p> <p><i>Multiple entries... should be provided to activate the street edge.</i></p>	<p>Complies. The pedestrian entry to the residential portion of the proposed development is defined along the Regent Street frontage by a two storey expression within the podium element of the building form.</p> <p>The entries to the café/hotel and the residential portions of the building are separated to offer clear definition between the two and to activate both Redfern and Regent Street frontages.</p>
<p>Objective 3G-2 Access, entries and pathways are accessible and easy to identify.</p> <p><i>For large developments electronic access and audio/video intercom should be provided to manage access.</i></p>	<p>Complies. Further to comments provided to Objective 3G-1, the proposed development incorporates accessible pathways (including flush thresholds) to the entries of the café/hotel and residential portions.</p> <p>Electronic access, including audio/video intercom, shall be an integral part of the access management system.</p>
<p>Objective 3G-3 Not applicable.</p>	Not applicable.
3H – Vehicle Access	Comment
<p>Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</p>	<p>Complies. The proposed development does not provide for vehicular access onto site. As per the current servicing arrangements, service vehicles shall continue to utilise the adjoining service lane for necessary deliveries and collections.</p>
3J – Bicycle and Car Parking	Comment
<p>Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</p>	<p>Complies. The site is located less than 150m from the Redfern Train Station. Accordingly, the proposed development does not provide for on-site carparking.</p>

Objective 3J-2 Parking and facilities are provided for other modes of transport.	Complies. Other modes of transport are encouraged with the opportunity for residents to accommodate bicycles in a dedicated storage area in the basement. Bicycle storage is provided at an approximate ratio of approximately 1.2 space per apartment.
Objective 3J-3 Not applicable.	Not applicable.
Objective 3J-4 Not applicable.	Not applicable.
Objective 3J-5 Not applicable.	Not applicable.
Part 4 – Designing the Building	
4A – Solar and Daylight Access	Comment
Objective 4A-1 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; (N/A)	Complies (Partially). The site is one of the last remaining development opportunity within the established high density precinct with pre-existing mixed use development of similar height and density. The existing buildings to the north and west overshadow the site (and adjoining Iglu development to the south of the site). Particular care has been applied to the planning of the apartments to ensure habitable rooms (including primary windows) and private open spaces (balconies) within each apartment are orientated to optimise sunlight, with all apartments enjoying a northern aspect. Having consideration of the existing high density context, the proposed development shall achieve direct sunlight during mid-winter to 34 of the 44 apartments (equating to a approximately 77.27%). It is acknowledged that the access to sunlight may, in some instances, extend outside the time period (9am to 3pm) and may not achieve the minimum of 2 hours as prescribed in the Design Criteria. A detailed analysis of the solar access to living rooms and/or private open spaces, has been provided as part of the architectural package. In summary: <ul style="list-style-type: none"> • 14 apartments achieve greater than 2 hours direct sunlight to living rooms and/or private open spaces (equating to 31.82%), • 20 apartments achieve less than 2 hours direct sunlight to living rooms and/or private open spaces (equating to 45.45%), • 10 apartments do not achieve direct sunlight to living rooms and/or private open spaces (equating to 22.73%).

Objective 4A-2 Daylight access is maximised where sunlight is limited.	Complies. The proposed building design prioritises the position of habitable rooms and private open spaces towards the perimeter of the building envelope to maximum access to daylight.
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.	Complies. The proposed development incorporates low-e glazing along with vertical blades for shading control from the east and west.
4B – Natural Ventilation	Comment
Objective 4B-1 All habitable rooms are naturally ventilated.	Complies. All habitable rooms shall have access to natural ventilation.
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.	Complies. Less than one third of the residential apartments are <i>single aspect apartments</i> . The single access apartments (centrally located within the lower levels of the building envelope) are planned to optimise cross ventilation with the private open space (balcony) located between the living spaces and bedroom.
Objective 4B-3 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 - Overall depth of a cross-over or cross through apartment does not exceed 18m, measured glass line to glass line.	Complies. Greater than 60% of the residential apartments are planned at the corners of the building envelope and shall enjoy natural cross ventilation. As noted in Objective 4B-2, the centrally located apartments are planned to optimise cross ventilation with the private open space (balcony) located between the living spaces and bedroom.
4C – Ceiling Heights	Comment
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access. Design Criteria - Measured from finished floor level to finished ceiling level, minimum ceiling heights are: - Habitable rooms: 2.7m - Non-habitable: 2.4m	Complies. All residential apartments shall have an internal floor to ceiling height of 2.7m (min) for habitable rooms and 2.45m (min) to non-habitable rooms (where required).

Objective 4C-2 Ceiling heights increases the sense of space in apartments and provides for well-proportioned rooms.	Complies. Further to comments provided to Objective 4C-1, the ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude where possible.
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.	Complies. Further to comments provided to Objectives 4C-1 & 2, the generous ceiling heights shall allow for the flexibility of building use as may be required.
4D – Apartment Size and Layout	Comment
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity Design Criteria - Apartments are required to have the following minimum internal areas: - 1 bedroom: 50sqm - 2 bedroom: 70sqm - 3 bedroom: 90sqm 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. - 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 - A window should be visible from any point in a habitable room.	Complies. The internal layout of the residential apartments are functional and well organised, offering residents flexibility in the manner in which the spaces may be used. The apartments meet the minimum design criteria for internal areas with: - 1 bedroom apartments ranging in internal area between 54sqm & 68sqm. - 2 bedroom apartments ranging in internal area between 89sqm & 93sqm. - 3 bedroom apartment internal area of 187sqm. All habitable rooms have windows opening onto external walls. All windows are visible from within the room. NCC requirements for natural light and ventilation (including minimum glass area of 10% of the floor area of a habitable room) are achieved.
Objective 4D-2 Environmental performance of the apartment is maximised Habitable room depths are limited to a maximum of 2.5 x the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Complies. The residential apartments are designed based on contemporary <i>open plan</i> principles offering residents flexibility in the manner in which the spaces may be used. The depth of habitable rooms are no greater than 2.5 x the ceiling height (2.5 x 2.7m = 6.75m). The length of living and dining room spaces (combined) do not exceed 8m from a window.
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs - Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	Partially Complies. The area of all master bedrooms is greater than 10 m ² , with the area of all secondary bedrooms greater than 9 m ² .

<ul style="list-style-type: none"> - Bedrooms 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 - 4m for 2 and 3-bedroom apartments 	<p>All bedrooms have a minimum clear dimension greater than (or equal to) 3.0m.</p> <p>The planning of the living/dining rooms are intended to achieve functional (and flexible) options for residents. All combined living/dining rooms have a minimum width of 3.6m for 1 bedroom apartments and 3.7m for 2 bedroom apartments.</p>
4E – Private Open Space and Balconies	Comment
<p>Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity.</p> <p>Design Criteria</p> <ul style="list-style-type: none"> - All apartments are required to have primary balconies as follows: - 1 bed: 8sqm min and 2m depth - 2 bed: 10sqm min and 2m depth <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p>	<p>Partially Complies.</p> <p>The planning arrangement of the apartments are intended to enhance residential amenity, including access to private open space. Consideration has been given to the high density urban context with the layout of the balcony spaces balancing the need for private open space and the close proximity to the road, rail, and busy pedestrian interface along Redfern Street.</p> <p>Private open spaces, in the form of balconies, measure:</p> <p>1 bedroom apartments: approx. 2m x 3m and 2m x 4m = approx. 6 and 8 sqm</p> <p>2 bedroom apartments: 2 m x 4 m = approx. 8 sqm and 2 m x 5 m = approx. 10 sqm</p> <p>3 bedroom apartment: 2m x 4m = approx. 8 sqm.</p> <p>In addition to the individual balcony spaces, residents shall enjoy the 190 sqm communal roof terrace.</p>
<p>Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.</p>	<p>Complies.</p> <p>All primary private open spaces (balconies) are orientated towards north and planned as an extension to the living / dining spaces offering a direct nexus between indoor and outdoor living spaces.</p>
<p>Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</p>	<p>Complies.</p> <p>Careful consideration has been given to the planning and arrangement of the private balcony and courtyard spaces to enhance the resident's amenity (including liveability, aspect, orientation & outlook) and to contribute positively to the form, fenestration, and fine grain detail of the building envelope.</p>
<p>Objective 4E-4 Private open space and balcony design maximises safety.</p>	<p>Complies.</p> <p>The design and detailing of the balconies avoids opportunities for climbing and falls in accordance with, and exceeding, NCC requirements.</p>
4F – Common Circulation and Spaces	Comment

<p>Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments.</p> <p>Design Criteria <ul style="list-style-type: none"> - The maximum number of apartments off a circulation core on a single level is eight - For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 - Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level. </p>	<p>Complies. The number of apartments serviced off a building common circulation <i>core</i> range between 3 to 1.</p>
<p>Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents.</p>	<p>Complies. The common circulation spaces are easily legible, of generous proportion and include appropriate lift lobby spaces offering opportunity for residents to interact within a safe environment.</p>
4G – Storage	Comment
<p>Objectives 4G-1 Adequate, well designed storage is provided in each apartment.</p> <p>Design Criteria <ul style="list-style-type: none"> - In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: - 1 bed: 6 m³ - 2 bed: 8m³ - 3 bed: 10m³ At least 50% of the required storage is to be located within the apartment. </p>	<p>Complies. Storage is provided in both within the apartments and the Basement Level. The volume of storage space provided includes: <ul style="list-style-type: none"> - 1 bed:3 m³ - 2 bed: 4m³ - 3 bed: 5m³ Approximately 50% of the storage is provided within each apartment. </p>
<p>Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.</p>	<p>Complies. Provision for additional storage (within the basement) is conveniently located within a dedicated, shared, accessible space exclusive to residents.</p>
4H – Acoustic Privacy	Comment
<p>Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.</p>	<p>Complies. The site is located within a high density environment. Detail resolution of the building fabric shall be considered, including sealed glass balustrades and acoustically treated soffits to balconies and acoustic treated glazing systems, to mitigate against adverse acoustic impacts from the surrounding context.</p>
<p>Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.</p>	<p>Complies. The internal planning arrangement of all residential apartments considers appropriate acoustic separation of spaces with necessary acoustic privacy achieved in accordance with, and exceeding, NCC requirements.</p>

4J – Noise and Pollution	Comment
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 The residential portion of the proposed development commences on level 3, with a non-residential use envisaged for the podium levels. This, along with the planning of the apartments and detail resolution of the building fabric, shall minimise adverse impacts from the surrounding context.
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 The building fabric shall include sealed glass balustrades and acoustically treated soffits to balconies and acoustic treated glazing systems to mitigate against adverse acoustic impacts from the surrounding context.
4K – Apartment Mix	Comment
Objectives 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.	Complies. The proposed development incorporates six varying apartment layouts. These layouts, including 1, 2 & 3 bedroom apartments, cater for the perceived end-user requirements and respond to the site specific influences.
Objectives 4K-2 The apartment mix is distributed to suitable locations within the building.	Complies. Further to the comments provided to Objective 4K-1, the placement of the varying apartment layouts within each building responds to site influences, opportunities to capitalise on natural light and ventilation, privacy and adjacent built form considerations.
4L – Ground Floor Apartments	Comment
Objective 4L-1 Not applicable.	 Not applicable.
Objective 4L-2 Not applicable.	 Not applicable.
4M – Facades	Comment
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area.	Complies. The built form outcome, including the façade treatment and selection of materials and finishes, responds to the general surrounding context and location within this high density precinct. Particular attention has been applied to defining the podium and tower elements along with establishing a focal element along the Redfern Street axis.

Objective 4M-2 Building functions are expressed by the façade.	Complies. The built form is clearly separated into a podium and tower element – each responding to their corresponding functions.
4N – Roof Design	Comment
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.	Complies. The built form at roof level, whilst not expressed as a defined roof, is integrated into the form of the building and shall contribute positively to the expression and building design.
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	Complies. The roof level is dedicated to communal open space for the residents of the building including a mix of spaces for socialisation, relaxation and reflection.
Objective 4N-3 Not applicable.	 Not applicable.
4O – Landscape Design	Comment
Objective 4O-1 Landscape design is viable and sustainable.	Complies. The landscape is integrated into the built form at the podium and roof level. The design of these landscape elements shall be viable and sustainable within the Sydney environment.
Objective 4O-2 Not applicable.	 Not applicable.
4P – Planting and Structures	Comment
Objective 4P-1 Appropriate soil profiles are provided.	Complies. Constructed planters hosting the landscape throughout the building shall be designed to achieve appropriate soil depths and drainage.
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance.	Complies. The landscape architect shall be briefed to provide an appropriate design including selection of plant species. All landscape areas are readily accessible for long term maintenance.
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces.	Complies. The planting on the podium terrace and roof level shall be enjoyed by residents and shall positively contribute to the communal spaces within the building.

4Q – Universal Design	Comment
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features.	Complies. Greater than 20% of the proposed apartment layouts shall incorporate the Liveable Housing Guideline's silver level universal design features.
Objective 4Q-2 A variety of apartments with adaptable designs are provided.	Complies. The proposed development incorporates a variety of apartment layouts and sizes with apartments achieving convenient access to communal and public spaces and solar access.
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs.	Partially Complies. The mix of apartment layouts within the proposed development shall accommodate varying size households and offer dual master bedrooms within the two (and three) bedroom apartments.
4R – Adaptive Reuse	Comment
Objective 4R-1 Not applicable.	 Not applicable.
Objective 4R-2 Not applicable.	 Not applicable.
4S – Mixed Use	Comment
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	Complies. The site is located in a high density urban context close to public amenity. The proposed development appropriately responds to the context as a mixed use development incorporating food and beverage facilities within the podium levels with the residential tower above.
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	Complies. The residential entrance is separate to the ground level deli/café entry yet integrated by an informal entry from within the residential lobby.
4T – Awnings and Signage	Comment
Objective 4T-1 Awnings are well located and complement and integrate with the building design.	Complies. The awning extending over the adjoining footpath will provide shelter for the general public and building users. The awning is an integral part of the ground plane with the curvilinear profile (echoed by the building façade) encouraging pedestrian movement around the busy Redfern / Regent Street corner.

Objective 4T-2 Signage responds to the context and desired streetscape character.	Complies. Signage within the proposed development shall be minimal, yet functional, responding to the 'way finding' needs for the residents and visitors. Building signage will be integrated into the design and shall, along with the proposed urban art, offer a contribution to the streetscape along with offering building information.
4U – Energy Efficiency	Comment
Objective 4U-1 Development incorporates passive environmental design.	Complies. The proposed development includes passive environmental design principles including orientation, aspect, outlook, cross ventilation, shading of façades, low-e glazing, and the integration of landscape to the building envelope.
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Complies. The proposed development incorporates passive solar design measures low-e glazing, shading devices, green roof, and seals on window and door openings.
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation.	Complies. In accordance with comments provided to section 4B – <i>Natural Ventilation</i> , the proposed development achieves a desirable standard for natural ventilation which, in turn, shall minimise the demand for mechanical ventilation (including air conditioning).
4V – Water Management and Conservation	Comment
Objective 4V-1 Potable water use is minimised.	Complies. The proposed development will incorporate water efficient fitting and appliances. Drought tolerant, low water use plants are proposed within landscaped areas.
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters.	Complies. The proposal envisages the harvesting of roof water for irrigation purpose.
Objective 4V-3 Not applicable.	Not applicable.
4W – Waste Management	Comment
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Complies. Waste storage is contained within the back of house and basement areas with collection from the service lane as per the current functional arrangement.

Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling.	Complies. All proposed residences have safe and convenient access to separate waste and recycling disposal.
4X – Building maintenance	Comment
Objective 4X-1 Building design detail provides protection from weathering.	Complies. Appropriate design and material selection is proposed to ensure longevity of the proposed development. This includes the glazed façade to the residential tower and the introduction of natural elements (including a sandstone façade) to the podium.
Objective 4X-2 Systems and access enable ease of maintenance.	Complies. The proposed development shall incorporate suitable access for maintaining and cleaning of the building.
Objective 4X-3 Material selection reduces ongoing maintenance costs	Complies. The proposed development includes a select palette of low maintenance materials including natural stone, glazed facades and prefinished metal screens.