

Design Statement

4-8 Bells Boulevard, Kingscliff

Prepared for
BELLS BOULEVARD PTY LTD

Issued
30 June 2026

Gadi Country
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Surry Hills NSW 2010

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From a moment to a metropolis, design and planning for the built environment.

SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.

Ref: #6906
Version: 02
Date: 30.06.26

Prepared by: JV/ WG
Checked by: WG

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Certified Management Systems

ISO 9001:2015	Quality Management System
ISO 45001:2018	Work Health & Safety Management System
ISO 14001:2015	Environmental Management System

Contents

01	Introduction	4
02	Design quality principles	6
03	ADG response table	16
04	Site analysis checklist	60
05	Document application checklist	62

Prepared to accompany the SSD Application submitted to the Minister under the HDA pathway

30 June 2026

4-8 Bells Boulevard
Kingscliff NSW 2487

Prepared on behalf:
BELLS BOULEVARD PTY LTD

Prepared by:
SJB Architects NSW

Verification of Qualifications

I, Adam Haddow, am a registered architect in New South Wales and am enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architects Act 2003.

My registration number is 7188.

Statement of Design

I have been responsible for the design of the project since its inception and have worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and responds to the design quality principles of Chapter 4 Housing SEPP Assessment.

I verify that as required by Section 29 (1) of the Environmental Planning and Assessment Regulation 2021 the design principles for residential apartment development set out in schedule 9 of State Environmental Planning Policy (Housing) 2021 and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described in the following document.



Adam Haddow
Director
Registered Architect NSW, No. 7188

The following content outlines the architectural scheme against the nine design principles for residential apartment development.

2.1 Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area’s existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The site at 4-8 Bells Boulevard, Kingscliff, is located within the Tweed Shire Council Local Government Area (LGA).

While most of the context surrounding the site is characterised by single detached dwellings, the Peppers and Mantra hotels offer a mix of uses and higher intensity built form. The existing setting is also defined by a high level of natural amenity, framed by extensive green and blue corridors to the east and west.

The site is currently undeveloped but accommodates 27 carparking spaces in the northeast corner Its prominent location at the corner of Bells Boulevard and Gunnamatta Avenue marks the entry to the Salt Precinct and the adjoining Mantra and Peppers hotel facilities. Together with the retail and hospitality uses at the ground level of the Mantra Hotel, this area has contributed to a more diverse mix of land uses within the Salt Precinct.

A suite of urban principles underpinning the overarching objectives ensures the proposal delivers a place-based outcome that enhances both the site and its surrounding context. They include;

- Create an entry point through landmark built form and clear interfaces, creating a gateway to the Salt Precinct and enhancing legibility.
- Complete the heart of the precinct, through an active ground plane that enhances vibrancy and offers an enriched urban experience.
- Various connections and nodes of activity ensure the site is integrated with the existing public domain, creating a porous development.
- Deliver diversity in the form of residential flat buildings and different levels of affordability, improving housing choice and access.
- Shape the built form to respond sensitively to surrounding development, creating a built form transition from the edges of the precinct to its heart.
- Sculpt massing to minimise overshadowing to the surrounding context, while maximising privacy.

2.2 Principle 2: Built form and scale

<i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i> <i>Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</i> <i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i>	The built form is concentrated towards the northern boundary and is proposed at a consistent 5 storeys, holding the edge of Bells Boulevard to the north and Gunnamatta Avenue to the east. This northern section of the built form is the only part characterised by a 5m upper setback, elevating it’s role as marker and entry point to the Salt Precinct. The built form along the north and east boundary incorporates active edges, reinforcing the site’s primary interfaces along Bells Boulevard and Gunnamatta Avenue. It contributes to the vibrancy of the street and the emerging mixed use heart of the Salt Precinct. This public interface is characterised by a 0m setback from the streetscape. Towards the southern boundary the built form provides a minimum 6 m setback, creating generous separation to the terrace houses at Stage 2, minimising privacy and overshadowing impacts at the same time. This area is also proposed for deep soil and landscaping, which will enable additional privacy along this joint boundary. Along the western boundary, the built form interfaces with the existing landscape buffer and accommodates residential use only. It is characterised by a minimum 3m setback, enabling adequate separation to this public edge. Overall the proposal will create a high quality built form outcome that elevates the Salt Precinct as a place to live and visit.
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2.3 Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The proposal has a floor space ratio of about 1.99:1, compliant with the current LEP control of 2:1 and responsive to the context.

The apartments have a high level of internal amenity, with oversized apartments, as well as external amenity in the form of well sized balconies, private open space, and extensive communal open space.

The proposed density is supported by access to excellent local amenity including:

- Within walking distance to Salt Village shops including food and beverage and a supermarket.
- Close to South Kingscliff Beach and the coastal promenade.
- Between Kingscliff and Casuarina villages, which are connected by the coastal path (walking and bike path).
- Public transport connections along Casuarina Way.
- Proximity to public infrastructure in the form of health and education.

Apartments have high level of amenity, with good solar access and cross ventilation, communal open space and communal facilities. In combination with the communal open space and location parks / beach there is abundant open space for the residents.

2.4 Principle 4: Sustainability

<i>Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.</i>	The proposal incorporates environmental principles of sustainability as outlined in the BASIX assessment. These include; — Reduction of basement excavation around the boundary interfaces to allow for deep soil on the west, south and east edges of the site. — On-site rainwater detention and re-use. — Natural light and ventilation to common lobbies — Use of materials chosen for longevity and ease of maintenance. — Provision of bike parking. — Energy-efficient lighting and appliances with the provision for future EV car charging. — Water-efficient fixtures. — Proximity to local shops supports active transport options such as walking and cycling, reducing reliance on private vehicles. — Multi building proposal that creates high levels of cross ventilation and dual aspect apartments. — Apartment plans ensure daylight penetration and reduce dependence on artificial lighting. — Endemic and native species used in landscape, encouraging habitat diversity for fauna. — Solar PV cells to the roof. — Louvred / screening elements to the facade to provide shade and cooling to the building. — Landscaping to common lobbies on each floor.
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2.5 Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management.

The design integrates architecture and landscape, with an emphasis on a generous communal courtyard with gardens, active and passive spaces. It responds to the context to ensure an appropriate interface to the public domain and adjacent development.

A series of communal and private open spaces are proposed across the site and are complemented by landscaped areas that enhance the public domain.

The communal open space proposed at the centre of the site, creates a heart for the mixed use development, offering a space for future residents to come together and bond. The communal open space is co-located with a hardcourt racquet club, which offers opportunities for exercise and respite for future residents.

The proposing of deep soil areas along the edges of the site provide areas of ecological value, enhance privacy to adjoining properties, elevate the amenity of the site while also tying in with the adjoining landscape buffer.

Overall the character of the landscape concept will be underpinned by the site’s proximity to the creek and coastline, with envisioned materials and landscaping.

From the Landscape Architect (360degrees)

The overall design aims for an environmentally and socially sustainable landscape and an integrated landscape experience with the building architecture and function, activating the site, creating a vibrant precinct and place to live, visit and socialise.

Anchored in its landscape setting, the development will capitalise on its sub-tropical location. Outdoor settings will be integrated with the natural landscape — including rooftop swimming pool, a pickle-ball court and a variety of gardens for dining and recreation.

Landscape will be critical to the developments success and integration with the surrounding context. Large areas of deep planting will be achieved at the site perimeter, while within the central landscape courtyard extensive podium gardens provide multiple settings for large canopy trees and palms.

Landscaping will be integrated within podiums and elevated gardens to create a beautiful and ever-changing setting.

2.6 Principle 6: Amenity

<i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</i> <i>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.</i>	The site strategy proposes a single building articulated to define the public interfaces of Bells Boulevard, Gunnamatta Avenue and the public landscape buffer. The buildings take advantage of the site orientation and irregular shape to open out the built form and create a generous internal courtyard. At the heart of the project, a lush, landscaped courtyard will offer a serene retreat, allowing natural light and fresh coastal air to circulate freely, embracing Kingscliff’s unique subtropical charm. A diverse collection of 1, 2, and 3-bedroom apartments provide accommodation, ensuring more people have the opportunity to live, work, and thrive in Kingscliff. Apartments have been designed to have simple rectilinear geometry that are efficient and easy to furnish. Apartments are generous with large internal areas and oversized balconies promoting outdoor living, inline with the lifestyle of the coastal environment. The communal open space proposed at the centre of the site offers space for social interaction between residents. The communal open space is co-located with a hardcourt racquet club, which offers opportunities for active recreation.
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2.7 Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The design optimise’s safety and employs CPTED principles as outlined in the CPTED report that accompanies this SSDA.

Design initiatives which have been incorporated into the design are:

- Principal building entrances are clearly identifiable and allow for passive surveillance.
- Multiple building entrances have been provided to allow site connectivity.
- Building entrances have secure access points.
- Passive surveillance is provided along street frontages and side boundaries. This includes retail activation along Bells Boulevard and Gunnamatta Avenue.
- The building layout allows for clear sight lines through the site ensuring there are no concealed spaces.
- The communal open space and shared facilities, such as parking and storage have been designed with CPTED principles to facilitate a safe and secure environment.
- Lighting will be provided to common areas and landscaping.

2.8 Principle 8: Housing Diversity and Social Interaction

<i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</i> <i>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.</i>	The proposal provides for housing diversity through a mix of apartments including 1 bedroom, 2 bedroom and 3 bedroom. The apartment typologies itself contribute to housing diversity in Kingscliff, offering an alternative to traditional detached housing and supporting a range of lifestyles. A series of oversized 3 bedroom apartments allow for a variety of users, including; — Families — Downsizers — Multi-generational — Work from home arrangements In addition to the mix of market housing the proposal includes much needed affordable housing with the provision of 2 apartments for affordable housing. Communal open space is provided for all residents with equitable access throughout all common areas. In a broader context, this project offers an excellent opportunity to provide quality housing in Kingscliff, which is a much sought after area that has access to high levels of amenity including beaches, open space and shops.
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2.9 Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The proposal is carefully considered, with material choices specific and responsive to its location.

Massing and detailing is designed to respond to both the coastal environment and the existing surrounding building fabric.

The following principles have been observed in the design process:

- Proposed colours are those which are found naturally rather than primary colours, ensuring that the building sits comfortably within the foreshore location. These include light sandy colours and whites that take inspiration from the coastal location.
- Careful articulation of the building has been adopted to reduce the perceived bulk of the building. This includes the expression of a base, middle and upper floating roof.
- Robust materials which are long lasting and weather naturally are proposed.
- A building which is scaled to its location, ensuring it sits comfortably in its setting while delivering additional housing and density.
- Extensive use of landscaping elements at the ground and roof.

The following content outlines the architectural scheme’s response to Part 3 and Part 4 of the Apartment Design Guide.

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
3	Siting the development				
3A	Site analysis				
	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	•		
		Each element in the Site Analysis Checklist should be addressed (see ADG Appendix 1)	•		Refer Urban Design Report
3B	Orientation				
	3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development			
		Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	•		The buildings address the public domain and define the streets including Bells Boulevard and Gunnamatta Ave.
		Where the street frontage is to the east or west, rear buildings should be orientated to the north	•		The site has street frontages to the North and East, with a public domain buffer to the West.
		Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	•		The site has street frontages to the North and East, with a public domain buffer to the West. The building addresses the North frontage with the Southern boundary open to minimise overshadowing.
	3B-2	Overshadowing of neighbouring properties is minimised during midwinter			
		Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	•		The site strategy has been developed to minimise impacts to solar access whilst allowing increased density. Refer to the urban design report analysis which details solar access to neighbouring properties.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Solar access to living rooms, balconies and private open spaces of neighbours should be considered	•		The site strategy has been developed to minimise impacts to solar access whilst allowing increased density. The building is setback from the Southern boundary 6m. The built form is focused on North, East and West boundaries, with built form along the Southern boundary minimised, providing solar access to the Southern neighbour. Refer to the urban design report analysis which details solar access to neighbouring properties. These indicate adequate solar access is provided to the Southern neighbour.
		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%	•		The site strategy has been developed to minimise impacts to solar access whilst allowing increased density. Refer to the urban design report analysis which details solar access to neighbouring properties.
		If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	•		Refer to the urban design report analysis which details solar access to neighbouring properties.
		Overshadowing should be minimised to the south or downhill by increased upper level setbacks	•		Built form along the Southern boundary is minimised and upper level setbacks are provided.
		It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	•		The built form is focused on North, East and West boundaries, with built form along the Southern boundary minimised, providing for solar access to the Southern neighbour.

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	•		Solar access to solar collectors retained.
3C	Public domain interface				
	3C-1	Transition between private and public domain is achieved without compromising safety and security			
		Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	•		N/A - There are no apartments that directly address the street.
		Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	•		The public landscape buffer and footpath are below the residential level.
		Upper level balconies and windows should overlook the public domain	•		Balconies overlook the public domain.
		Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	•		Refer landscape drawings for proposed interface to the Western boundary.
		Length of solid walls should be limited along street frontages	•		The interface with the street is retail.
		Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	•		The communal open space provides opportunity for social interaction.
		In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: — architectural detailing — changes in materials — plant species — colours	•		The buildings are legible, and the entries defined.
		Opportunities for people to be concealed should be minimised	•		There are clear sight lines and a permeable ground plane is provided.
	3C-2	Amenity of public domain is retained and enhanced			
		Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	•		Landscape is provided at the ground plane.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	•		Mailboxes are provided in the lobbies.
		The visual prominence of underground car park vents should be minimised and located at a low level where possible	•		The basement carpark is underground.
		Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	•		Service rooms are located in the basement.
		Ramping for accessibility should be minimised by building entry locations and setting ground floor levels in relation to footpath levels	•		Ramping is minimised.
		Durable, graffiti resistant and easily cleanable materials should be used	•		Durable materials are proposed.
		Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: — Street access, pedestrian paths and building entries which are clearly defined — Paths, low fences and plating that clearly delineate between communal/private open space and the adjoining public open space — Minimal use of blank walls, fences and ground level parking	•		The interface between the public landscape buffer (Western boundary) and the building includes a private open space landscape. The building overlooks the buffer to provide casual surveillance.
		On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	•		N/A - the site is relatively flat and the carpark is concealed.
3D	Communal and public open space				
	3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping			
		Communal open space has a minimum area equal to 25% of the site	•		The communal open space is greater than 25% of the site area and provides excellent quality space.
		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)	•		Approximately 50% of the communal open space receives min 2 hours of solar access in mid winter. This includes the pool area on roof, and the Southern half of the ground floor courtyard,

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	•		The communal area is greater than 3m in dimension.
		Communal open space should be co-located with deep soil areas	•		There is deep soil located along the Southern boundary which is co-located with the communal open space.
		Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	•		All communal open space is accessible from lobbies.
		Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	•		Communal open space is provided on ground level and the roof area, providing diverse spaces.
		Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: — provide communal spaces elsewhere such as a landscaped roof top terrace or a common room — provide larger balconies or increased private open space for apartments — demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	•		In addition to the ground floor communal open space, the proposal includes larger balconies, close proximity to parks and rooftop communal open space.
3D-2		Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting			
		Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: — seating for individuals or groups — barbecue areas — play equipment or play areas — swimming pools, gyms, tennis courts or common rooms	•		The communal open space provides areas for active and passive uses, barbecue areas, seating and courts. Refer to landscape plan.
		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	•		The communal open space provides a protected area that has both sunny and shaded areas.
		Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	•		Services are integrated into the building.

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
	3C-3	Communal open space is designed to maximise safety			
		Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: — bay windows — corner windows — balconies	•		Communal open space is visible from habitable rooms.
		Communal open space should be well lit	•		Noted
		Where communal open space/facilities are provided for children and young people they are safe and contained	•		The communal courtyard is safe and contained.
	3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood			
		The public open space should be well connected with public streets along at least one edge			N/A
		The public open space should be connected with nearby parks and other landscape elements			N/A
		Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid			N/A
		Solar access should be provided year round along with protection from strong winds			N/A
		Opportunities for a range of recreational activities should be provided for people of all ages			N/A
		A positive address and active frontages should be provided adjacent to public open space			N/A
		Boundaries should be clearly defined between public open space and private areas			N/A
3E	Deep soil zones				
	3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant tree growth. They improve residential amenity and promote management of water and air quality			

Objective			Complies														
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes												
		Deep soil zones are to meet the following minimum requirements. <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>Less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² – 1,500m²</td><td>3m</td></tr><tr><td>Greater than 1,500m²</td><td>6m</td></tr><tr><td>Greater than 1,500m² with significant existing cover</td><td>6m</td></tr></table>	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 cover	6m	•		The deep soil provision is greater than 7% (10% proposed). The minimum dimension of 6 m cannot be met in all areas due to the need to fully comply with car parking controls, which results in a basement footprint limiting deep soil width to 3 m in some locations.
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 cover	6m																
		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		•	The deep soil provision is 10%. This is considered appropriate given the site’s town centre context, where basement parking and active street frontages limit opportunities for larger deep soil zones.												
		Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: — basement and sub-basement car park design that is consolidated beneath building footprints — use of increased front and side setbacks — adequate clearance around trees to ensure long term health — co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil	•		Deep soil zones have been provided by minimising the basement footprint along the southern facade. Deep soil is located along the Southern (shared) boundary, and the Western boundary co-located with the landscape buffer.												
		Achieving the design criteria may not be possible on some sites including where: — The location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) — There is 100% site coverage or non-residential uses at ground floor level — Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure			N/A												

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
	3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy			

Objective			Complies														
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes												
		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><th>Building Height</th><th>Habitable Room and Balconies</th><th>Non Habitable</th></tr><tr><td>Up to 12 (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> <i>Note:</i> <i>Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)</i> <i>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</i>	Building Height	Habitable Room and Balconies	Non Habitable	Up to 12 (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m			Northern Boundary Compliant - The separation to the adjacent building is greater than 18m. Eastern Boundary Compliant - The separation to the adjacent building is greater than 18m. Western Boundary Compliant - There is a landscape buffer on the Western boundary. Southern Boundary Compliant. The minimum separation for the first four floors is 6m, providing the shared portion of the separation. There is a minimum additional 3m provided for the upper level. In addition to the separation -the setback zone is provided with a landscape buffer that includes deep soil zone -additional screening is provided on the openings. Internal - North building to Southern boundary Compliant. The southern windows of the Northern building are more than 30m from the shared boundary. Internal Eastern building to Western building Compliant. The separation across the courtyard is minimum 20m+.
Building Height	Habitable Room and Balconies	Non Habitable															
Up to 12 (4 storeys)	6m	3m															
Up to 25m (5-8 storeys)	9m	4.5m															
Over 25m (9+ storeys)	12m	6m															

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	•		The upper level is setback.
		For residential buildings next to commercial buildings, separation distances should be measured as follows: — for retail, office spaces and commercial balconies use the habitable room distances — for service and plant areas use the non-habitable room distances			N/A
		New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: — site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) — on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	•		The primary living rooms and balconies address the landscape buffer, Gunnamatta Ave, Bells Boulevard and courtyard. They face away from the Southern boundary.
		Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)			N/A
		Direct lines of sight should be avoided for windows and balconies across corners	•		Seperation is provided to avoid direct lines of sight.
		No separation is required between blank walls			Noted
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			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: — setbacks — solid or partially solid balustrades to balconies at lower levels — fencing and/or trees and vegetation to separate spaces — screening devices — bay windows or pop out windows to provide privacy in one direction and outlook in another — raising apartments/private open space above the public domain or communal open space — planter boxes incorporated into walls and balustrades to increase visual separation — pergolas or shading devices to limit overlooking of lower apartments or private open space — on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	•		Landscape is provided as a buffer between private open space and communal open space and access paths. Refer to the landscape plans.
		Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	•		No gallery access proposed.
		Balconies and private terraces should be located in front of living rooms to increase internal privacy	•		Refer apartment plans.
		Windows should be offset from the windows of adjacent buildings	•		
		Recessed balconies and/or vertical fins should be used between adjacent balconies	•		Recessed balconies are proposed. Vertical fins are provided between adjacent balconies.
3G	Pedestrian access and entries				
	3G-1	Building entries and pedestrian access connects to and address the public domain			
		Multiple entries (including communal building entries and individual ground floor entries) are provided to activate the street edge	•		There is an site entry on the North West and North East corner.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Entry locations relate to the street and subdivision pattern and the existing pedestrian network	•		Entry locations are designed to respond to the existing street network and subdivision pattern, with primary entries positioned along Bells Boulevard and Gunnamatta Avenue to activate the public domain. The arrangement supports wayfinding, reinforces active frontages, and integrates with the surrounding pedestrian network.
		Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries	•		The building entries are on the corners of the building and clearly distinguishable with the scooped geometry.
		Where street frontage is limited and multiple buildings are located on the site, a primary street address is provided with clear sight lines and pathways to secondary building entries	•		
3G-2		Access, entries and pathways are equitable and easy to identify			
		Building access areas including lift lobbies, stairwells and hallways are clearly visible from the public domain and communal spaces	•		Lift lobbies are visually legible.
		The design of ground floors and underground car parks minimise level changes along pathways and entries	•		Level changes are minimised.
		Steps and ramps are integrated into the overall building and landscape design	•		Minimised and integrated.
		For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	•		As required, prior to occupation of development
		For large developments electronic access and audio/video intercom should be provided to manage access	•		As required, prior to occupation of development
3G-3		Pedestrian links through developments provide access to streets and connect destinations			
		Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	•		A private pedestrian path allow pedestrians to move through the courtyard.

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	•		A private pedestrian path allow residents to move through the courtyard.
3H	Vehicle access				
	3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes			
		Car park access is integrated with the building's overall facade, design solutions may include: - the materials and colour palette minimise visibility from the street - security doors or gates at entries that minimise voids in the facade - where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	•		The car park entry is integrated into the building.
		Car park entries are located behind the building line	•		Integrated into the facade.
		Vehicle entries are located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	•		The site is relatively flat.
		Car park entry and access is located on secondary streets or lanes where available	•		The car park entry is located on Gunnamatta Avenue.
		Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	•		Not provided.
		Access point locations avoid headlight glare to habitable rooms	•		The basement entry is integrated into the facade. There are solid balustrades on level 1 to avoid headlight glare.
		Adequate separation distances are provided between vehicular entries and street intersections	•		
		The width and number of vehicle access points is limited to the minimum	•		Dual access in accordance with traffic engineers report and advice.
		Visual impact of long driveways is minimised through changing alignments and screen planting	•		N/A - no long driveway provided.
		The requirement for large vehicles to enter or turnaround within the site is avoided	•		No truck access is proposed into the basement. A dock is proposed with a garbage holding area.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Garbage collection, loading and servicing areas are screened	•		A dock is proposed with a garbage holding area.
		Clear sight lines should be provided at pedestrian and vehicle crossings	•		
		Traffic calming devices such as changes in paving material or textures should be used where appropriate			N/A
		Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: — changes in surface materials — level changes — the use of landscaping for separation	•		Refer landscape plan.
3J	Bicycle and car parking				
	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	•		The parking provision complies with the applicable DCP requirements. Refer to the traffic report for further details.
		Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site			N/A A car share is not proposed.
		Where less car parking is provided in a development, council should not provide on street resident parking permits			N/A - The parking provision complies with the applicable DCP requirements. Refer to the traffic report for further details.
	3J-2	Parking and facilities are provided for other modes of transport			

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters		•	No motorbike spaces have been provided, as they are not required, however every apartment has a carspace which can accommodate motorbikes.
		Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	•		Secure undercover bicycle parking is provided in the basement.
		Conveniently located charging stations are provided for electric vehicles, where desirable	•		Allowance has been made.
3J-3	Car park design and access is safe and secure				
		Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	•		Garbage / plant /storage are easily accessed.
		Direct, clearly visible and well lit access should be provided into common circulation areas	•		Noted
		A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	•		Lifts have lobby zones.
		For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/ or bollards	•		Noted
3J-4	Visual and environmental impacts of underground car parking are minimised				
		Excavation should be minimised through efficient car park layouts and ramp design	•		The basement carpark allows deep soil to the Southern and Western boundaries.
		Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	•		Refer basement plans.
		Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	•		The basement is concealed.
		Natural ventilation should be provided to basement and sub-basement car parking areas		•	The basement is completely below ground and mechanically ventilated.
		Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	•		The basement entry is integrated into the building.
3J-5	Visual and environmental impacts of on-grade car parking are minimised				

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		On-grade car parking should be avoided	•		No on-grade parking proposed.
		Where on-grade car parking is unavoidable, the following design solutions are used: — parking is located on the side or rear of the lot away from the primary street frontage — cars are screened from view of streets, buildings, communal and private open space areas — safe and direct access to building entry points is provided — parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space — stormwater run-off is managed appropriately from car parking surfaces — bio-swales, rain gardens or on site detention tanks are provided, where appropriate — light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	•		N/A. No on-grade parking proposed.
	3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised			
		Exposed parking should not be located along primary street frontages	•		N/A - no above ground parking is proposed.
		Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: — car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) — car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9)	•		N/A - no above ground parking is proposed.
		Positive street address and active frontages should be provided at ground level	•		N/A - no above ground parking is proposed.
4	Designing the building				
4A	Solar and daylight access				
	4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space			

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		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 - Proposal is in Northern NSW
		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			The proposed apartments have been designed to respond to coastal living in a sub tropical environment. The apartments facing the public domain (outwards) have full width balconies creating an extended indoor outdoor living room befitting of the coastal location. This strategy creates a more generous living zone and provides protection to indoor spaces, from both the harsh sun and heavy rains. Whilst this delivers improved amenity it results in a technical non-compliance with the ADG. We note the below; For midwinter; -Approx 70% of POS receive solar compliance for 3 hours -Approx 80% of POS and living rooms receive solar compliance for 2 hours. -Approx 41% of living rooms receive solar compliance for 3 hours. Notwithstanding the above, the objectives of the ADG are met and the apartments provide excellent amenity.
		A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter			There are only four single aspect South facing apartments in the proposal.

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		The design maximises north aspect and the number of single aspect south facing apartments is minimised	•		There are only four single aspect South facing apartments in the proposal.
		Single aspect, single storey apartments should have a northerly or easterly aspect	•		There are only four single aspect South facing apartments in the proposal.
		Living areas are best located to the north and service areas to the south and west of apartment	•		Living rooms are orientated to the North where possible, such as the cross through apartments.
		To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: — dual aspect apartments — shallow apartment layouts — two storey and mezzanine level apartments — bay windows	•		Cross through apartments and dual aspect apartments are provided.
		To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m ² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	•		Noted - this is achieved in the majority of apartments. Refer to solar analysis drawing.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Achieving the design criteria may not be possible on some sites. This includes: — where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source — on south facing sloping sites — where significant views are oriented away from the desired aspect for direct sunlight — Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective	•		The proposed apartments have been designed to respond to coastal living in a sub tropical environment. The apartments facing the public domain (outwards) have full width balconies creating an extended indoor outdoor living room befitting of the coastal location. This strategy creates a more generous living zone and provides protection to indoor spaces, from both the harsh sun and heavy rains. Whilst this delivers improved amenity it results in a technical non-compliance with the ADG. Refer to solar analysis drawing. We note the below; For midwinter; -Approx 70% of POS receive solar compliance for 3 hours -Approx 80% of POS and living rooms receive solar compliance for 2 hours. -Approx 41% of living rooms receive solar compliance for 3 hours (due to increased balconies). Notwithstanding the above, the objectives of the ADG are met and the apartments provide excellent amenity.
	4A-2	Daylight access is maximised where sunlight is limited			
		Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms			N/A- not proposed.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Where courtyards are used: — use is restricted to kitchens, bathrooms and service areas — building services are concealed with appropriate detailing and materials to visible walls — courtyards are fully open to the sky — access is provided to the light well from a communal area for cleaning and maintenance — acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved			N/A - small courtyards for light are not proposed. The large communal courtyard and rooftop pool provided excellent amenity.
		Opportunities for reflected light into apartments are optimised through: — reflective exterior surfaces on buildings opposite south facing windows — positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light — integrating light shelves into the design — light coloured internal finishes	•		Internal finishes on balconies are light and will reflect light.
4A-3		Design incorporates shading and glare control, particularly for warmer months			
		A number of the following design features are used: — balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas — shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting — horizontal shading to north facing windows — vertical shading to east and particularly west facing windows — operable shading to allow adjustment and choice — high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	•		Façade louvres, balcony overhangs, privacy screens, and general screening measures are incorporated into the design. These elements, together with extensive balconies, provide effective shading to glazing and help minimise heat gain and glare.
4B		Natural ventilation			
	4B-1	All habitable rooms are naturally ventilated			
		The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	•		The building is orientated to maximise the site extents and capture the breeze.
		Depths of habitable rooms support natural ventilation	•		Refer apartment plans.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		The area of unobstructed window openings should be equal to at least 5% of the floor area served	•		Refer apartment plans.
		Light wells are not the primary air source for habitable rooms	•		N/A - not proposed.
		Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: — adjustable windows with large effective openable areas — a variety of window types that provide safety and flexibility such as awnings and louvres — windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	•		Refer apartment plans.
4B-2		The layout and design of single aspect apartments maximises natural ventilation			
		Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	•		Refer apartment plans.
		Natural ventilation to single aspect apartments is achieved with the following design solutions: — primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) — stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries — courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells			N/A - not proposed - a minimum 60% of apartments achieve natural cross ventilation.
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 ventilation and cannot be fully enclosed	•		A minimum 60% of apartments achieve natural cross ventilation.
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	•		Cross through apartments are less than 18m.

Objective			Complies														
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes												
		The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	•		Dual aspect, cross through and corner apartments are proposed.												
		In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/ areas on the other side of the apartment (outlet side) (see figure 4B.4)	•		Refer apartment plans.												
		Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	•		Refer apartment plans.												
		Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	•		Refer apartment plans.												
4C	Ceiling heights																
	4C-1	Ceiling height achieves sufficient natural ventilation and daylight access															
		Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable rooms</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its apartment area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> These minimums do not preclude higher ceilings if desired	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable rooms	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its apartment 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	•		Habitable rooms are minimum 2.7m ceiling height and non-habitable are 2.4m
Minimum ceiling height for apartment and mixed use buildings																	
Habitable rooms	2.7m																
Non-habitable rooms	2.4m																
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its apartment 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																
		Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	•														

Objective			Complies												
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes										
	4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms													
		A number of the following design solutions can be used: — The hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces — Well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings — Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	•		The proposed floor to floor is minimum 3.2m which has the potential to achieve higher ceiling heights subject to design development.										
	4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building													
		Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	•		The ground level has an increased floor-to-floor dimension, allowing for a higher internal ceiling height.										
4D	Apartment size and layout														
	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: <table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></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 5m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each	Apartment Type	Minimum Internal Area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	•		The apartments have been designed with generous internal areas that comply with the minimum requirements. Refer to the apartment schedule.
Apartment Type	Minimum Internal Area														
Studio	35m ²														
1 bedroom	50m ²														
2 bedroom	70m ²														
3 bedroom	90m ²														

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
	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	•		Refer to the architectural drawings.
		Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	•		Refer to the apartment plans.
		A window should be visible from any point in a habitable room	•		Refer to the apartment plans.
		Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits			N/A
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	•		Refer to the architectural drawings.
	2.	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	•		Refer to the apartment plans.
		Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths			N/A
		All living areas and bedrooms should be located on the external face of the building	•		Refer to the apartment plans.
		Where possible: — bathrooms and laundries should have an external openable window — main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	•		Refer to the apartment plans.
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)	•		Refer apartment plans.
		Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•		Refer apartment plans.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		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	•		Refer apartment plans.
		The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	•		Refer apartment plans.
		Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	•		Refer apartment plans.
		All bedrooms allow a minimum length of 1.5m for robes	•		Refer apartment plans.
		The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	•		Refer apartment plans.
		Apartment layouts allow flexibility over time, design solutions may include: — dimensions that facilitate a variety of furniture arrangements and removal — spaces for a range of activities and privacy levels between different spaces within the apartment — dual master apartments — dual key apartments <i>Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments</i> — room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) — efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	•		The proposal includes a series of oversized apartments which allow flexibility. There is also an important commitment for the provision of affordable apartments.
4E	Private open space and balconies				
	4E-1	Apartment provide appropriately sized private open space and balconies to enhance residential amenity			

Objective			Complies																	
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes															
		All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio Apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	•		Generously sized apartment balconies are provided. They are typically greater than the minimum and therefore comply with the minimum area requirements.
Dwelling Type	Minimum Area	Minimum Depth																		
Studio Apartments	4m ²	-																		
1 bedroom apartments	8m ²	2m																		
2 bedroom apartments	10m ²	2m																		
3+ bedroom apartments	12m ²	2.4m																		
		For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	•		Larger private open space is provided on ground floor that include covered areas and gardens.															
		Increased communal open space should be provided where the number or size of balconies are reduced			N/A- all apartment balconies comply.															
		Storage areas on balconies is additional to the minimum balcony size			N/A- no storage on balconies is proposed.															
		Balcony use may be limited in some proposals by: — consistently high wind speeds at 10 storeys and above — close proximity to road, rail or other noise sources — exposure to significant levels of aircraft noise — heritage and adaptive reuse of existing buildings — In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated			N/A - apartment balconies comply.															
4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents																				
		Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	•		Refer apartment plans.															
		Private open spaces and balconies predominantly face north, east or west	•		Refer apartments plans.															

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	•		Refer apartment plans.
	4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building			
		Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are de-signed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	•		Balconies are integrated with the façade design: solid balustrades at Level 1 for privacy and open balustrades at Levels 2 and 3 to maintain views.
		Full width full height glass balustrades alone are generally not desirable	•		No glass balustrades have been included
		Projecting balconies should be integrated into the building design and the design of soffits considered	•		The balconies are integrated and form part of the facade design.
		Operable screens, shutters, hoods and pergolas are used to control sunlight and wind			N/A
		Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	•		Planter boxes have been added to the balcony edge to provide set back from the Southern boundary to improve privacy.
		Downpipes and balcony drainage are integrated with the overall facade and building design	•		Noted
		Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	•		A/C is located on the roof.
		Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and inte-grated in the building design			N/A
		Ceilings of apartments below terraces should be insulated to avoid heat loss	•		Noted
		Water and gas outlets should be provided for primary balconies and private open space	•		Noted
	4E-4	Private open space and balcony design maximises safety			

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Changes in ground levels or landscaping are minimised	•		Changes in ground levels are minimal and occur only where required to accommodate landscaping within the internal courtyard, ensuring accessibility and integration with the overall design.
		Design and detailing of balconies avoids opportunities for climbing and falls	•		Noted
4F	Common circulation and spaces				
	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	•		The typical floor has two circulation cores providing flexibility and amenity. There is one instance, the Eastern building on level 03, where there are nine apartments associated with a single lobby. However this there are two lifts and two stairs servicing the level. The residential component of the building has sufficient stairs (three) and lifts (four) to service the apartments properly.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40			N/A - the building is under 10 storeys.
		Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	•		The lobbies provided are larger than required and generous.
		Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	•		Natural ventilation and natural daylight is provided to lobbies.
		Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	•		The lobbies receive natural daylight.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: — a series of foyer areas with windows and spaces for seating — wider areas at apartment entry doors and varied ceiling heights		•	The Eastern building has a corridor greater than 12m in length, because it's serviced by two stairs on opposite ends. In order to provide an efficient layout the corridors widths are retained at the compliant width,
		Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	•		Multiple cores are provided and cross through apartments are proposed.
		Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: — sunlight and natural cross ventilation in apartments — access to ample daylight and natural ventilation in common circulation spaces — common areas for seating and gathering — generous corridors with greater than minimum ceiling heights — other innovative design solutions that provide high levels of amenity	•		The typical floor has two circulation cores providing flexibility and amenity. There is one instance, in the Eastern side of the building on level 03, where there are nine apartments associated with a single lobby. However this there are two lifts and two stairs servicing the level. The residential component of the building has sufficient stairs (three) and lifts (four) to service the apartments properly.
		Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level			N/A
		Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	•		No primary spaces open onto common corridors.
4F-2 Common circulation spaces promote safety and provide for social interaction between residents					
		Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	•		The lobbies are efficient and with no long corridors.
		Tight corners and spaces are avoided	•		
		Circulation spaces should be well lit at night			Noted

Objective			Complies												
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes										
		Legible signage should be provided for apartment numbers, common areas and general wayfinding			Noted										
		Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	•		Incidental spaces are integrated into the ground floor landscape and along circulation paths, creating seating and resting opportunities that enhance the resident experience on the way to their apartment.										
		In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space			N/A										
		Where external galleries are provided, they are more open than closed above the balustrade along their length			N/A										
4G	Storage														
	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><th>Dwelling type</th><th>Storage size</th></tr><tr><td>Studio apartments</td><td>4m3</td></tr><tr><td>1 bedroom apart-ments</td><td>6m3</td></tr><tr><td>2 bedroom apart-ments</td><td>8m3</td></tr><tr><td>3 bedroom apart-ments</td><td>10m3</td></tr></table> At least 50% of the required storage is to be located within the apartment	Dwelling type	Storage size	Studio apartments	4m3	1 bedroom apart-ments	6m3	2 bedroom apart-ments	8m3	3 bedroom apart-ments	10m3	•		The minimum storage requirements are met. Refer apartments plans and storage areas.
Dwelling type	Storage size														
Studio apartments	4m3														
1 bedroom apart-ments	6m3														
2 bedroom apart-ments	8m3														
3 bedroom apart-ments	10m3														
		Storage is accessible from either circulation or living areas	•		Refer apartments plans.										
		Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street			N/A - there is no storage proposed on the balconies.										
		Left over space such as under stairs is used for storage			N/A										

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
	4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments			
		Storage not located in apartments is secure and clearly allocated	•		Secure storage is provided in the basement.
		Storage is provided for larger and less frequently accessed items, where practical	•		Noted
		Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	•		Refer basement plans.
		If communal storage rooms are provided they should be accessible from common circulation areas of the building	•		Located within the basement.
		Storage not located in an apartment is integrated into the overall building design and not visible from the public domain	•		Additional storage is located in the basement.
4H	Acoustic privacy				
	4H-1	Noise transfer is minimised through the siting of buildings and building layout			
		Adequate building separation is provided within the development and from neighbouring buildings / adjacent uses (also see section 2F Building separation and section 3F Visual Privacy)	•		Refer Section 2F/3F
		Window and door openings are generally orientated away from noise sources	•		
		Noisy areas within buildings including building entries and corridors are located next to or above each other and quieter areas next to or above quieter areas	•		Floorplans are stacked to minimise transfers and noise transition.
		Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources	•		Refer apartment plans.
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	•		The party walls are limited to one or two.
		Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas are located at least 3m away from bedrooms	•		Plant rooms have been designed in the basement.
	4H-2	Noise impacts are mitigated through internal apartment layout and acoustic treatments			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: - rooms with similar noise requirements are grouped together - doors separate different use zones - wardrobes in bedrooms are co-located to act as sound buffers	•		Refer apartment plans.
		Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: - double or acoustic glazing - acoustic seals - use of materials with low noise penetration properties - continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements			N/A
4J	Noise and pollution				
	4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings			
		- To minimise impacts the following design solutions may be used: - physical separation between buildings and the noise or pollution source - residential uses are located perpendicular to the noise source and where possible buffered by other uses - non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces - Non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources - Buildings should respond to both solar access and noise. Where solar access is away from the noise source, nonhabitable rooms can provide a buffer - Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) - Landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry			N/A - the area is not in a noisy or hostile environment.

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: — solar and daylight access — private open space and balconies — natural cross ventilation			N/A - the area is not in a noisy or hostile environment.
	4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission			
		Design solutions to mitigate noise include: — limiting the number and size of openings facing noise sources — providing seals to prevent noise transfer through gaps — using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) — using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	•		Apartments above the retail have full width balconies and setback glazing that reduce potential noise transfer.
4K	Apartment mix				
	4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future			
		A variety of apartment types is provided	•		There is a mix of 1 bed, 2 bed and 3 bedroom apartments.
		The apartment mix is appropriate, taking into consideration: — the distance to public transport, employment and education centres — the current market demands and projected future demographic trends — the demand for social and affordable housing — different cultural and socioeconomic group	•		The proposal proposes apartments, including affordable housing adjacent Salt Village in an area with no market housing.
		Flexible apartment configurations, such as dual key apartments, are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	•		There are a series of large apartments that provide flexibility.
	4K-2	The apartment mix is distributed to suitable locations within the building			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Different apartment types are located to achieve successful facade composition and to optimise solar access. See figure 4A.3	•		The apartment mix is distributed throughout the building.
		Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	•		There is a mix of apartments throughout, including large 3 bedroom apartments on the top floor.
4L	Ground floor apartments				
	4L-1	Street frontage activity is maximised where ground floor apartments are located			
		Direct street access should be provided to ground floor apartments	•		N/A - there are no apartments directly addressing Bells Boulevard or Gunnamatta Avenue.
		Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: — both street and foyer entrances to ground floor apartments — private open space is next to the street — doors and windows face the street	•		N/A - there are no apartments directly addressing Bells Boulevard or Gunnamatta Avenue.
		Retail or home office spaces are located along street frontages			N/A
		Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for con-version into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor ameni-ties for easy conversion			N/A
	4L-2	Design of ground floor apartments delivers amenity and safety for residents			
		Privacy and safety is provided without obstructing causal surveillance. Design solutions may include: — elevation of private gardens and terraces above the street level by 1m - 1.5m (see Figure 4L.4) — landscaping and private courtyards — window sill heights that minimise sight lines into apartments — integrating balustrades, safety bars or screens with the exterior design	•		Ground floor terraces are provided with a landscape interface/buffer for visual privacy.
		Solar access is maximised through: — high ceilings and tall windows — trees and shrubs that allow solar access in winter and shade in summer	•		
4M	Facades				

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
4M-1 Building facades provide visual interest along the street respecting the character of the local area					
		Design solutions for front building facades may include: — A composition of varied building elements — A defined base, middle and top of the buildings — Revealing and concealing certain elements — Changes in texture, material, detail and colour to modify the prominence of elements	•		The facade is defined with a solid base, articulated middle and expressed roof at the top.
		Building services should be integrated within the overall facade	•		Noted
		Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: — Well composed horizontal and vertical elements — Variation in floor heights to enhance the human scale — Elements that are proportional and arranged in patterns — Public artwork or treatments to exterior blank walls — Grouping of floors or elements such as balconies and windows on taller buildings	•		The three buildings form a landscaped courtyard. The scooped corners are expressed to mark the entries and articulate the built form. The building is expressed as four storey street wall with the upper level expressed as a roof.
		Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	•		
		Shadow is created on the facade throughout the day with building articulation, balconies and deeper window re-veals	•		A play of shadows is created with the balcony depth.
4M-2 Building functions are expressed by the facade					
		Building entries should be clearly defined	•		Entries are expressed with the articulated corners on the North East and North West,
		Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	•		The important corners along Bells Boulevard are marked with the scooped corners on the North East and North West.
		The apartment layout should be expressed externally through facade features as party walls and floor slabs	•		
4N Roof design					

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
	4N-1	Roof treatments are integrated into the building design and positively respond to the street			
		Roof design relates to the street. Design solutions may include: — Special roof features and strong corners — Use of skillion or very low pitch hipped roofs — Breaking down the massing of the roof by using smaller elements to avoid bulk — Using materials or a pitched form complementary to adjacent buildings	•		The roof is expressed with an overhang to articulate the building and provide a relationship to the coastal architecture.
		Roof treatments should be integrated with the building design. Design solutions may include: — Roof design proportionate to the overall building size, scale and form — Roof materials complement the building — Service elements are integrated	•		Services are integrated.
	4N-2	Opportunities to use roof space for residential accommodation and open space are maximised			
		Habitable roof space should be provided with good levels of amenity. Design solutions may include: — Penthouse apartments — Dormer or clerestory windows — Openable skylights			N/A - no potential habitable roof space.
		Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	•		Communal open space is provided on the roof.
	4N-3	Roof design incorporates sustainability features			
		Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: — The roof lifts to the north — Eaves and overhangs shade walls and windows from summer sun	•		The roof overhang provide shade to the upper level apartments.
		— Skylights and ventilation systems should be integrated into the roof design			Noted
4O	Landscape design				
	4O-1	Landscape design is viable and sustainable			

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: — Diverse and appropriate planting — Bio-filtration gardens — Appropriately planted shading trees — Areas for residents to plant vegetables and herbs — Composting — Green roofs or walls	•		Refer to landscape architects design report and drawings.
		Ongoing maintenance plans should be prepared			Noted
		Microclimate in enhanced by: — Appropriately scaled trees near the eastern and western elevations for shade — A balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter — Shade structures such as pergolas for balconies and courtyards	•		Refer to landscape architects design report and drawings.
		Tree and shrub selection considers size at maturity and the potential for roots to complete (see table 4)	•		Refer to landscape architects design report and drawings.
4O-2	Landscape design contributes to the streetscape and amenity				
		Landscape design responds to the existing site conditions including: — Changes of levels — Views — Significant landscape features including trees and rock outcrops	•		Refer to landscape architects design report and drawings.
		Significant landscape features should be protected by: — Tree protection zones (see figure 40.5) — Appropriate signage and fencing during construction	•		Refer to landscape architects design report and drawings.
		Plants selected should be endemic to the region and reflect the local ecology	•		Refer to landscape architects design report and drawings.
4P	Planting on structures				
	4P-1	Appropriate soil profiles are provided			
		Structures are reinforced for additional saturated soil weight			Noted

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Soil volume is appropriate for plant growth, considerations include: — Modifying depths and widths according to the planting mix and irrigation frequency — Free draining and long soil life span — Tree anchorage	•		Refer to landscape architects design report and drawings.
		Minimum soil standards for plant sizes should be provided in accordance with Table 5	•		Refer to landscape architects design report and drawings.
4P-2		Plant growth is optimised with appropriate selection and maintenance			
		Plants are suited to site conditions, considerations include: — Drought and wind tolerance — Seasonal changes in solar access — Modified substrate depths for diverse range of plants — Plant longevity	•		Refer to landscape architects design report and drawings.
		A landscape maintenance plan is prepared			Noted
		Irrigation and drainage systems respond to: — Changing site conditions — Soil profile and the planting regime — Whether rainwater, stormwater or recycled grey water is used			Noted
4P-3		Planting on structure contributes to the quality and amenity of communal and public open spaces			
		Building design incorporates opportunities for planting on structures. Design solutions may include: — Green walls with specialised lighting for indoor green walls — All design that incorporates planting — Green roofs, particularly where roofs are visible from public domain — Planter boxes <i>Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time</i>	•		Landscape is proposed on the roof and associated with the lobbies.
4Q	Universal design				
	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 apartment incorporating the Liveable Housing Guideline's silver level universal design features	•		20% of the total apartment are provided to be silver liveable.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
	4Q-2	A variety of apartments with adaptable designs are provided			
		Adaptable housing should be provided in accordance with the relevant council policy			N/A - Adaptable housing is not required by council and not proposed.
		Design solutions for adaptable apartments include: — Convenient access to communal and public areas — High level of solar access — Minimal structural change and residential amenity loss when adapted — Larger car parking spaces for accessibility — Parking titled separately from apartments or shared car parking arrangements			N/A - Adaptable housing is not required by council and not proposed.
	4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs			
		Apartment design incorporates flexible design solutions which may include: — Rooms with multiple functions — Dual master bedroom apartments with separate bathrooms — Larger apartments with various living space options — Open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	•		The area of the apartments are generally larger than the minimums suggested in the ADG
4R	Adaptive reuse				
	4R-1	New additional to existing buildings are contemporary and complementary and enhance an area's identity and sense of place			
		Design solutions may include: — New elements to align with the existing building — Additions that complement the existing character, siting, scale, proportion, pattern form and detailing — Use of contemporary and complementary materials, finishes, textures and colours			N/A
	4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: — Generously sized voids in deeper buildings — Alternative apartment types when orientation is poor — Using additions to expand the existing building envelope			N/A
		Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: — Where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) — Alternatives to providing deep soil where less than the minimum requirement is currently available on the site — Building and visual separation - subject to demonstrating alternative design approaches to achieving privacy — Common circulation — Car parking — Alternative approaches to private open space and balconies			N/A
4S	Mixed use				
	4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement			
		Mixed use development should be concentrated around public transport and centres	•		This development is associated with Salt Village including the Peppers Hotel, Mantra Hotel and Salt Village Shops.
	4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Residential circulation areas should be clearly defined. Design solutions may include: - Residential entries are separated from commercial entries and directly accessible from the street - Commercial service areas are separated from residential components - Residential car parking and communal facilities are separated or secured - Concealment opportunities are avoided	•		The residential entries are clearly marked and separated from the retail.
		Landscape communal open space should be provided at podium or roof levels	•		The communal open space is provided in a protected courtyard and on the roof. It is high quality space for residents.
4T	Awnings and signage				
	4T-1	Awnings are well located and complement and integrate with the building design			
		Awnings should be located along streets with high pedestrian activity and active frontages	•		A small awning/overhang is provided for protection to the shopfront glazing.
		A number of the following design solutions are used: - Continuous awnings are maintained and provided in areas with existing pattern - Height, depth, material and form complements the existing street character - Protection from the sun and rain is provided - Awnings are wrapped around the secondary frontages of corner sites - Awnings are retractable in areas without an established pattern	•		A small awning/overhang is provided for protection to the shopfront glazing. Larger awnings are provided at the building entries.
		Awnings should be located over building entries for building address and public domain amenity	•		Lobby entries include protection
		Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	•		Noted. A small awning/overhang is provided for protection to the shopfront glazing.
		Gutters and down pipes should be integrated and concealed	•		Downpipes to be concealed.
		Lighting under awnings should be provided for pedestrian safety			Noted
	4T-2	Signage responds to the context and desired streetscape character			
		Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development			Noted

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Legible and discrete way finding should be provided for larger developments			Noted
		Signage is limited to being on and below awnings and in single facade sign on the primary street frontage			Noted
4U	Energy efficiency				
	4U-1	Development incorporates passive environmental design			
		Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	•		
		Well located, screened outdoor areas should be provided for clothes drying	•		The balconies are oversized allowing for area for drying.
	4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer			
		A number of the following design solutions are used: — The use of smart glass or other technologies on north and west elevations — Thermal mass in the floors and walls of north facing rooms is maximised — Polished concrete floor, tiles, or timber rather than carpet — Insulated roofs, walls and floors and seals on window and door openings — Overhangs and shading devices such as awnings, blinds and screens	•		Windows are protected by oversized balconies.
		Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	•		
	4U-3	Adequate natural ventilation minimises the need for mechanical ventilation			
		A number of the following design solution are used: — Rooms with similar usage are grouped together — Natural cross ventilation for apartments is optimised — Natural ventilation is provided to all inhabitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	•		Cross ventilation and oversized balconies are proposed.
4V	Water management and conservation				
	4V-1	Potable water use is minimised			

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
		Water efficient fittings, appliances and wastewater reuse should be incorporated	•		Refer BASIX certificate
		Apartments should be individually metered	•		Noted
		Rainwater should be collected, stored and reused on site	•		Refer BASIX certificate
		Drought tolerant, low water use plants should be used within landscaped areas	•		Refer landscape design
	4V-2	Urban stormwater is treated on site before being discharged to receiving waters			
		Water sensitive urban design systems are designed by a suitably qualified professional	•		Refer consultant report and stormwater plan.
		A number of the following design solutions are used: — Runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation — Porous and open paving materials is maximised — On site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	•		Refer consultant report and stormwater plan.
	4V-3	Flood management systems are integrated into site design			
		Detention tanks should be located under paved areas, driveways or in basement car parks	•		Refer consultant report and stormwater plan.
		On large sites parks or open spaces are designed to provide temporary on site detention basins			N/A
4W	Waste management				
	4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents			
		Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	•		Waste room provided, Refer waste management plan.
		Waste and recycling storage areas should be well ventilated	•		Refer waste management plan.
		Circulation design allows bins to be easily manoeuvred between storage and collection points	•		Refer waste management plan.
		Temporary storage should be provided for large bulk items such as mattresses	•		Refer waste management plan.
		A waste management plan should be prepared	•		Refer waste management plan.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
	4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling			
		All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste and recycling	•		Refer waste management plan.
		Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	•		Refer waste management plan..
		For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	•		Refer waste management plan.
		Alternative waste disposal methods such as composting should be provided			N/A
4X	Building maintenance				
	4X-1	Building design detail provides protection from weathering			
		A number of the following design solutions are used: — Roof overhangs to protect walls — Hoods over windows and doors to protect openings — Detailing horizontal edges with drip lines to avoid staining of surfaces — Methods to eliminate or reduce planter box leaching — Appropriate design and material selection for hostile locations	•		The proposal includes continuous a roof with overhangs and balconies which provide protection to windows and facade. Materials are durable for the coastal location.
	4X-2	Systems and access enable ease of maintenance			
		Window design enables cleaning from the inside of the building	•		A maintenance plan will be provided at CC.
		Building maintenance systems should be in incorporated and integrated into the design of the building form, roof and facade	•		A maintenance plan will be provided at CC.
		Design solutions do not require external scaffolding for maintenance access	•		A maintenance plan will be provided at CC.
		Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems	•		
		Centralised maintenance, services and storage should be provided for communal open space areas within the building	•		

ADG response table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guidance	Yes	No	Notes
	4X-3	Material selection reduces ongoing maintenance costs			
		A number of the following design solutions are used: — Sensors to control artificial lighting in common circulation and spaces — Natural materials that weather well and improve with time such as face brickwork — Easily cleaned surfaces that are graffiti resistant — Robust and durable materials and finished are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	•		The materials proposed are pre-finished and durable,

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.

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