

**UNITING CHARLESTOWN
ADG VERIFICATION SCHEDULE**



Job No 20456
Date 23/03/2026

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

	If the proposal will reduce the solar access of neighbours, building separation is increased beyond minimums contained in 3F Visual Privacy	YES	
	Overshadowing is minimised to the south or downhill by increased upper level setbacks	YES	
	Buildings are orientated at 90 deg to the boundary with neighbouring properties to minimise overshadowing & privacy impacts, particularly where minimum setbacks are used & where buildings are higher than the adjoining development	YES	
	A minimum of 4 hours of solar access is retained to solar collectors on neighbouring buildings	N/A	
3C	PUBLIC DOMAIN INTERFACE		
3C-1	Objective: Transition between private & public domain is achieved without compromising safety & security.		
	Design Guidance	CONSIDERED	The lobby on ground floor will present as a clearly defined and legible entry point to the development and mediating the transition between public street and private development.
	Terraces, balconies and courtyard apartments have direct street entry, where appropriate	YES	
	Changes in level between private terraces, front gardens & dwelling entries above the street level provide surveillance & improve visual privacy for ground level dwellings	Considered	Privacy to ground floor level dwellings is achieved through increased landscaped setbacks, retention of existing significant vegetation in addition to adoption of recommendations described in the CPTED strategy report.
	Upper level balconies & windows overlook the public domain	YES	
	Front fences & walls along street frontages use visually permeable materials & treatments. Height of solid fences or walls is limited to 1m	YES	
	Length of solid walls is limited along street frontages	YES	
	Opportunities for casual interaction between residents & the public domain is provided for. Design solutions may include seating at building entries, near letter boxes & in private courtyards adjacent to streets	YES	
	In developments with multiple buildings and/or entries, pedestrian entries & spaces associated with individual buildings/entries are differentiated to improve legibility for residents, using the following design solutions: Architectural detailing; Changes in materials; Plant Species; Colours; Opportunities for people to be concealed are minimised	YES	Variation in tonal contrast of the brickwork of the podium expression provide wayfinding cues to residents and public.
3C-2	Objective: Amenity of the public domain is retained & enhanced.		
	Design Guidance	CONSIDERED	The architecture and building composition define a network of landscaped areas which celebrate the clusters of existing trees. The bush bath, public spine and public plaza are well defined by the built form and allow for a variety of uses and program.
	Planting is used to soften the edges of any raised terraces to the street, for example above sub-basement car parking	YES	
	Mail boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	YES	
	The visual prominence of underground car park vents is minimised & located at a low level where possible	N/A	
	Substations, pump rooms, garbage storage areas & other service requirements are located in basement car parks or out of view	YES	Back of house areas are incorporated into the façade expression, such that they appear to be part of the activated ground floor level building fabric

Ramping for accessibility is minimised by building entry location & setting ground floor levels in relation to footpath levels	YES	
Durable, graffiti resistant & easily cleanable materials are used	YES	
Where development adjoins public parks, open space or bushland, the design positively addresses this interface & uses the following design solutions: Street access, pedestrian paths & building entries are clearly defined; Paths, low fences & planting are clearly delineate between communal/private open space & the adjoining public open space; Minimal use of blank walls, fences & ground level parking	YES	
On sloping sites protrusion of car parking above ground level is minimised by using split levels to step underground car parking	YES	Parking areas above ground are sleeved with apartments to the North East and West, the southern interface is proposed as a vegetated wall to soften the appearance and visually link the landscape to terrace form the communal open spaces above the podium, down to the bush bath.

3D COMMUNAL & PUBLIC OPEN SPACE

3D-1	Objective: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.		
	Design Criteria	CONSIDERED	
	1 Communal open space has a minimum area equal to 25% of the site	YES	
	2 Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	YES	
	Design Guidance	CONSIDERED	The proposal achieves greater than 25% of the site area as communal open space
			The proposed communal open spaces will receive more than 50% of direct sunlight for a minimum of 2 hours on 21 June.
	Communal open space is consolidated into a well designed, easily identified & usable area	YES	
	Communal open space have a minimum dimension of 3m. Larger developments should consider greater dimensions	YES	
	Communal open space are co-located with deep soil areas	YES	
	Direct, equitable access are provided to communal open space areas from common circulation areas, entries & lobbies	YES	
	Where communal open space cannot be provided at ground level, it is provided on a podium or roof	YES	
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they need to: Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room; Provide larger balconies or increased private open space for apartments; Demonstrate good proximity to public open space & facilities and/or provide contributions to public open space	N/A	

3D-2 Objective: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting

	Design Guidance	CONSIDERED	The communal open space proposed is intended to be an activated, inviting space that can be used for a variety of functions. The proposed podium level communal space will allow for diversity in use and it is proposed to provide shading structures and seating arrangements with generous soft landscaping to encourage sustained use.
--	-----------------	------------	--

	Facilities are provided within communal open spaces & common spaces for a range of age groups (see 4F Common Circulation & Spaces), incorporating the following: Seating for individuals or groups; Barbeque areas; Play equipment or play areas; Swimming pools, gyms, tennis courts or common rooms	YES													
	Location of facilities responds to microclimate & site conditions with access to sun in winter, shade in summer & shelter from strong winds & down drafts	YES													
	Visual impacts of services are minimised, including location of ventilation duct outlets from basement car parks, electrical substations & detention tanks	YES													
3D-3	Objective: Communal open space is designed to maximise safety.														
	Design Guidance	CONSIDERED	The communal open space are largely overlooked by adjacent apartments, encouraging passive surveillance. They will be well lit, encouraging use to enhance safety												
	Communal open space & public domain should be readily visible from habitable rooms & private open space areas while maintaining visual privacy. Design solutions include: Bay windows; Corner windows; Balconies	YES													
	Communal open space is well lit	YES													
	Communal open space/facilities that are provided for children & young people are safe and contained	YES													
3D-4	Objective: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.														
	Design Guidance	CONSIDERED	The development provides public open space at ground level responds to the movement patterns of vehicles and pedestrians from and to the town centre of Charlestown, with the intent of activating the ground plane around the whole site.												
	Public open space is well connected with public streets along at least one edge	YES													
	POS is connected with nearby parks & other landscape elements	YES													
	POS is linked through view lines, pedestrian desire paths, termination points & the wider street grid	YES													
	Solar access is provided year round along with protection from strong winds	YES													
	Opportunities for a range of recreational activities is provided for all ages	YES													
	Positive street address & active street frontages are provided adjacent to POS	YES													
	Boundaries are clearly defined between POS & private areas	YES													
3E	DEEP SOIL ZONES														
3E- 1	Objective: Deep soil zones are suitable for healthy plant & tree growth, improve residential amenity and promote management of water and air quality.														
	Design Criteria	CONSIDERED													
	1 Deep soil zones are to meet the following minimum requirements:	YES	The proposal concept is underpinned by the retention and integration of large areas of established landscaped habitats into the project, to be experienced by the residents and wider community of Charlestown												
	<table border="1"> <thead> <tr> <th>Site Area (sqm)</th> <th>Minimum Dim (m)</th> <th>Deep Soil Zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>less than 650</td> <td>-</td> <td>7</td> </tr> <tr> <td>650-1500</td> <td>3</td> <td></td> </tr> <tr> <td>greater than 1500</td> <td>6</td> <td></td> </tr> </tbody> </table>	Site Area (sqm)	Minimum Dim (m)	Deep Soil Zone (% of site area)	less than 650	-	7	650-1500	3		greater than 1500	6			
Site Area (sqm)	Minimum Dim (m)	Deep Soil Zone (% of site area)													
less than 650	-	7													
650-1500	3														
greater than 1500	6														
	Design Guidance	CONSIDERED	The Public open space is intended to support large scale planting, providing for a deep soil zone within the site.												
	On some sites it may be possible to provide larger deep soil zones, depending on the site area & context: 10% of the site as deep soil on sites with an area of 650sqm - 1,500sqm; 15% of the site as deep soil on sites greater than 1,500sqm	YES													

Deep soil zones are located to retain existing significant trees & to allow for the development of healthy root systems, providing anchorage & stability for mature trees. Design solutions may include: Basement & sub-basement car park design that is consolidated beneath building footprints; Use of increased front & side setbacks; Adequate clearance around trees to ensure long term health; Co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil

Achieving the design criteria may not be possible on some sites including where: location & building typology have limited or no space for deep soil

at ground level (e.g. central business district, constrained sites, high density areas, or in centres); there is 100% site coverage or non-residential uses at ground floor level

Where a proposal does not achieve deep soil requirements, acceptable stormwater management is achieved & alternative forms of planting provided

YES

YES

3F VISUAL PRIVACY

3F-1 Objective: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.

Design Criteria

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

Building Height (m)	Habitable Rooms & Balconies. (m)	Non-Habitable Rooms (m)
up to 12 (4 storeys)	6	3
up to 25 (5-8 storeys)	9	4.5
over 25 (9+ storeys)	12	6

Design Guidance

Generally as the height increases, one step in the built form is desirable due to building separations. Any additional steps do not cause a 'ziggurat' appearance

For residential buildings next to commercial buildings, separation distances are measured as follows: Retail, office spaces & commercial balconies use the habitable room distances; Service & plant areas use the non-habitable room distances

New development are located & oriented to maximise visual privacy between buildings on site & for neighbouring buildings. Design solutions include:

site layout & building are orientated to minimise privacy impacts (see 3B Orientation); on sloping sites, apartments on different levels have appropriate visual separation distances (see pg. 63 figure 3F.4)

Apartment buildings have an increased separation distance of 3m (in addition to 3F-1 Design Criteria) when adjacent to a different zone that permits

lower density residential development, to provide for a transition in scale & increased landscaping (pg. 63 figure 3F.5)

CONSIDERED

CONSIDERED

For areas of separation where it is roughly ~23.9m between habitable/balcony to habitable/balcony, the shortfall in separation by 100mm is imperceptible to the human eye in the scale of the built form, hence negligible.

CONSIDERED

The proposal seeks to maintain building separation for both privacy and acoustic purpose.

In locations where ADG building separation could not be met, privacy screens have been used throughout to further protect the residents to ensure privacy is maintained.

YES

The stepping of the built form running North to south is addressed through a familial approach to the built form, by breaking down the built form into smaller tower elements through the use of façade articulation and colour.

N/A

YES

N/A

The RAC building is proposed to the eastern aspect of the site, the smaller scale of this building is comparable to the adjacent residential lots, providing an appropriate scale transition. The geometry of the RAC is manipulated to increase separation of RAC the communal spaces to further protect the amenity of the neighbouring properties

	Direct lines of sight are avoided for windows & balconies across corners	YES	
	No separation is required between blank walls	YES	
3F-2	Objective: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.		
	Design Guidance	CONSIDERED	
	Communal open space, common areas & access paths are separated from private open space & windows to apartments, particularly habitable room windows. Design solutions include: setbacks; solid or partially solid balustrades on balconies at lower levels; fencing and/or trees and vegetation to separate spaces; screening devices; bay windows or pop out windows to provide privacy in one direction & outlook in another; raising apartments or private open space above the public domain or communal open space; planter boxes incorporated into walls & balustrades to increase visual separation; pergolas or shading devices to limit overlooking of lower apartments or private open space; on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels on windows and/or balconies	YES	
	Bedrooms, living spaces & other habitable rooms are separated from gallery access & other open circulation space by the apartment's service areas	YES	
	Balconies & private terraces are located in front of living rooms to increase internal privacy	NO	In some instances to increase views and solar access the living areas are at the façade line.
	Windows are offset from the windows of adjacent buildings	YES	
	Recessed balconies and/or vertical fins are used between adjacent balconies	YES	Full height party walls separate adjacent balconies
3G	PEDESTRIAN ACCESS & ENTRIES		
3G-1	Objective: Building entries & pedestrian access connects to and addresses the public domain.		
	Design Guidance	CONSIDERED	The building has been designed to clearly define entry points and to ensure each lobby has direct access from the public realm.
	Multiple entries (including communal building entries & individual ground floor entries) activate the street edge	YES	
	Entry locations relate to the street & subdivision pattern, and the existing pedestrian network	YES	
	Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries	YES	
	Where street frontage is limited, a primary street address should be provided with clear sight lines and pathways to secondary building entries	YES	
3G-2	Objective: Access, entries & pathways are accessible & easy to identify.		
	Design Guidance	CONSIDERED	
	Building access areas including lift lobbies, stairwells & hallways are clearly visible from the public domain & communal spaces	YES	
	The design of ground floors & underground car parks minimise level changes along pathways & entries	YES	
	Steps & ramps are integrated into the overall building & landscape design	YES	
	For large developments 'way finding' maps are provided to assist visitors & residents	YES	
	For large developments electronic access & audio/video intercom are provided to manage access	YES	
3G-3	Objective: Large sites provide pedestrian links for access to streets & connection to destinations.		
	Design Guidance	CONSIDERED	An internal through-site link has been provided as a connection between Trial St & Dudley Rd.
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres & public transport	YES	
	Pedestrian links are direct, have clear sight lines, are overlooked by habitable rooms or private open spaces of dwellings, are well lit & contain active uses, where appropriate	YES	
3H	VEHICLE ACCESS		

3H-1	Objective: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.		
	Design Guidance	CONSIDERED	Vehicle access points have been carefully considered. Driveway crossings are minimised by consolidating entry points. Manoeuvring areas at street frontage are screened with landscaping buffers
	Car park access is integrated with the building's overall facade. Design solutions include: materials & colour palette minimise visibility from street; security doors/gates minimise voids in the facade; where doors are not provided, visible interiors reflect facade design, and building services, pipes & ducts are concealed	YES	
	Car park entries are located behind the building line	YES	
	Vehicle entries are located at the lowest point of the site, minimising ramp lengths, excavation & impacts on the building form and layout	YES	
	Car park entry & access are located on secondary streets or lanes where available	N/A	
	Vehicle standing areas that increase driveway width & encroach into setbacks are avoided	YES	where vehicle manoeuvring standing areas are proposed, landscaped setbacks are introduced to soften and conceal the streetscape.
	Access point is located to avoid headlight glare to habitable rooms	YES	
	Adequate separation distances are provided between vehicle entries & street intersections	YES	
	The width & number of vehicle access points are limited to the minimum	YES	
	Visual impact of long driveways is minimised through changing alignments & screen planting	YES	
	The need for large vehicles to enter or turn around within the site is avoided	YES	
	Garbage collection, loading & servicing areas are screened	YES	
	Clear sight lines are provided at pedestrian & vehicle crossings	YES	
	Traffic calming devices, such as changes in paving material or textures, are used where appropriate	YES	
	Pedestrian & vehicle access are separated & distinguishable. Design solutions include: Changes in surface materials; Level changes; Landscaping for separation	YES	
3J	BICYCLE & CAR PARKING		
3J-1	Objective: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.		
	Design Criteria	CONSIDERED	
	1 For development in the following locations: on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.	N/A	
	The car parking needs for a development must be provided off street.		
	Design Guidance	CONSIDERED	Refer to the accompanying traffic report
	Where a car share scheme operates locally, car share parking spaces are provided within the development.	N/A	
	Where less car parking is provided in a development, council do not provide on street resident parking permits	YES	
3J-2	Objective: Parking & facilities are provided for other modes of transport.		
	Design Guidance	CONSIDERED	
	Conveniently located & sufficient numbers of parking spaces are provided for motorbikes & scooters	NO	The demographic serviced in the project is unlikely to use motorcycles or scooters. The RAC facility provides mobility scooter parking areas

	Secure undercover bicycle parking is provided & easily accessible from both public domain & common areas	YES	
	Conveniently located charging stations are provided for electric vehicles, where desirable	YES	
3J-3	Objective: Car park design & access is safe and secure.		
	Design Guidance	CONSIDERED	The Basement has been designed to maximise efficiency within the floorplate while maintaining site lines where possible. Storage cages and bicycle parking will be accessed from dedicated pedestrian areas. Pedestrian paths through the carpark will be clearly delineated through signposting and line marking, with adequate lighting throughout
	Supporting facilities within car parks, including garbage, plant & switch rooms, storage areas & car wash bays can be accessed without crossing car parking spaces	YES	
	Direct, clearly visible & well lit access is provided into common circulation areas	YES	
	Clearly defined & visible lobby or waiting area is provided to lifts & stairs	YES	
	For larger car parks, safe pedestrian access is clearly defined & circulation areas have good lighting, colour, line marking and/or bollards	YES	
3J-4	Objective: Visual & environmental impacts of underground car parking are minimised.		
	Design Guidance	CONSIDERED	The extent of excavation required to the basement levels has been minimised as much as possible, the majority of parking occurs above ground. Underground parking is proposed to the RFB building only
	Excavation minimised through efficient car park layouts & ramp design	YES	
	Car parking layout is well organised, using a logical, efficient structural grid & double loaded aisles	YES	
	Protrusion of car parks do not exceed 1m above ground level. Solution include stepping car park levels or using split levels on sloping sites	NO	Above ground parking is sleeved with residential uses, southern wall is vegetated to soften the appearance of the carpark wall and blend with the established habitat of the Bush Bath
	Natural ventilation is provided to basement & sub-basement car parking	YES	
	Ventilation grills or screening devices for car parking openings are integrated into the facade & landscape design	YES	
3J-5	Objective: Visual & environmental impacts of on-grade car parking are minimised.		
	Design Guidance	CONSIDERED	The number of on grade parking is minimised. Landscaped areas are proposed to screen on grade parking
	Parking is located on the side or rear of the lot away from the primary street frontage	YES	
	Cars are screened from view of streets, buildings, communal and private open space areas	YES	
	Safe and direct access to building entry points is provided	YES	
	Parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space	YES	
	Stormwater run-off is managed appropriately from car parking surfaces	YES	
	Bio-swaales, rain gardens or on site detention tanks are provided, where appropriate	YES	
	Light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	YES	
3J-6	Objective: Visual & environmental impacts of above ground enclosed car parking are minimised.		
	Design Guidance	CONSIDERED	
	Exposed parking should not be located along primary street frontages	YES	

Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include:

- Car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels)
- Car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9)
- Positive street address and active frontages should be provided at ground level

YES

PART4 DESIGNING THE BUILDING

4A SOLAR & DAYLIGHT ACCESS

4A-1 Objective: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.

Design Criteria CONSIDERED

1 Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas YES

2 In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter CONSIDERED

The apartments in building D achieve the 3 hrs of direct sunlight between 9am to 3pm. There are some apartments that achieve sunlight from 8am-9am to 3pm-4pm.

Clause 108 of State Environmental Planning Policy (Housing) 2021 (SEPP Housing) states:
"(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces"
 As the controls of SEPP (Housing) prevail over SEPP 65 and the ADG, apartments in buildings B & C achieve 2 hours of direct sunlight between 9am and 3pm. However, some apartments achieve the 2-hr by extending the hours from 8am to 4pm.

3 A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter YES

Design Guidance CONSIDERED

The development proposes a total of 336 new units. Of these, 260 receive a minimum of 2 hours sunlight (77%).

There are number of apartments receiving sunlight from 8am-9am and 3pm - 4pm based on the current and potential future development of the adjacent sites.

There are less than 15% of total apartments proposed with south facing aspect receiving no solar access.

The design maximises north aspect. The number of single aspect south facing apartments is minimised YES

Single aspect, single storey apartments have a northerly or easterly aspect YES

Living areas are located to the north and service areas to the south & west of apartments YES

To optimise direct sunlight to habitable rooms & balconies a number of the following design features are used: Dual aspect apartments, Shallow apartment layouts, Two storey & mezzanine level apartments, Bay windows YES

	To maximise the benefit to residents of direct sunlight within living rooms & private open spaces, a minimum of 1sqm of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	YES	
	Achieving the design criteria may not be possible where: greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source; on south facing sloping sites; significant views are oriented away from the desired aspect for direct sunlight	N/A	
	Design drawings need to demonstrate how site constraints & orientation preclude meeting Design Criteria & how the development meets the objective.		
4A-2	Objective: Daylight access is maximised where sunlight is limited.		
	Design Guidance	CONSIDERED	Skylight has been proposed to the apartments with limited solar access to ensure living spaces are well lit throughout the day.
	Courtyards, skylights & high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	N/A	
	Where courtyards are used: Use is restricted to kitchens, bathrooms & service areas; Services are concealed with appropriate detailing & materials to visible walls; Courtyards are fully open to the sky; Access is provided to the light well from communal area for cleaning & maintenance; Acoustic privacy, fire safety & minimum privacy separation distances (see 3F Visual Privacy) are achieved	N/A	
	Opportunities for reflected light into apartments are optimised through: Reflective exterior surfaces on buildings opposite south facing windows; Positioning windows to face other buildings or surfaces (on neighbouring sites or within site) that will reflect light; Integrating light shelves into the design; Light coloured internal finishes	YES	
4A-3	Objective: Design incorporates shading & glare control, particularly for warmer months.		
	Design Guidance	CONSIDERED	The proposed design incorporates covered balconies to allow shading from summer sun. 60% to 40% solid to glazed ratio in the facades is adopted for efficient temperature control both in warmer and cooler month
	A number of the following design features are used: Balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas; Shading devices such as eaves, awnings, balconies, pergolas, external louvres & planting; Horizontal shading to north facing windows; Vertical shading to east & particularly west facing windows; Operable shading to allow adjustment & choice; High performance glass that minimises external glare off windows, with consideration given to reduce tint glass or glass with a reflectance level below 20% (reflective films are avoided)	YES	
4B	NATURAL VENTILATION		
4B-1	Objective: All habitable rooms are naturally ventilated.	YES	
	Design Guidance	CONSIDERED	
	The building's orientation maximises capture & use of prevailing breezes for natural ventilation in habitable rooms	YES	
	Depths of habitable rooms support natural ventilation	YES	
	The area of unobstructed window openings should be equal to at least 5% of the floor area served	YES	
	Light wells are not the primary air source for habitable rooms	YES	
	Doors & openable windows maximise natural ventilation opportunities by using the following design solutions:	YES	
	Adjustable windows with large effective openable areas; Variety of window types that provide safety & flexibility such as awnings & louvres; Windows that occupants can reconfigure to funnel breezes into apartment, such as vertical louvres, casement windows & externally opening doors		
4B-2	Objective: The layout & design of single aspect apartments maximises natural ventilation.		
	Design Guidance	CONSIDERED	
	Apartment depths limited to maximise ventilation & airflow	YES	

	Natural ventilation to single aspect apartments is achieved with the following design solutions: Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation); Stack effect ventilation, solar chimneys or similar used to naturally ventilate internal building areas or rooms such as bathrooms & laundries; Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation & avoid trapped smells		N/A
4B-3	Objective: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.		
	Design Criteria	CONSIDERED	
	1 At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	NO	61% of the units achieve natural cross ventilation. Units with facades in different aspects along the same façade face have indentations along the façade to ensure effective air circulation.
	2 Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	YES	
	Design Guidance	CONSIDERED	
	The building includes dual aspect apartments, cross through apartments & corner apartments, and limited apartment depths	YES	
	In cross-through apartments, external window & door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window & door opening sizes/areas on the other side of the apartment (outlet side)	YES	
	Apartments are designed to minimise the number of corners, doors & rooms that might obstruct airflow	YES	
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation & airflow	YES	
4C	CEILING HEIGHTS		
4C-1	Objective: Ceiling height achieves sufficient natural ventilation & daylight access.		
	Design Criteria	CONSIDERED	The minimum ceiling heights have been accommodated with 2.7m for habitable rooms and 2.4m for non-habitable rooms.
	1 Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	YES	Kitchens are designed to have 2.4 high ceilings to enable efficient building services design, to increase the amenity of kitchens, open plan living is proposed, which together with full height glazing improves the amenity of kitchens.
	Minimum Ceiling Height for apt and mixed-used buildings (m)		
	Habitable rooms 2.7		
	Non-habitable rooms 2.4		
	For 2 storey apts 2.7 for main living area floor		
	2.4 for second floor, where its area does not exceed 50% of the apt area		
	Attic spaces 1.8 at edge of room with 30deg minimum ceiling slope		
	If located in mixed-used area 3.3 for ground and first floor to promote future flexibility of use		
	These minimums do not preclude higher ceilings if desired		
4C-2	Objective: Ceiling height increases the sense of space in apartments & provides for well proportioned rooms.		
	Design Guidance	CONSIDERED	The hierarchy of rooms within apartments will be emphasised by providing 2.7m ceiling heights for habitable rooms such as bedrooms and living areas, with 2.4m ceilings to service zones such as bathrooms.

	A number of the following design solutions are used: Hierarchy of rooms in apartment is defined using changes in ceiling heights & alternatives such as raked or curved ceilings, or double height spaces; Well proportioned rooms are provided, for example, smaller rooms feel larger & more spacious with higher ceilings; Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor & coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	YES	
4C-3	Objective: Ceiling heights contribute to the flexibility of building use over the life of the building.	CONSIDERED	
	Design Guidance Ceiling heights of lower level apartments should be greater than the minimum required by Design Criteria allowing flexibility & conversion to non-residential uses	N/A	The ILU model implies that change of use from residential is unlikely to occur.
4D	APARTMENT SIZE & LAYOUT		
4D-1	Objective: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.		
	Design Criteria	CONSIDERED	Apartments are designed to comply or improve Housing SEPP design requirements which result in larger areas than established in the ADG.
	1 Apartments have the following minimum internal areas:	YES	
	Apartment Type Minimum Internal Area (sqm)	YES	
	Studio 35		
	1 Bedroom 50		
	2 Bedroom 70		
	3 Bedroom 90		
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.	YES	
	A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each		
	2 Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight & air is not borrowed from other rooms	YES	
	Design Guidance	CONSIDERED	
	Kitchens is not located as part of the main circulation space in larger apartments (such as hallway or entry space)	YES	
	A window is visible from any point in a habitable room	YES	
	Where minimum areas or room dimensions are not met, apartments demonstrate that they are well designed and demonstrate the usability & functionality of the space with realistically scaled furniture layouts & circulation areas.	YES	
4D-2	Objective: Environmental performance of the apartment is maximised.		
	Design Criteria	CONSIDERED	
	1 Habitable room depths are limited to a maximum of 2.5 x the ceiling height	YES	
	2 In open plan layouts (living, dining & kitchen are combined) maximum habitable room depth is 8m from a window	NO	Housing SEPP apartment design requirements result in deeper layouts. Amenity is increase through the use of full height windows to increase daylight access
	Design Guidance	CONSIDERED	
	Greater than minimum ceiling heights allow for proportional increases in room depth up to the permitted max depths	YES	
	All living areas & bedrooms are located on the external face of building	YES	
	Where possible: bathrooms & laundries have external openable window; main living spaces are oriented toward the primary outlook & aspect and away from noise sources	YES	
4D-3	Objective: Apartment layouts are designed to accommodate a variety of household activities & needs.		
	Design Criteria	CONSIDERED	

- 1 Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space) YES
- 2 Bedrooms have a minimum dimension of 3m (excluding wardrobe space) YES
- 3 Living rooms or combined living/dining rooms have a minimum width of: YES
 - 3.6m for studio & 1 bedroom apartments
 - 4m for 2 & 3 bedroom apartments
- 4 The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts YES

Design Guidance

CONSIDERED

The habitable rooms within the development has been designed in accordance to the ADG.

Access to bedrooms, bathrooms & laundries is separated from living areas minimising direct openings between living & service areas

YES

All bedrooms allow a minimum length of 1.5m for robes

YES

Main bedroom of apartment or studio apartment is provided with a wardrobe of minimum 1.8m L x 0.6m D x 2.1m H

YES

Apartment layouts allow flexibility over time, design solutions include: Dimensions that facilitate a variety of furniture arrangements & removal; Spaces for a range of activities & privacy levels between different spaces within the apartment; Dual master apartments; Dual key apartments

YES

(Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the BCA & for calculating mix of apartments); Room sizes & proportions or open plans (rectangular spaces 2:3 are more easily furnished than square spaces 1:1); Efficient planning of circulation by stairs, corridors & through rooms to maximise the amount of usable floor space in rooms

4E PRIVATE OPEN SPACE & BALCONIES

4E -1 Objective: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.

Design Criteria

CONSIDERED

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

YES

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

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

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

N/A

Design Guidance

CONSIDERED

The balconies within the development has been designed in accordance to the ADG.

Increased communal open space are provided where the number or size of balconies are reduced

N/A

Storage areas on balconies is additional to the minimum balcony size

YES

Balcony use may be limited in some proposals where: consistently high wind speeds at 10 storeys & above; close proximity to road, rail or other noise sources; exposure to significant levels of aircraft noise; heritage & adaptive reuse of existing buildings

YES

In these situations juliet balconies, operable walls, enclosed wintergardens, and bay windows are appropriate. Other amenity benefits for occupants are provided in the apartments or in the development or both. Natural ventilation is also demonstrated

4E -2	Objective: Primary private open space & balconies are appropriately located to enhance liveability for residents		
	Design Guidance	CONSIDERED	Podium built form adopts increase front setbacks to preserve vegetation and allow for introduction of landscaped buffers to increase privacy of ground floor level apartments
	Primary open space & balconies are located adjacent to the living room, dining room or kitchen to extend the living space	YES	
	POS & balconies predominantly face north, east or west	YES	
	POS & balconies are orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	YES	
4E -3	Objective: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building		
	Design Guidance	CONSIDERED	The design of the ground level extended gardens are an integral part of the overall articulation of the proposal. Their extents define the podium form and sleeve above ground parking areas
	Solid, partially solid or transparent fences & balustrades are selected to respond to the location. They are designed to allow views & passive surveillance of the street while maintaining visual privacy & allowing for a range of uses on the balcony. Solid & partially solid balustrades are preferred	YES	
	Full width full height glass balustrades alone are generally not desirable	YES	
	Projecting balconies are integrated into the building design. The design of soffits are considered	YES	
	Operable screens, shutters, hoods & pergolas control sunlight & wind	YES	
	Balustrades are set back from the building or balcony edge where overlooking or where safety is an issue	YES	
	Downpipes & balcony drainage are integrated with the overall facade & building design	YES	
	Air-conditioning units are located on roofs, in basements, or fully integrated into the building design	YES	
	Where clothes drying, storage or air conditioning units are located on balconies, they are screened & integrated in the building design	YES	
	Ceilings of apartments below terraces are insulated to avoid heat loss	YES	
	Water & gas outlets are provided for primary balconies & private open space	YES	
4E -4	Objective: Private open space & balcony design maximises safety		
	Design Guidance	CONSIDERED	
	Changes in ground levels or landscaping are minimised	YES	
	Balcony design & detailing avoids opportunities for climbing & falling	YES	
4F	COMMON CIRCULATION & SPACES		
4F-1	Objective: Common circulation spaces achieve good amenity & properly service the number of apartments		
	Design Criteria	CONSIDERED	
	1 The maximum number of apartments off a circulation core on a single level is eight	YES	
	2 For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40	PARTIAL	Although building D has a total of 133 units, the number of units per lift is roughly 4 units extra per lift. A lift analysis has been done for building D, confirming the viability of three lifts in building D.
	Design Guidance	CONSIDERED	Two cores are provided where apartment numbers are above the recommended.
	Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement & access particularly in entry lobbies, outside lifts & at apartment entry doors	YES	

Daylight & natural ventilation are provided to all common circulation spaces that are above ground	YES
Windows are provided in common circulation spaces & are adjacent to the stair or lift core or at the ends of corridors	YES
Longer corridors greater than 12m in length from the lift core are articulated. Design solutions include: Series of foyer areas with windows & spaces for seating; Wider areas at apartment entry doors & varied ceiling heights	YES
Common circulation spaces maximise opportunities for dual aspect apartments, including multiple core apartment buildings & cross over apartments	YES
Achieving Design Criteria for the number of apartments off a circulation core may not be possible. Where development is unable to achieve this, a high level of amenity for common lobbies, corridors & apartments is demonstrated, including: Sunlight & natural cross ventilation in apartments; Access to ample daylight & natural ventilation in common circulation spaces; Common areas for seating & gathering; Generous corridors with greater than minimum ceiling heights; Other innovative design solutions that provide high levels of amenity	N/A
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 do not open directly onto common circulation spaces, open or enclosed. Visual & acoustic privacy from common circulation spaces to any other rooms are carefully controlled	YES

4F-2	Objective: Common circulation spaces promote safety & provide for social interaction between residents		
	Design Guidance		
		CONSIDERED	The proposal incorporates a clear and legible entry procession from the entrance to each apartment door.
			Corridors will have daylight and be clearly lit at night.
	Direct & legible access are provided between vertical circulation points & apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	YES	
	Tight corners & spaces are avoided	YES	
	Circulation spaces are well lit at night	YES	
	Legible signage are provided for apartment numbers, common areas & general wayfinding	YES	
	Incidental spaces, e.g. space for seating in a corridor, at a stair landing, or near a window are provided	PARTIAL	Entry lobbies incorporate lounge spaces to foster community engagement. Due to the demographic in the project, furniture along corridors is avoided to increase the mobility of residents.
	In larger developments, community rooms for activities such as owners corporation meetings or resident use, are provided & are co-located with communal open space	YES	

4G	STORAGE
----	---------

4G-1	Objective: Adequate, well designed storage is provided in each apartment		
	Design Criteria		
	1 In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	CONSIDERED	
		YES	
	Apartment Type	Storage Size Volume (cubic m)	
	Studio	4	
	1 Bedroom	6	
	2 Bedroom	8	
	3+ Bedroom	10	

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

	Design Guidance	CONSIDERED	The proposal accommodates the recommended amount of storage per apartment. 50% or greater of the required area being accessible from with the apartment living areas.
	Storage is accessible from either circulation or living areas	YES	
	Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proofed & screened from view from the street	YES	
	Left over space such as under stairs is used for storage	YES	
4G-2	Objective: Additional storage is conveniently located, accessible & nominated for individual apartments		
	Design Guidance	CONSIDERED	Additional storage not located in apartments will be located in carpark levels in secure storage 'cages'. These stores will be clearly allocated to specific apartments and be readily accessible from common aisles or from adjacent allocated car spaces.
	Storage not located in apartments is secure and clearly allocated to specific apartments	YES	
	Storage is provided for larger & less frequently accessed items	YES	
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages, such that allocated car parking remains accessible	YES	
	If communal storage rooms are provided they are accessible from common circulation areas of the building	YES	
	Storage not located in apartment is integrated into the overall building design & not visible from public domain	YES	
4H	ACOUSTIC PRIVACY		
4H-1	Objective: Noise transfer is minimised through the siting of buildings & building layout		
	Design Guidance	CONSIDERED	
	Adequate building separation is provided within the development & from neighbouring buildings/adjacent uses (see 2F Building Separation & 3F Visual Privacy)	YES	
	Window & door openings are orientated away from noise sources	YES	
	Noisy areas within buildings including building entries & corridors are located next to or above each other while quieter areas are located next to or above quieter areas	YES	
	Storage, circulation areas & non-habitable rooms are located to buffer noise from external sources	YES	
	The number of party walls (shared with other apartments) are limited & are appropriately insulated	YES	
	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces & circulation areas should be located at least 3m away from bedrooms	YES	
4H-2	Objective: Noise impacts are mitigated within apartments through layout & acoustic treatments		
	Design Guidance	CONSIDERED	Will comply in accordance with acoustic report recommendations.
	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: Rooms with similar noise requirements are grouped together; Doors separate different use zones; Wardrobes in bedrooms are co-located to act as sound buffers	YES	

Where physical separation cannot be achieved, noise conflicts are resolved using the following design solutions: Double or acoustic glazing; Acoustic seals; Use of materials with low noise penetration properties; Continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements

YES

4J	NOISE & POLLUTION		
4J-1	Objective: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout		
	Design Guidance	CONSIDERED	
	To minimise impacts the following design solutions are used: Physical separation between buildings & the noise or pollution source; Residential uses are located perpendicular to the noise source & where possible buffered by other uses; Non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses & communal open spaces; Non-residential uses are located at lower levels vertically separating residential component from noise or pollution source. Setbacks to the underside of residential floor levels are increased, relative to traffic volumes & other noise sources; Buildings respond to both solar access & noise. Where solar access is away from noise source, non-habitable rooms will provide a buffer; Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferred; Landscape design reduces the perception of noise & acts as a filter for air pollution generated by traffic & industry	YES	
	Where developments are unable to achieve Design Criteria, alternatives are considered in the following areas: Solar & daylight access, Private open space & balconies, Natural cross ventilation	YES	
4J-2	Objective: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission		
	Design Guidance	CONSIDERED	Will comply in accordance with acoustic report recommendations.
	Design solutions to mitigate noise include: Limiting the number & size of openings facing noise sources, Providing seals to prevent noise transfer through gaps, Using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens), Using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens & soffits	YES	
4K	APARTMENT MIX		
4K-1	Objective: A range of apartment types & sizes is provided to cater for different household types now & into the future		
	Design Guidance	CONSIDERED	A variety of apartment types are proposed ranging from Studio, 1B, 1B+Flexi, 2B, 2B+Flexi, 3B and 3B+SFlexi apartments.
	A variety of apartment types is provided	YES	
	The apartment mix is appropriate, taking into consideration: Distance to public transport, employment & education centres, Current market demands & projected future demographic trends, Demand for social & affordable housing, Different cultural & socioeconomic groups	YES	
	Flexible apartment configurations are provided to support diverse household types & stages of life including single person households, families, multi-generational families & group households	YES	Apartments are designed for Seniors Living, including affordable housing options
4K-2	Objective: The apartment mix is distributed to suitable locations within the building		
	Design Guidance	CONSIDERED	The apartment mix is distributed throughout the building. There are larger apartments on both lower and upper levels and each level accommodates a diversity of apartment types.
	Different apartment types are located to achieve successful facade composition & to optimise solar access	YES	
	Larger apartment types are located on ground or roof level where there is potential for more open space, and on corners where more building frontage is available	YES	

4L	GROUND FLOOR APARTMENTS		
4L-1	Objective: Street frontage activity is maximised where ground floor apartments are located		
	Design Guidance	CONSIDERED	Ground floor apartment with extended front garden helps to activate the open communal spaces.
	Direct street access are provided to ground floor apartments	YES	
	Activity is achieved through front gardens, terraces & the facade of the building. Design solutions include: Both street, foyer & other common internal circulation entrances to ground floor apartments, Private open space is next to the street, Doors & windows face the street	YES	
	Retail or home office spaces are located along street frontages	N/A	
	Ground floor apartment layouts support SOHO use & provide opportunities for future conversion into commercial or retail areas. In these cases higher floor to ceiling heights & easy conversion to ground floor amenities are provided.	N/A	
4L-2	Objective: Design of ground floor apartments delivers amenity & safety for residents		
	Design Guidance	CONSIDERED	1800mm fencing and landscaped buffers have been proposed throughout on the ground level apartments to ensure privacy is maintained.
	Privacy & safety are provided without obstructing casual surveillance. Design solutions include: Elevating private gardens & terraces above the street level by 1-1.5m (see pg. 109 Figure 4L.4), Landscaping & private courtyards, Window sill heights minimise sight lines into apartments, Integrating balustrades, safety bars or screens with exterior design	YES	
	Solar access is maximised through: High ceilings & tall windows, Trees & shrubs allow solar access in winter & shade in summer	YES	
4M	FACADES		
4M-1	Objective: Building facades provide visual interest along the street while respecting the character of the local area		
	Design Guidance	CONSIDERED	The buildings are composed to be clearly legible and to clearly establish a base, middle and top. Warm shades of brick are used to differentiate the base from the middle and bronze perforated metal screens and create a break through the building form to provide further contrast and warmth within the overall composition
	Design solutions for front building facades include: Composition of varied building elements, Defined base, middle & top of buildings, Revealing & concealing certain elements	YES	
	Building services are integrated within the overall façade	YES	
	Building facades are well resolved with appropriate scale & proportion to streetscape & with consideration of human scale. Solutions include: Well composed horizontal & vertical elements, Variation in floor heights to enhance the human scale, Elements that are proportional & arranged in patterns, Public artwork or treatments to exterior blank walls, Grouping of floors or elements such as balconies & windows on taller buildings	YES	
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	YES	
	Shadow is created on the facade throughout the day with building articulation, balconies & deeper window reveals	YES	
4M-2	Objective: Building functions are expressed by the façade		
	Design Guidance	CONSIDERED	The built form is clearly defined into 3 distinct elements; ground level, main form and top expression. Ground level entry has also been clearly defined through articulation of the portal expression.

	Building entries are clearly defined	YES	
	Important corners are given visual prominence through change in articulation, materials or colour, roof expression or changes in height	YES	
	Apartment layout is expressed externally through facade features such as party walls & floor slabs	YES	
4N	ROOF DESIGN		
4N-1	Objective: Roof treatments are integrated into the building design & positively respond to the street	YES	
	Design Guidance	CONSIDERED	The proposal allows for roof terraces which are a mix of private and communal spaces, allowing for an activated, landscaped space.
	Roof design relates to the street. Design solutions include: Special roof features & strong corners, Use of skillion or very low pitch hipped roofs, Breaking down the massing of the roof by using smaller elements to avoid bulk, Using materials or pitched form complementary to adjacent buildings	N/A	
	Roof treatments are integrated with the building design. Design solutions include: Roof design is in proportion to the overall building size, scale & form, Roof materials compliment the building, Service elements are integrated	YES	
4N-2	Objective: Opportunities to use roof space for residential accommodation & open space are maximised		
	Design Guidance	CONSIDERED	See response to Objective 4N-1
	Habitable roof space are provided with good levels of amenity. Design solutions include: Penthouse apartments, Dormer or clerestory windows, Openable skylights	YES	
	Open space is provided on roof tops subject to acceptable visual & acoustic privacy, comfort levels, safety & security considerations	YES	
4N-3	Objective: Roof design incorporates sustainability features		
	Design Guidance	CONSIDERED	Where roof terraces are proposed, shading structures are integrated into the design to provide relief from the elements.
	Roof design maximises solar access to apartments during winter & provides shade during summer. Design solutions include: Roof lifts to the north, Eaves & overhangs shade walls & windows from summer sun	N/A	
	Skylights & ventilation systems are integrated into the roof design	YES	
4O	LANDSCAPE DESIGN		
4O-1	Objective: Landscape design is viable & sustainable		
	Design Guidance	CONSIDERED	The design concept is underpinned by the understanding and celebration of the natural features of the site
	Landscape design is environmentally sustainable & can enhance environmental performance by incorporating: Diverse & appropriate planting, Bio-filtration gardens, Appropriately planted shading trees, Areas for residents to plant vegetables & herbs, Composting, Green roofs or walls	YES	
	Ongoing maintenance plans are prepared	YES	
	Microclimate is enhanced by: Appropriately scaled trees near the eastern & western elevations for shade, Balance of evergreen & deciduous trees to provide shading in summer & sunlight access in winter, Shade structures such as pergolas for balconies & courtyards	YES	
	Tree & shrub selection considers size at maturity & the potential for roots to compete.	YES	
4O-2	Objective: Landscape design contributes to streetscape & amenity		
	Design Guidance	CONSIDERED	
	Landscape design responds to the existing site conditions including: Changes of levels, Views, Significant landscape features including trees & rock outcrops	YES	
	Significant landscape features are protected by: Tree protection zones, Appropriate signage & fencing during construction	YES	
	Plants selected are endemic to region & reflect local ecology	YES	

4P	PLANTING ON STRUCTURES		
4P-1	Objective: Appropriate soil profiles are provided		
	Design Guidance	CONSIDERED	
	Structures are reinforced for additional saturated soil weight	YES	
	Soil volume is appropriate for plant growth, including: Modifying depths & widths according to planting mix & irrigation frequency, Free draining & long soil life span, Tree anchorage	YES	
	Minimum soil standards for plant sizes should be provided in accordance with:	YES	
	Site Area (sqm)	Recommended Tree Planting	
	Up to 850	1 medium tree per 50sqm of deep soil zone	
	850 - 1500	1 large tree or 2 medium trees per 90sqm of deep soil zone	
	Greater than 1500	1 large tree or 2 medium trees per 80sqm of deep soil zone	
4P-2	Objective: Plant growth is optimised with appropriate selection & maintenance		
	Design Guidance	CONSIDERED	Appropriate selection of planting is used to ensure planters are well maintained.
	Plants are suited to site conditions, considerations include: Drought & wind tolerance, Seasonal changes in solar access, Modified substrate depths for a diverse range of plants, Plant longevity	YES	
	A landscape maintenance plan is prepared	YES	
	Irrigation & drainage systems respond to: Changing site conditions, Soil profile & planting regime, Whether rainwater, stormwater or recycled grey water is used	YES	
4P-3	Objective: Planting on structures contributes to the quality & amenity of communal & public open spaces		
	Design Guidance	CONSIDERED	Existing and proposed Landscape elements has been used throughout to create an inviting and pleasant environment.
	Building design incorporates opportunities for planting on structures. Design solutions include: Green walls with specialised lighting for indoor green walls, Wall design that incorporates planting, Green roofs, particularly where roofs are visible from the public domain, Planter boxes	YES	
	Note: structures designed to accommodate green walls should be integrated into the building facade & consider the ability of the facade to change over time		
4Q	UNIVERSAL DESIGN		
4Q-1	Objective: Universal design features are included in apartment design to promote flexible housing for all community members		
	Design Guidance	CONSIDERED	
	Developments achieve a benchmark of 15% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	YES	
4Q-2	Objective: A variety of apartments with adaptable designs are provided		
	Design Guidance	CONSIDERED	
	Adaptable housing should be provided in accordance with the relevant council policy	YES	
	Design solutions for adaptable apartments include: Convenient access to communal & public areas, High level of solar access, Minimal structural change & residential amenity loss when adapted, Larger car parking spaces for accessibility, Parking titled separately from apartments or shared car parking arrangements	YES	
4Q-3	Objective: Apartment layouts are flexible & accommodate a range of lifestyle needs		
	Design Guidance	CONSIDERED	
	Flexible design solutions include: Rooms with multiple functions, Dual master bedroom apartments with separate bathrooms, Larger apartments with various living space options, Open plan 'loft' style apartments with only a fixed kitchen, laundry & bathroom	YES	
4R	ADAPTIVE REUSE		

4R-1	Objective: New additions to existing buildings are contemporary, complementary & enhance area's identity & sense of place		
4R-2	Objective: Adapted buildings provide residential amenity but does not precluding future adaptive reuse		
4S	MIXED USE		
4S-1	Objective: Mixed use developments are provided in appropriate locations & provide active street frontages that encourage pedestrian movement.		
	Design Guidance	CONSIDERED	
	Mixed use development are concentrated around public transport & centres	YES	
	Mixed use developments positively contribute to the public domain. Design solutions include: Development addresses the street, Active frontages provided, Diverse activities & uses, Avoiding blank walls at the ground level, Live/work apartments on the ground floor level, rather than commercial	YES	
4S-2	Objective: Residential levels of the building are integrated within the development. Safety & amenity is maximised.		
	Design Guidance	CONSIDERED	
	Residential circulation areas are clearly defined. Solutions include: Residential entries separated from commercial entries & directly accessible from the street, Commercial service areas separated from residential components, Residential car parking & communal facilities separated or secured, Security at entries & safe pedestrian routes are provided, Concealment opportunities are avoided	YES	
	Landscaped communal open space are provided at podium or roof	YES	
4T	AWNING & SIGNAGE		
4T-1	Objective: Awnings are well located and complement & integrate with the building design.		
	Design Guidance	CONSIDERED	The residential component of the proposal sets back from active street frontage of James street, to preserve significant vegetation and allow for privacy buffers to ground floor level apartments., making the use of awnings not compatible.
	Awnings are located along streets with high pedestrian activity & active frontages	YES	
	A number of the following design solutions are used: Continuous awnings are maintained & provided in areas with an existing pattern, Height, depth, material & form complements existing street character, Protection from sun & rain is provided, Awnings are wrapped around secondary frontages of corner sites, Awnings are retractable in areas without an established pattern	NO	
	Awnings are located over building entries for address & public domain amenity Capable of complying.	NO	Weather protection is provided at building entries through outdoor lobbies recessed into the built form.
	Awnings relate to residential windows, balconies, street tree planting, power poles & street infrastructure	YES	
	Gutters & down pipes are integrated and concealed	YES	
	Lighting under awnings is provided for pedestrian safety	YES	
4T-2	Objective: Signage responds to context & desired streetscape character.		
	Design Guidance	CONSIDERED	
	Signage is integrated into building design & respond to scale, proportion & detailing of the development	YES	
	Legible & discrete way finding is provided for larger developments	YES	
	Signage is limited to being on & below awnings, and single facade sign on primary street frontages	N/A	
4U	ENERGY EFFICIENCY		
4U-1	Objective: Development incorporates passive environmental design.		
	Design Guidance	CONSIDERED	
	Adequate natural light is provided to habitable rooms	YES	
	Well located, screened outdoor areas are provided for clothes drying	YES	

4U-2	Objective: Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer.		
	Design Guidance	CONSIDERED	A solid to glazed facade proportion (60% to 40%) was developed to deliver an efficient balance of heat gain & rejection during warmer and colder months
	A number of the following design solutions are used: Use of smart glass or other on north & west elevations, Thermal mass maximised in floors & walls of north facing rooms, Polished concrete floors, tiles or timber rather than carpet, Insulated roofs, walls & floors. Seals on window & door openings, Overhangs & shading devices such as awnings, blinds & screens	YES	
	Provision of consolidated heating & cooling infrastructure is located in a centralised location (e.g. basement)	NO	A/C Condensers are located in balconies, inside enclosures to soften the appearance
4U-3	Objective: Adequate natural ventilation to minimise the need for mechanical ventilation.		
	Design Guidance	CONSIDERED	
	A number of the following design solutions are used: Rooms with similar usage are grouped together, Natural cross ventilation for apartments is optimised, Natural ventilation is provided to all habitable rooms & as many non-habitable rooms, common areas & circulation spaces as possible	YES	
4V	WATER MANAGEMENT & CONSERVATION		
4V-1	Objective: Potable water use is minimised.		
	Design Guidance	CONSIDERED	
	Water efficient fittings, appliances & wastewater reuse are incorporated	YES	
	Apartments are individually metered	YES	
	Rainwater is collected, stored & reused on site	YES	
	Drought tolerant, low water use plants are used within landscaped areas	YES	
4V-2	Objective: Urban stormwater is treated on site before being discharged to receiving waters.		
	Design Guidance	CONSIDERED	
	Water sensitive urban design systems are designed by a suitably qualified professional	YES	
	A number of the following design solutions are used: Runoff is collected from roofs & balconies in water tanks and plumbed into toilets, laundry & irrigation, Porous & open paving materials is maximised, On site stormwater & infiltration, including bio-retention systems such as rain gardens or street tree pits	YES	
4V-3	Objective: Flood management systems are integrated into site.		
	Design Guidance	CONSIDERED	
	Detention tanks are located under paved areas, driveways or in basements	YES	
	On large sites, parks or open spaces are designed to provide temporary on site detention basins	YES	
4W	WASTE MANAGEMENT		
4W-1	Objective: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.		
	Design Guidance	CONSIDERED	The waste storage system is proposed on the Lower Ground Level with common waste holding areas. Refer to waste management report for more details.
	Adequately sized storage areas for rubbish bins are located discreetly away from the front of the development or in basement car park	YES	
	Waste & recycling storage areas are well ventilated	YES	
	Circulation design allows bins to be easily manoeuvred between storage & collection points	YES	
	Temporary storage are provided for large bulk items such as mattresses	YES	
	Waste management plan is prepared	YES	
4W-2	Objective: Domestic waste is minimised by providing safe & convenient source separation & recycling.		

	Design Guidance	CONSIDERED	Each floor will have a single waste chute system for either general waste or recycling, with the provision of a diverter system at the base.
	All dwellings have a waste & recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste & recycling	YES	
	Communal waste & recycling rooms are in convenient & accessible locations related to each vertical core	YES	
	For mixed use developments, residential waste & recycling storage areas & access is separate & secure from other uses	YES	
	Alternative waste disposal methods such as composting is provided	YES	
4X	BUILDING MAINTENANCE		
4X-1	Objective: Building design detail provides protection from weathering.		
	Design Guidance	CONSIDERED	The building in its articulation and detailing is intended to be robust and low maintenance. A limited material palette is proposed - material choices have been carefully considered in relation to durability in environments close to water bodies.
	A number of the following design solutions are used:; Roof overhangs to protect walls, Hoods over windows & doors to protect openings, Detailing horizontal edges with drip lines to avoid staining surfaces, Methods to eliminate or reduce planter box leaching, Appropriate design & material selection for hostile locations	YES	
4X-2	Objective: Systems & access enable ease of maintenance.		
	Design Guidance	CONSIDERED	
	Window design enables cleaning from the inside of the building	YES	
	Building maintenance systems are incorporated & integrated into the design of the building form, roof & facade	YES	
	Design does not require external scaffolding for maintenance access	YES	
	Manually operated systems such as blinds, sunshades & curtains are used in preference to mechanical systems	YES	
	Centralised maintenance, services & storage are provided for communal open space areas within the building	YES	
4X-3	Objective: Material selection reduces ongoing maintenance costs.		
	Design Guidance	CONSIDERED	The building façade is intended to be robust and hard-wearing. Materials such as bricks and metal panelling systems are proposed. Internally, common areas will be resilient in order to accommodate high traffic patterns, particularly around the lift lobby. Common areas will also have lighting that is triggered by motion detectors.
	A number of the following design solutions are used: Sensors to control artificial lighting in common circulation & spaces, Natural materials that weather well & improve with time, such as face brickwork, Easily cleaned surfaces that are graffiti resistant, Robust & durable materials & finishes in locations which receive heavy wear & tear such as common circulation areas & lift interiors	YES	