

Snøhetta  + **Hassell** | **H** |

Mirvac Harbourside Architectural Design Report  
Section 4.55 Modification to Apartment Planning

29 April 2023



Mirvac Harbourside Development



# Proposed Modifications

This modification to the SSDA2 seeks amendment to levels 9-45 of the residential tower to:

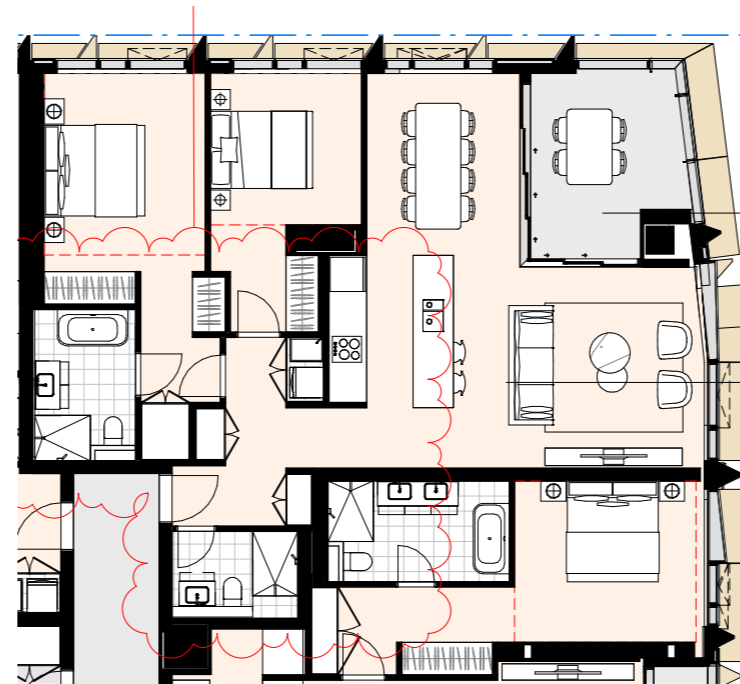
- Improve residential apartment planning to provide better experience for residents
- Resolve coordination of structure, hydraulic services and apartment planning
- Rationalise window sizes to improve consistency of facade articulation
- Coordinate facade design with revised internal planning

The modifications are:

1. Adjustment to internal planning of apartments
2. Adjustment to riser sizes and locations
3. Adjustment to window sizes and locations
4. Adjustment to spandrel positions
5. Coordination of riser sizes and integration of maintenance access doors
6. Relocation and revised planning of Silver Liveable and Adaptable apartments
7. Change of 13 total 3 Bed + Study apartments on levels 29-41 to 4 Bed apartments as a result of internal apartment planning improvements

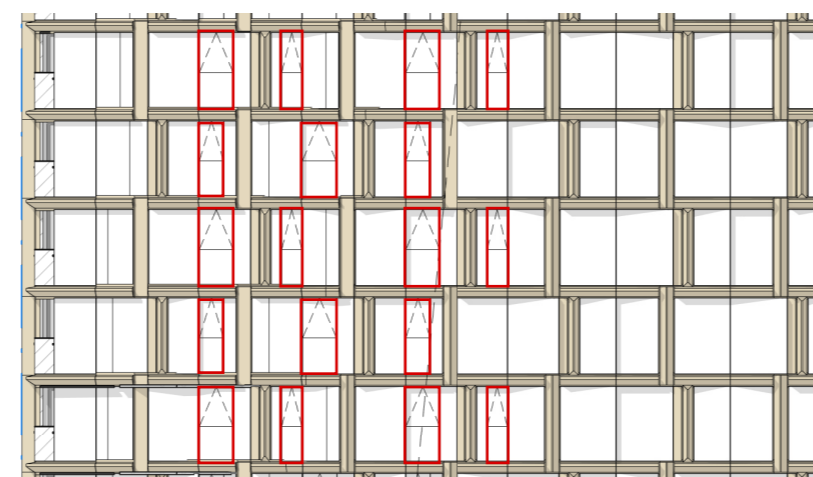
The proposed changes are consistent with the architectural design concept and design principles, residential mix as approved in SSDA2, and planning controls. Compliance with the ADG is demonstrated in section *Planning + Compliance*.

APPROVED SSDA2

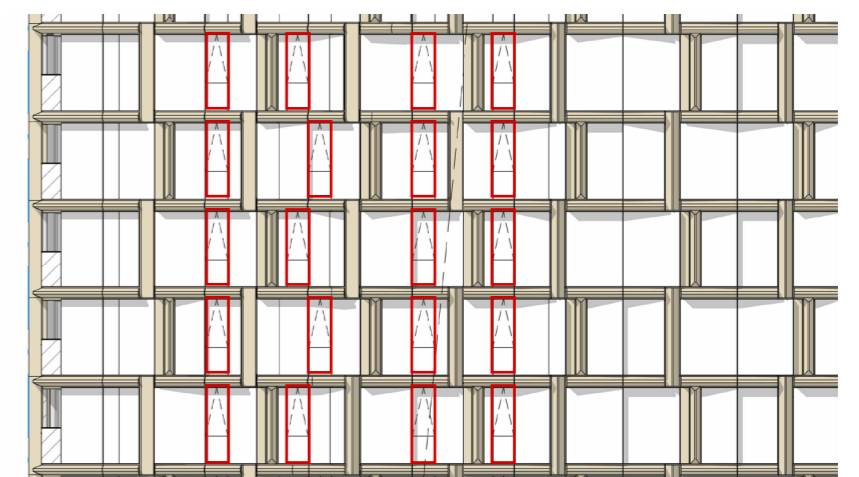


EXAMPLE OF APARTMENT INTERNAL PLANNING CHANGES

PROPOSED MODIFICATION



EXAMPLE OF WINDOW CHANGES



# Tower

## Apartment Mix

The apartment mix is consistent with the approved SSDA2. Planning is carefully considered to maximise amenity

The residences have been designed to embrace the spectacular Sydney Harbour location, maximising views towards the north, east and west as well as enhancing natural light and ventilation.

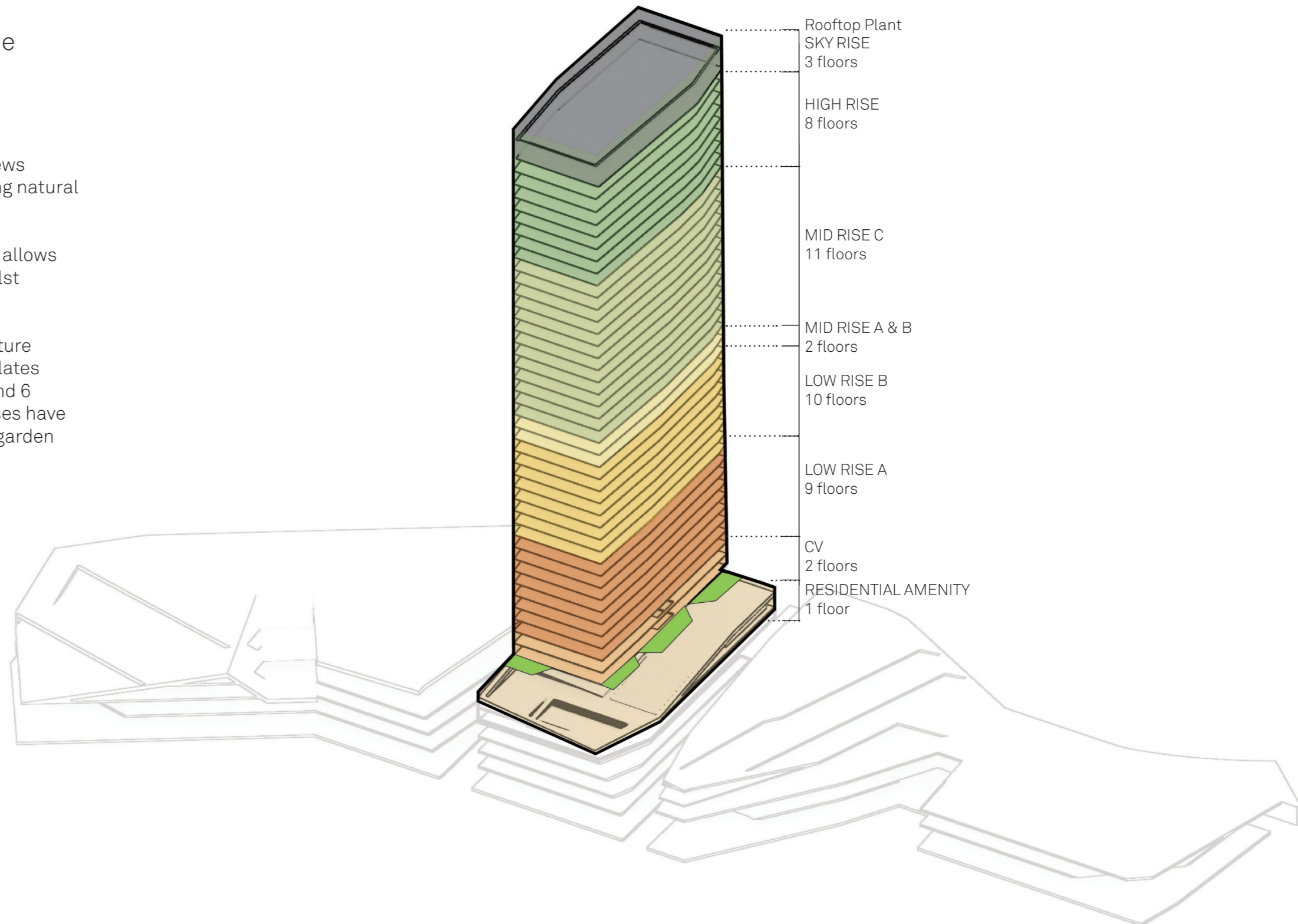
The residential floor plate follows a rational grid that allows flexibility in apartment planning options and mix whilst exceeding ADG spatial requirements.

The low rise plates, serviced by three low rise lifts feature between 6 and 8 apartments per floor. The high rise plates are similarly serviced by three lifts, with between 2 and 6 apartments per plate. At the top two storey penthouses have double-height north facing living rooms and rooftop garden terraces.

Total Number of Apartments: 265

Apartment Mix :

TYPE	TOTAL	PERCENTAGE
1 BED	30	11.3%
2 BED	92	34.7%
3 BED	117	44.2%
4 BED	21	7.9%
Sub Penthouse	3	1.1%
Penthouse	2	0.8%



# Tower

## Solar Access

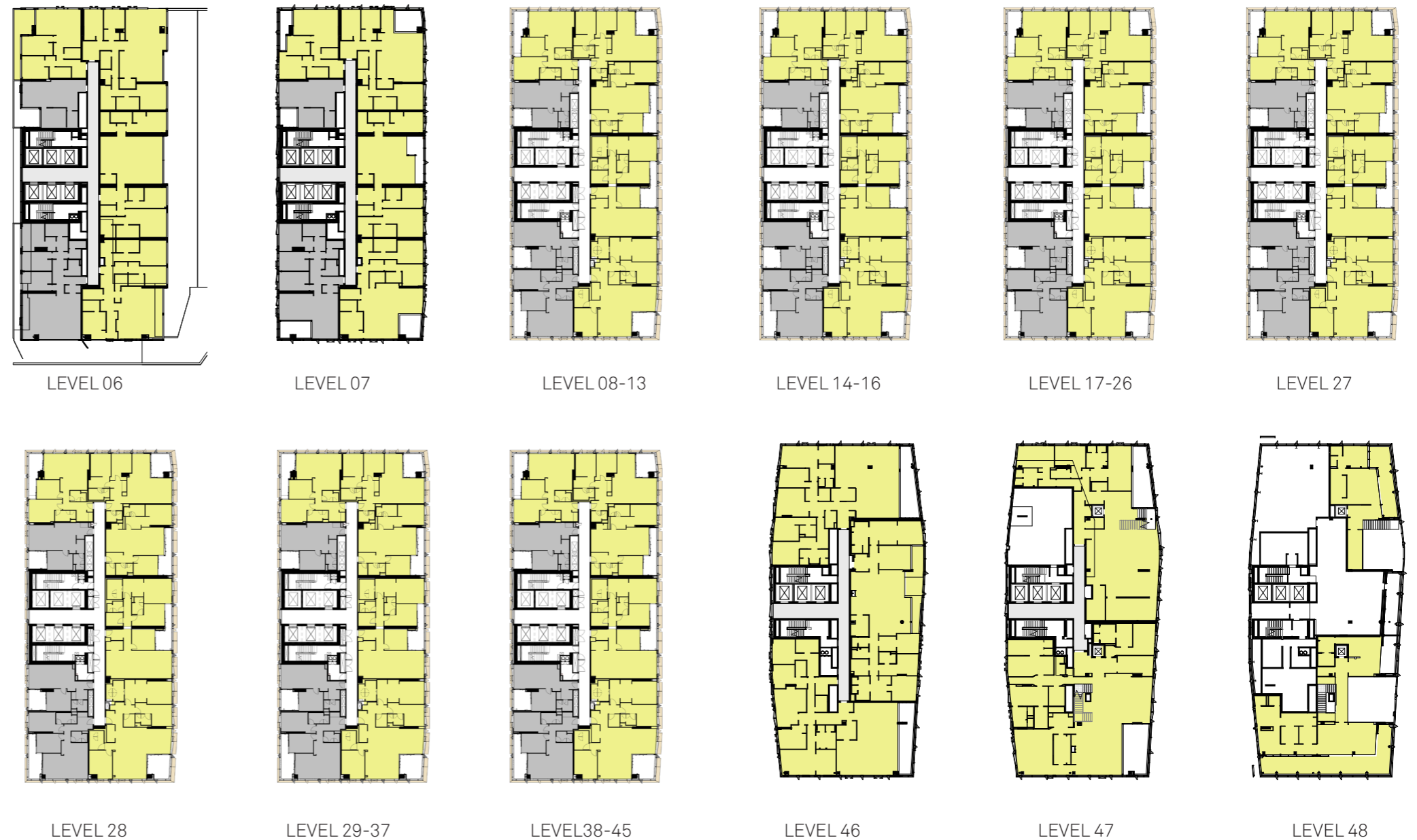
Apartments with access to direct sunlight is consistent with the approved SSDA2. The proposal exceeds the ADG design criteria with 73.2% of apartments receiving more than 2 hours of sun in mid winter between 9am-3pm.

The facade and apartment planning are designed to maximise solar access to living areas and balconies while balancing shading and privacy.

Given the above considerations, 73.2% of apartment's living and private open space receive more than two hours of direct sunlight between 9am and 3pm mid winter.

The communal garden at level 05 is North East facing and more than 50% of the area receives direct sunlight for a minimum of 2 hours between 9am and 3pm mid winter.

Total number of apartments that receive Solar Access	Percentage
194 of 265	73.2%



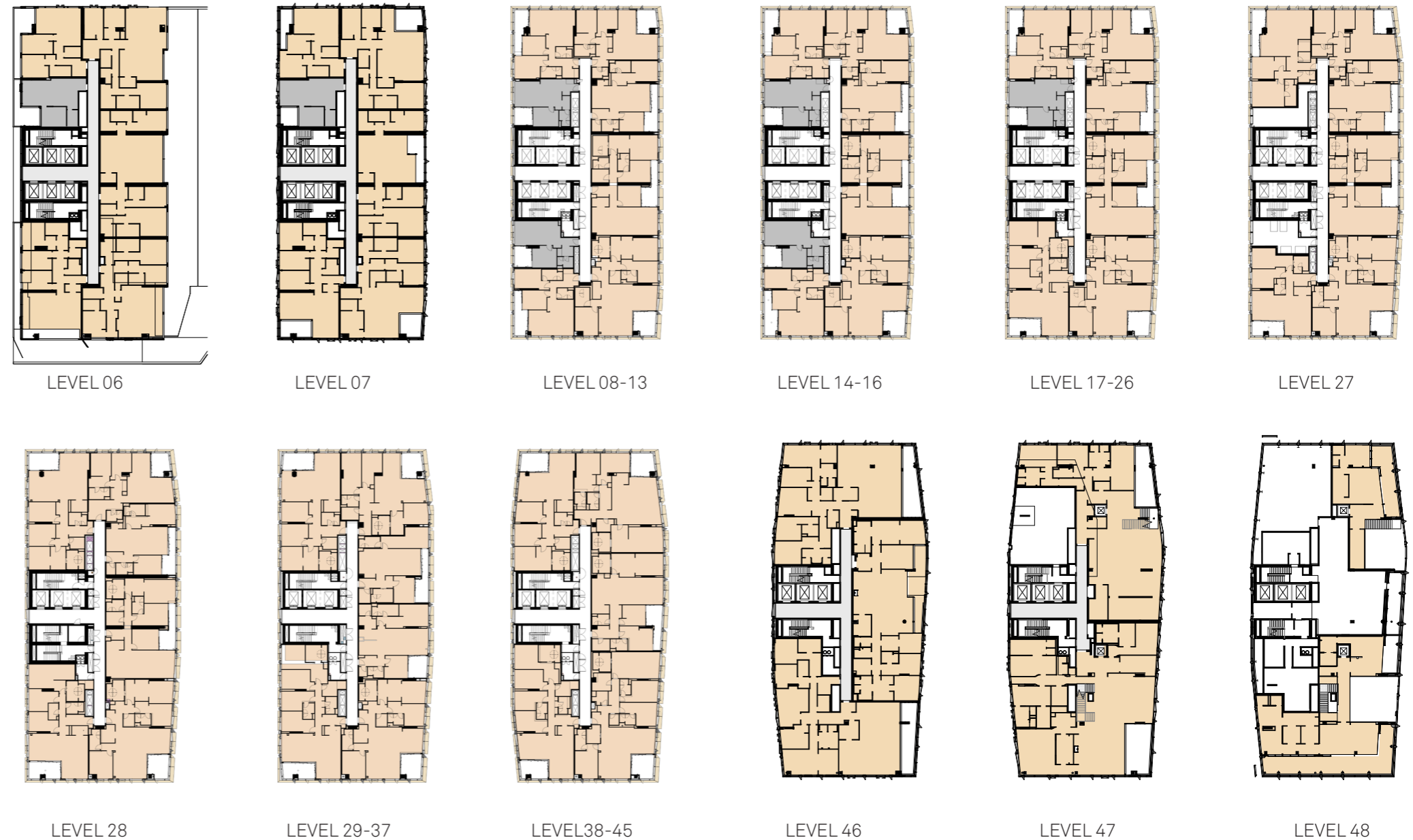
- Apartments and private open spaces that receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter
- Apartments and private open spaces that do not receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter

# Tower

## Direct Sunlight

Exceeds the ADG design criteria for direct sunlight to habitable rooms of apartments.

The apartment planning design maximises North East and West facing apartment to optimise direct daylight in to habitable rooms and balconies. Only 11.3% of apartment in the building do not receive direct sunlight for a minimum of 15 mins between 9am and 3pm mid winter.



Total number of apartments that do not receive direct sunlight	Percentage
30 of 265	11.3%

- Apartments and private open spaces that receive a minimum of 15min direct sunlight between 9am and 3pm at mid winter
- Apartments and private open spaces that do not receive a minimum of 15min direct sunlight between 9am and 3pm at mid winter

# Tower

## Cross Ventilation

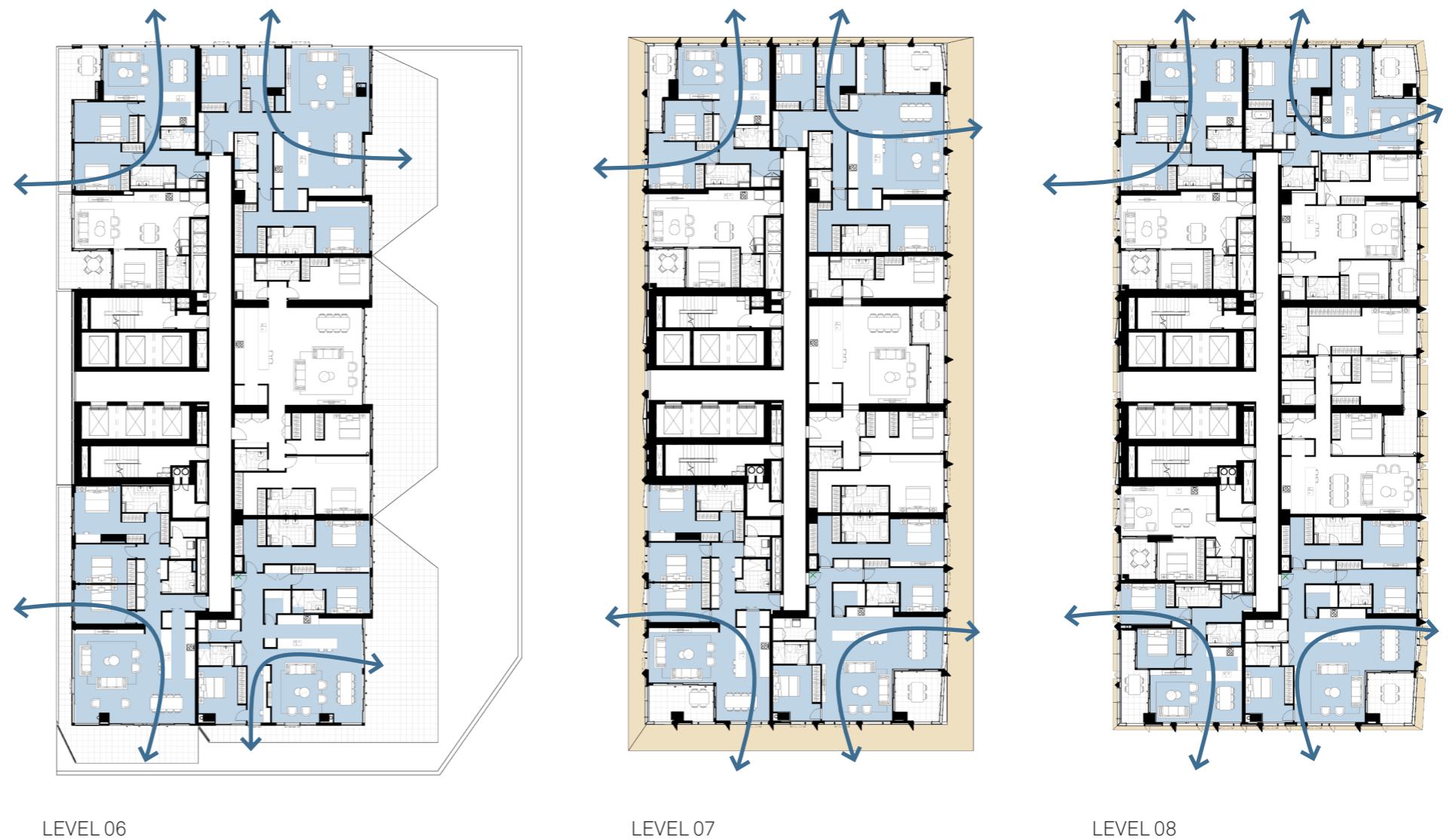
Meets the ADG design criteria for cross ventilation and natural ventilation to apartments.

The building and apartment planning is designed to capture the prevailing breezes for natural ventilation to habitable rooms.

60% of the residential apartments across up to level 8 (9 storeys) achieve natural cross ventilation. All apartments on level 9 (storey 10) and above are considered naturally cross ventilated according to the apartment design guideline.

Operable windows and sliding doors are located in all living rooms and bedrooms to allow cross ventilation.

Total number of cross ventilated apartments	Percentage
12 of 20	60%



### NOTES

Compliance is demonstrated from L06 (7 storey) to L08 (9 storey). Apartments at 10 storeys or greater are deemed to be cross ventilated

No apartments are located below Level 06

# Proposed Facade Modifications

ADJUSTMENTS TO THE RESIDENTIAL TOWER FACADE ARE MINOR IN NATURE TO ALLOW:

- Rationalise window sizes to improve consistency of facade articulation
- Coordinate facade design with revised internal planning

THE ADJACENT DIAGRAMS ILLUSTRATE THE ADJUSTMENTS:



DIAGRAM 1: Adjustment to window sizes and locations

- The approved SSDA2 design featured a variety of window widths in a staggered arrangement. The proposed modification seeks to maintain the staggered nature of the windows, ensuring variety across the facade. Window widths have been rationalised to a consistent width across the elevation, resulting in a more refined outcome.

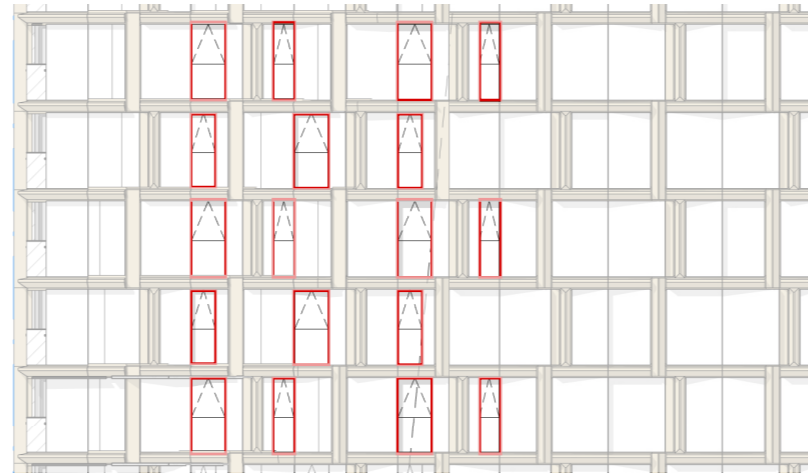
DIAGRAM 2: Adjustment to spandrel positions

- The approved SSDA2 integrated spandrels where internal planning required
- As a result of the internal replanning, the spandrel panels have also been adjusted to meet the new layout.

LEGEND

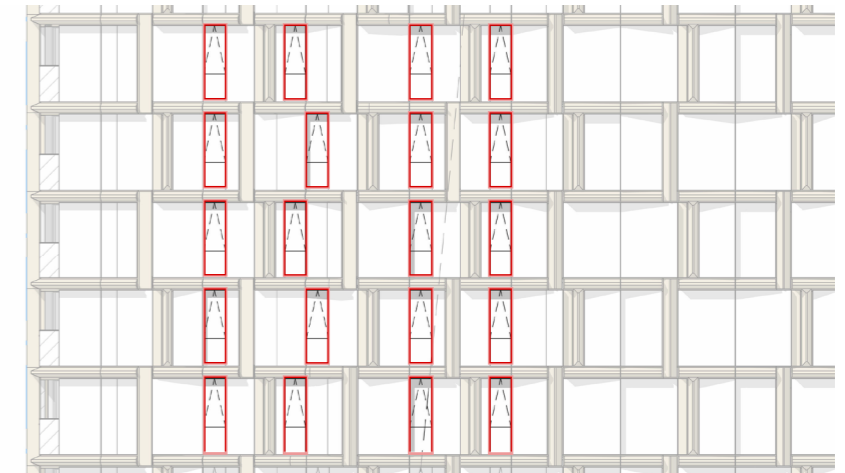
-  OPERABLE WINDOW PANEL
-  SPANDREL

APPROVED SSDA2

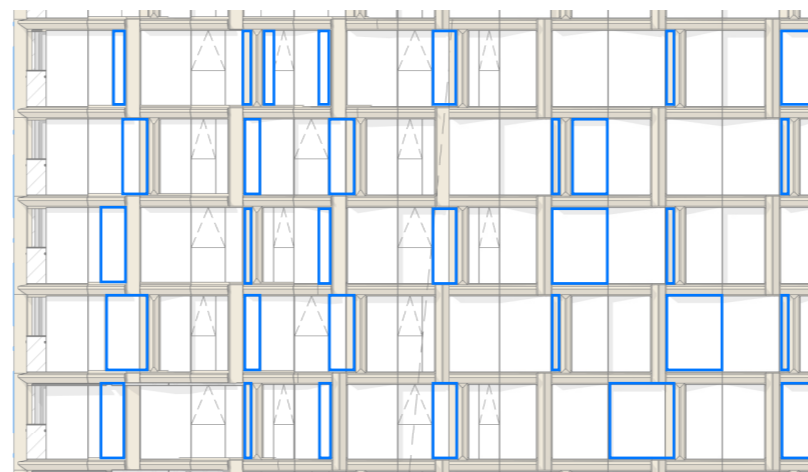


ELEVATION: PREVIOUS WINDOWS - VARIABLE WIDTHS  
DIAGRAM 1

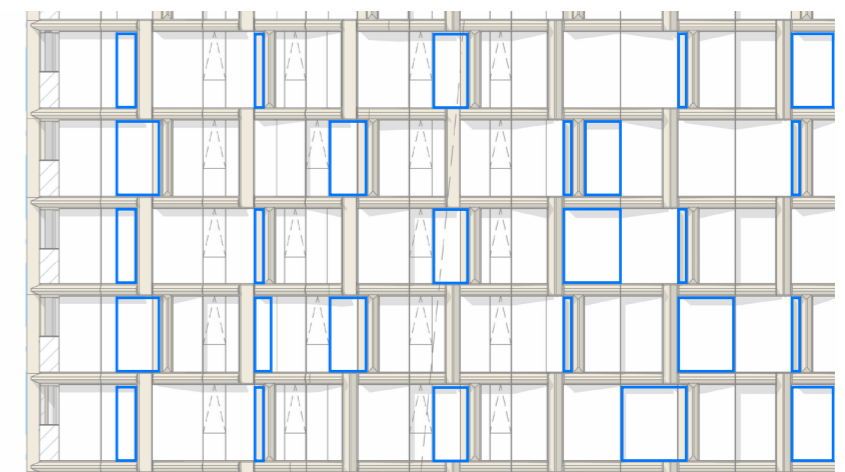
PROPOSED MODIFICATION



ELEVATION: PROPOSED WINDOWS - CONSISTENT WIDTHS



ELEVATION: PREVIOUS SPANDRELS LOCATED TO SUIT INTERNAL PLANNING  
DIAGRAM 2



ELEVATION: PROPOSED SPANDRELS ADJUSTED TO SUIT INTERNAL RE-PLANNING

# Tower

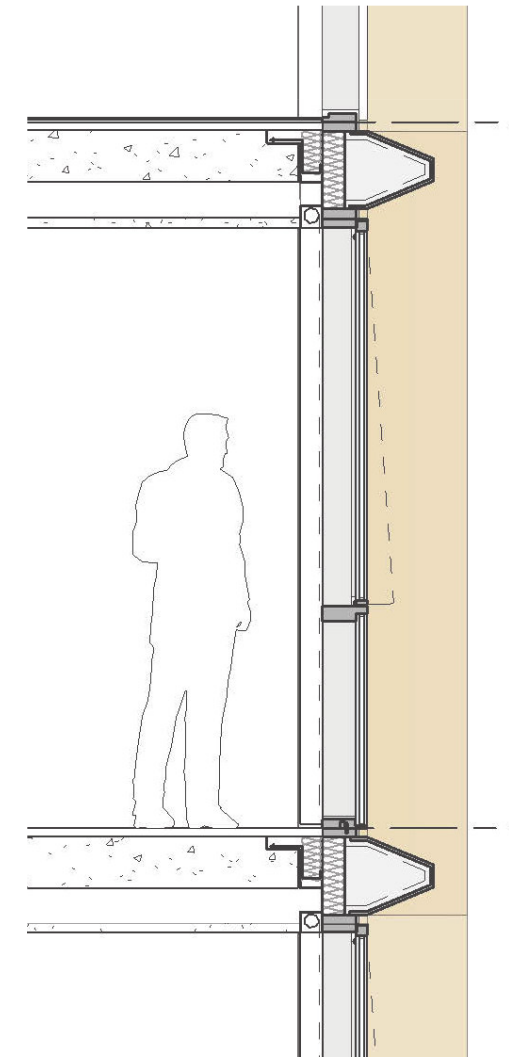
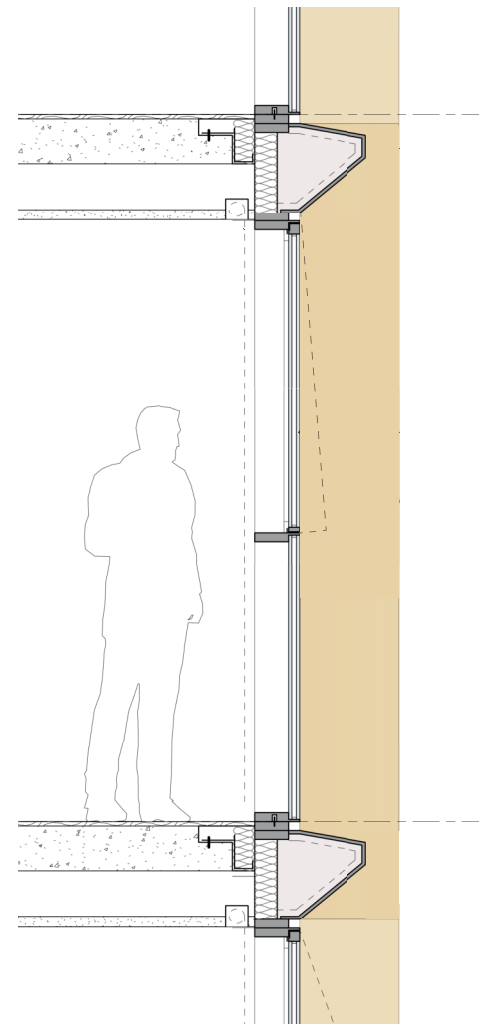
## Facade Design - Horizontal Fins

Minor dimensional refinements have occurred to the horizontal fins since the approved design during design development. These minor refinements are consistent with the design intent of the competition scheme and the approved design.

The tower façade features a glazed curtain wall system that incorporates sculpted horizontal and vertical shading elements, resulting in a tactile woven net expression. The depth and articulation of shading elements adjust according to orientation, guided by primary view directions and sun angles on each facade.

The irregularity of the facade's net was recognized as a critical success factor in the Competition Jury Report. The weave pattern and articulation have been slightly refined in response to solar analysis, construction methods and maintenance requirements.

Throughout design development the depth and articulation of shading elements remains unchanged from the approved design. However, the angle of the shading fins has slightly adjusted to a centered position to better align with the sun angles on each facade and view planes. This adjustment also enhances bird mitigation and water runoff, ensuring the long-term maintenance and appearance of the tower. As a result, the articulation of the tactile woven net expression is increased and improved.



# Planning + Compliance

## SEPP 65 ADG Compliance

### PART 2 DEVELOPING THE CONTROLS

2A Primary Controls	Control Description	Design Response	Compliance
	<p>Primary development controls are the key planning tool used to manage the scale of development so that it relates to the context and desired future character of an area and manages impacts on surrounding development. Primary controls should be developed taking into account sunlight and daylight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space, deep soil zones, public domain interface, noise and pollution.</p>	<p>The development has been designed considering several key planning policies that establish the objectives that the design must achieve:</p> <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Precincts - Eastern Harbour City)</li> <li>Pymont Peninsula Place Strategy</li> <li>Statement of Reasons for Approval of the Concept Proposal SSD-7874</li> <li>Conditions of Consent for the Concept Approval SSD-7874</li> <li>Connecting with Country Draft Framework (Issue No. 01 – 2020)</li> </ul>	Yes
2B Building Envelopes	<p>Building envelopes help to:</p> <ul style="list-style-type: none"> <li>Define the three dimensional form of buildings and wider neighbourhoods</li> <li>Inform decisions about appropriate density for a site and its context</li> <li>Define open spaces and landscape areas</li> <li>Test the other primary controls to ensure they are coordinated and achieve the desired outcome</li> <li>Demonstrate the future mass, scale and location of new development.</li> </ul>	<ul style="list-style-type: none"> <li>The approved Stage 1 Consent SSDA plans (Application No. SSD-7874) establish the building envelope controls for the site. The residential tower complies with the maximum height, setbacks, and tower and podium RLs established by the Amended Stage 1 SSDA.</li> <li>Shadow diagrams have been provided which illustrate that the proposal will not have any adverse or unreasonable effect on the level of solar access to the surrounding residential properties and public domain. Please refer to drawings AR-SSDA-8001_00, AR-SSDA-8002_00, AR-SSDA-8003_00 and AR-SSDA-8004_00 for detail.</li> </ul>	Yes
2C Building Height	<p>Aims</p> <ul style="list-style-type: none"> <li>Building height controls ensure development responds to the desired future scale and character of the street and local area</li> <li>Building height controls consider the height of existing buildings that are unlikely to change (for example a heritage item or strata subdivided building)</li> <li>Adequate daylight and solar access is facilitated to apartments, common open space, adjoining properties and the public domain</li> <li>Changes in land form are accommodated</li> <li>building height controls promote articulated roof design and roof top communal open spaces, where appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>The maximum building height nominated in the amended Stage 1 SSDA is RL170.000m in line with the Pymont Peninsula Place Strategy. The proposed building height is RL 170,00 which includes a 675mm roof zone for pv cells and equipment discharges all within this maximum RL.</li> <li>The height of the building and crown form is carefully designed to minimise overshadowing to the public domain and waterfront promenade due to its position within the allowable Stage 1 SSDA envelope.</li> </ul>	Yes
2D Floor Space Ratio	<p>Aims</p> <ul style="list-style-type: none"> <li>Ensure that development aligns with the optimum capacity of the site and the desired density of the local area</li> <li>Provide opportunities for building articulation and creativity within a building envelope by carefully setting the allowable floor space.</li> </ul>	<ul style="list-style-type: none"> <li>The approved Stage 1 SSDA envelope sets out the volumetric parameters for the development in which proposed tower massing sits within.</li> <li>The approved Stage 1 Consent SSDA (Application No. SSD-7874) establish some built form controls for the residential tower. A maximum tower floor plate of 1,000m<sup>2</sup> gross floor area and a maximum volumetric tower envelope utilisation of 80%. The proposal does not exceed this maximum floor plate size. The largest floor plate has a gross floor area of 980.8m<sup>2</sup> and a volumetric utilisation of 79.9%</li> </ul>	Yes
2E Building Depth	<p>Control</p> <p>Aims</p> <ul style="list-style-type: none"> <li>ensure that the bulk of the development relates to the scale of the desired future context</li> <li>ensure building depths support apartment layouts that meet the objectives, design criteria and design guidance within the Apartment Design Guide.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed tower sits within the maximum volumetric tower envelope utilisation approved as part of the Stage 1 Consent SSDA plans (80%) where the depth of the building is the result of optimised apartment planning for high quality liveable spaces prioritizing a northern aspect and careful consideration of building form and scale.</li> <li>Large apartment sizes ensure full-amenity apartments are achieved throughout.</li> </ul>	Yes

# Planning + Compliance

## SEPP 65 ADG Compliance

2F Building Separation	Control Description	Design Response	Compliance
	<p>Aims</p> <ul style="list-style-type: none"> <li>ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings</li> <li>assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook</li> <li>provide suitable areas for communal open spaces, deep soil zones and landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed development sits within the amended Stage 1 SSDA envelope which provides adequate separation to surrounding buildings and residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.</li> </ul>	Yes
2G Street Setbacks	<p>Aims</p> <ul style="list-style-type: none"> <li>establish the desired spatial proportions of the street and define the street edge</li> <li>provide space that can contribute to the landscape character of the street where desired</li> <li>create a threshold by providing a clear transition between the public and private realms</li> <li>assist in achieving visual privacy to apartments from the street</li> <li>create good quality entries to lobbies, foyers or individual dwellings</li> <li>promote passive surveillance and outlook to the street.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed development adheres to the set back requirement outlined in the approved Stage 1 SSDA plans in order to optimise pedestrian flow and experience, provide adequate space for landscape integration and separation to the existing buildings and public domain elements.</li> <li>The Proposed development follows the following setbacks:                             <ul style="list-style-type: none"> <li>Pyrmont Bridge – 135 m</li> <li>ICC Hotel (Sofitel) – 77 m</li> <li>50 Murray Street – 91 m</li> <li>Ibis Hotel – 56 m</li> <li>Novotel Hotel – 50 m</li> <li>Tower to Podium – 12 m to the eastern edge of podium</li> <li>Waterfront – 14-20 m</li> </ul> </li> </ul>	Yes
2H Side + Rear Setbacks	<p>Aims</p> <ul style="list-style-type: none"> <li>provide access to light, air and outlook for neighbouring properties and future buildings</li> <li>provide for adequate privacy between neighbouring apartments</li> <li>retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape</li> <li>achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites</li> <li>manage a transition between sites or areas with different development controls such as height and land use.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed development adheres to the setback requirement outlined in the approved Stage 1 SSDA plans in order to optimise pedestrian flow and experience, provide adequate space for landscape integration and separation to the existing buildings and public domain elements.</li> <li>The Proposed development follows the following setbacks:                             <ul style="list-style-type: none"> <li>Pyrmont Bridge – 135 m</li> <li>ICC Hotel (Sofitel) – 77 m</li> <li>50 Murray Street – 91 m</li> <li>Ibis Hotel – 56 m</li> <li>Novotel Hotel – 50 m</li> <li>Tower to Podium – 12 m to the eastern edge of podium</li> <li>Waterfront – 14-20 m</li> </ul> </li> </ul>	Yes

# Planning + Compliance

## SEPP 65 ADG Compliance

### PART 3 SITING THE DEVELOPMENT

3A Site Analysis		Control Description	Design Response	Compliance
3A-1	Objectives	Site analysis is an important part of the design process and should be undertaken at the outset of a project to inform the design principles	<ul style="list-style-type: none"> <li>The design report included in this submission illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</li> </ul>	Yes
3B Orientation				
3B-1	Objectives	Building types and layouts respond to the streetscape and site while optimising solar access within the development	<ul style="list-style-type: none"> <li>The tower is oriented towards the Harbour prioritising and maximising north-facing apartments</li> <li>With the dominant facade fronting north, the shorter east and west facades face the harbour and Darling Drive respectively and have only corner apartments for the full tower height.</li> <li>North-east and north-west facing apartments are maximised to allow solar access to apartments.</li> </ul>	Yes
3B-2	Objectives	Overshadowing of neighbouring properties is minimised during mid winter	<ul style="list-style-type: none"> <li>Setbacks to adjacent buildings exceed the ADG minimum of 24m contributing to the urban amenity of the neighbouring public domain and surrounding buildings, whilst maximising the apartment amenity and both shared resident and public open spaces provided within the development.</li> <li>The development provides minimal overshadowing to the adjacent Novotel Hotel building, located South of the development , due to the 50m setback separation and retains the majority of solar access to public areas as outlined on Objective 3B-2</li> </ul>	Yes
3C Public Domain Interface				
3C-1	Objective	Transition between private and public domain is achieved without compromising safety and security	<ul style="list-style-type: none"> <li>The transition between private and public domain is achieved through the 'base' element. Shared Resident Amenity terraces are located at Level 5 separated from the street level, providing visual privacy whilst also providing some passive surveillance opportunities.</li> <li>Balconies are located from Level 6 and above overlooking the public domain and urban context.</li> <li>The parking entry is located away from main pedestrian or public space frontage.</li> <li>The identity and character of entries and frontages are carefully considered in the design to provide clarity of use. The residential entry is articulated and differentiated from the other nearby office lobbies improving legibility for residents through a double height space entry and change in materiality and adjacency to a dedicated drop-off area with weatherproof canopy.</li> <li>The treatment of the residential vehicle drop-off has been considered as part of the greening of Darling Drive East Slip Lane. The slip lane position has been adjusted to accommodate sufficient space for vegetation, providing a green outlook and visual privacy to the West.</li> </ul>	Yes
3C-2	Objective	Amenity of the public domain is retained and enhanced	<ul style="list-style-type: none"> <li>The basement parking entry is located on the North-West edge of the development away from the main residential entry</li> <li>Planting at the Darling Drive drop-off and residential lobby provides visual privacy from Darling Drive.</li> <li>The bulk of building services are located within the basement. Where services rooms are required to be located above the basement level, they are integrated into the facade design of the podium and kept away from primary public and activated areas of the public domain where possible.</li> <li>The ground floor lobby level is set to the footpath level with ramping within for flood minimisation.</li> <li>The specified materials for ground floor (please refer to material board) are durable and easily cleaned. Anti-graffiti coatings will be specified to concrete.</li> <li>Mail boxes are located within the residential lobby. (Refer to Architectural Drawings)</li> </ul>	Yes

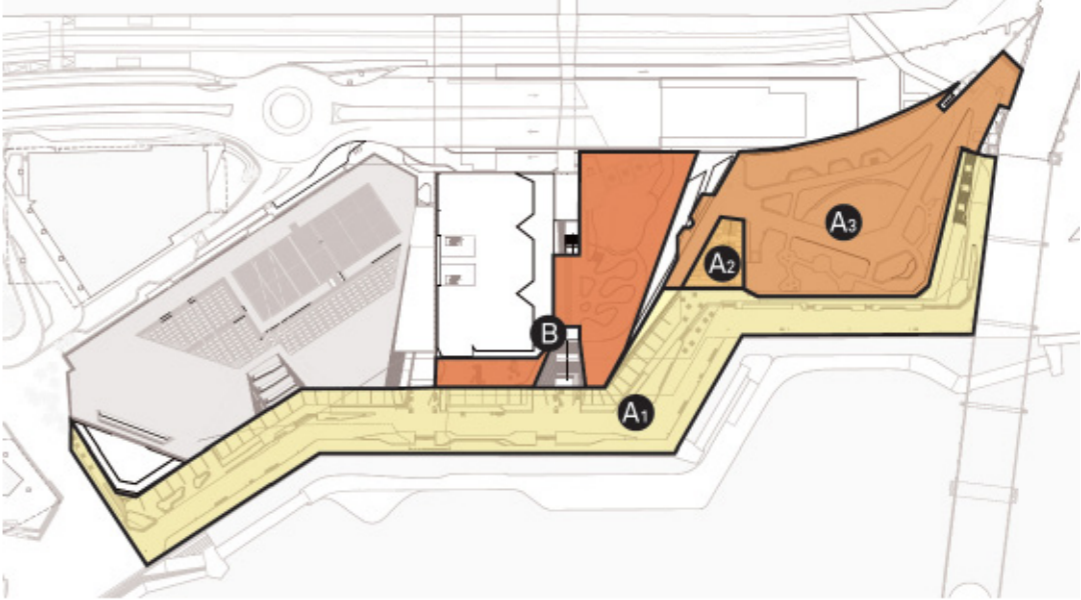
# Planning + Compliance

## SEPP 65 ADG Compliance

3D Communal and Public Open Spaces		Control Description	Design Response	Compliance
3D-1	Objective	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	<ul style="list-style-type: none"> <li>Shared outdoor resident amenity is a consolidated, flexible area located on the podium roof at Level 5.</li> <li>The shared outdoor resident spaces provides a variety of spaces for residents for a range of activities.</li> <li>It accommodates spaces for socialising, recreation and entertaining including an outdoor pool.</li> <li>Direct and equitable access is provided to the communal open space from the lift lobby and through accessible ramps</li> </ul>	Yes
	Design Criteria	1. Communal open space has a minimum area equal to 25% of the site	<ul style="list-style-type: none"> <li>The shared outdoor resident space is approx. 2,085m<sup>2</sup> which equates to 49% of the residential site only, or 14% of the total site. Understanding the residential 'site' is appreciated as one part of the broader site precinct on an urban mixed-use precinct-scale development of this nature and the area provision is significant for a residential development of this scale we believe the provision of communal open space is in keeping with the objective of this criteria.</li> </ul>	Refer to EIS
		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)	<ul style="list-style-type: none"> <li>The communal open space is located on the roof of the base, to the north of the residential tower allowing direct sunlight throughout the day all year round.</li> </ul>	Yes
3D-2	Objective	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	<ul style="list-style-type: none"> <li>The communal open space provides for a range of age groups with the following elements:                             <ul style="list-style-type: none"> <li>- Seating for individuals or groups</li> <li>- Pool cabana</li> <li>- Outdoor kitchen</li> <li>- Outdoor swimming pool</li> </ul> </li> <li>The location provides for good solar access in winter. Pergola structures and "cabanas" provide shelter from summer sun and strong winds.</li> <li>Services are concealed / enclosed to minimise visual impact.</li> </ul>	Yes
3D-3	Objective	Communal open space is designed to maximise safety	<ul style="list-style-type: none"> <li>The communal open space is visible from habitable rooms while maintains visual privacy through canopies and tree planting</li> <li>The communal open space will be well lit for safety and functionality.</li> <li>The communal open space is contained and will have a balustrade that complies with the code requirements</li> </ul>	Yes
3D-4	Objective	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	<ul style="list-style-type: none"> <li>The main public open space Waterfront Garden is well connected with nearby streets, Pyrmont Bridge and the waterfront promenade.</li> <li>Solar access is provided year round due to its North orientation.</li> </ul>	Yes

# Planning + Compliance

## SEPP 65 ADG Compliance

3E Deep Soil Zones															
3E-1	Objective	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones enables an variety of plant species. Refer to the Landscape Report for more detail.												
	Design Criteria	<p>1. Deep soil zones are to meet the following minimum requirements:</p> <table border="1"> <thead> <tr> <th>Site Area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>Less than 650m<sup>2</sup></td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m<sup>2</sup> - 1,500m<sup>2</sup></td> <td>3m</td> </tr> <tr> <td>Greater than 1,500m<sup>2</sup></td> <td>6m</td> </tr> <tr> <td>Greater than 1,500m<sup>2</sup> with significant existing tree cover</td> <td>6m</td> </tr> </tbody> </table>	Site Area	Minimum dimensions	Deep soil zone (% of site area)	Less than 650m <sup>2</sup>	-	7%	650m <sup>2</sup> - 1,500m <sup>2</sup>	3m	Greater than 1,500m <sup>2</sup>	6m	Greater than 1,500m <sup>2</sup> with significant existing tree cover	6m	<p>Given the context of the existing site and it's urban nature at the harbour-front with parts of the site beyond the existing sea wall, the project does not meet the strict interpretation for 7% of the site as provided with deep-soil planting. The below diagram indicates the areas of public domain and planted zones, including 'deep soil' areas above concrete slabs sufficient to support substantial trees is indicated below:</p>  <p>The diagram shows a site plan with several open space areas highlighted in orange and yellow. Area A1 is a waterfront promenade, A2 is waterfront steps, and A3 is a waterfront garden. Area B is a central public space. The areas are labeled with circled letters A1, A2, A3, and B.</p>
Site Area	Minimum dimensions	Deep soil zone (% of site area)													
Less than 650m <sup>2</sup>	-	7%													
650m <sup>2</sup> - 1,500m <sup>2</sup>	3m														
Greater than 1,500m <sup>2</sup>	6m														
Greater than 1,500m <sup>2</sup> with significant existing tree cover	6m														
	Design Guidance	<p>Achieving the design criteria may not be possible on some sites including where:</p> <ul style="list-style-type: none"> <li>- 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)</li> <li>- There is 100% site coverage or non-residential uses at ground floor level</li> </ul> <p>Where a proposal does not achieve deep soil requirements, acceptable storm water management should be achieved and alternative forms of planting provided such as on structure.</p>	<p>Refer to EIS</p>												
			<p>PUBLIC OPEN SPACE:  A1: Waterfront Promenade = 5,887m<sup>2</sup>  A2: Waterfront Steps = 276m<sup>2</sup>  A3: Waterfront Garden = 3,500m<sup>2</sup>  Total: 9663m<sup>2</sup></p> <p>COMMUNAL OPEN SPACE:  2,085m<sup>2</sup></p> <p>TOTAL SITE AREA: 14,240.85m<sup>2</sup></p> <p>Soil Depth suitable to support mature tree growth is considered and integrated, refer to Chapter 5 of the Design Report for soil depth detail.</p>												

# Planning + Compliance

## SEPP 65 ADG Compliance

3F Visual Privacy		Control Description	Design Response	Compliance												
3F-1	Objective	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	<ul style="list-style-type: none"> <li>The proposed development adheres to the set back requirement outlined in the approved Stage 1 SSDA plans in order to optimise separation to the existing surrounding buildings.</li> <li>The building plan has been designed to avoid direct lines of sight between windows and balconies across corners</li> </ul>	Yes												
	Design Criteria	1. 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 border="1" data-bbox="845 756 1602 934"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>4m</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> </tbody> </table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	4m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	<ul style="list-style-type: none"> <li>The building plan has been designed to avoid direct lines of sight between windows and balconies across corners</li> <li>The separation between buildings exceeds the minimum separation requirement. The closest building is located 50m away of the residential tower.</li> </ul>	Yes
Building Height	Habitable rooms and balconies	Non-habitable rooms														
Up to 12m (4 storeys)	4m	3m														
Up to 25m (5-8 storeys)	9m	4.5m														
Over 25m (9+ storeys)	12m	6m														
3F-2	Objective	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	<ul style="list-style-type: none"> <li>Residential apartments are located from Level 6 and above, raised above the communal open space at Level 5 to ensure privacy.</li> <li>Private residential terraces at Level 6 are separated by a green roof and privacy screens to increase visual protection. They are protected from the sun, overlooking and falling objects by a continuous solid awning canopy to the east and north where private terrace as extended beyond the building envelope.</li> <li>Balconies and private terraces are located in front of living rooms to increase internal privacy.</li> <li>Communal open space is separated from private open space through level difference, planting and canopies.</li> </ul>	Yes												
<b>3G Pedestrian Access and Entries</b>																
3G-1	Objective	Building entries and pedestrian access connects to and addresses the public domain	<ul style="list-style-type: none"> <li>Building edges facing the public realm are activated with lobbies (residential, commercial) and retail.</li> <li>The residential entrance is expressed through materiality and set back from the retail facades.</li> </ul>	Yes												
3G-2	Objective	Access, entries and pathways are accessible and easy to identify	<ul style="list-style-type: none"> <li>The residential entry lobby is clearly visible from the street and adjacent to public open spaces.</li> <li>The proposed double height lobby provide presence and an address for the building on Darling Drive. The double height expression across the residential lobby activates and enliven the western edge of the development, providing a positive urban contribution to the site and context. It also provides public urban benefits by enhancing the arrival plaza and connecting East-West links on the ground plane, with improved daylight and visual connectivity to the harbour.</li> <li>Clear and legible way finding will be provided.</li> <li>Secure electronic access and audio/video will be provided for the residential entry points.</li> <li>Intercom access will be provided for the residential apartments.</li> <li>An on-site concierge will both support resident amenity and maintain safety and security for the lobby.</li> </ul>	Yes												
3G-3	Objective	Large sites provide pedestrian links for access to streets and connection to destinations	<ul style="list-style-type: none"> <li>At ground level a series of retail streets, lane ways and squares will stretch between Darling Drive and the Waterfront Promenade to create a highly diverse and vibrant retail precinct.</li> <li>This fine grain network creates moments of discovery and permeability that will connect back to the broader character and grain of Pyrmont.</li> </ul>	Yes												

# Planning + Compliance

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3H Vehicle Access		Control Description	Design Response	Compliance
3H-1	Objective	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	<ul style="list-style-type: none"> <li>• Pedestrian and vehicle entries are separated and distinguishable. The vehicular entry is located off the Darling Drive East Slip Lane West of the precinct, away from the primary building frontage and main pedestrian routes.</li> <li>• The car park access is integrated with the building's built form and facade with a material palette and language that is consistent with the rest of the building.</li> <li>• Car park entries have been design to improve sight lines and safeguard pedestrians.</li> <li>• Vehicular access is positioned to avoid headlight glare into habitable rooms.</li> <li>• The loading dock of the precinct is located at basement 2 large vehicles.</li> <li>• Garbage collection areas will be from the concealed loading dock located in the basement.</li> </ul>	Yes
<b>3J Bicycle and car parking</b>				
3J-1	Objective	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	<ul style="list-style-type: none"> <li>• The off-street car park is located within the basement.</li> <li>• Car share spaces are located within basement.</li> </ul>	Yes
	Design Criteria	<p>1. For development in the following locations:</p> <ul style="list-style-type: none"> <li>• on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> <li>• on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</li> </ul> <p>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</p> <p>The car parking needs for a development must be provided off street</p>	<ul style="list-style-type: none"> <li>• Residential car parking is provided in accordance to condition A17 of the Stage 1 Concept Proposal</li> <li>• 243 residential car parking spaces are provided for residents</li> </ul>	Yes
3J-2	Objective	Parking and facilities are provided for other modes of transport	<ul style="list-style-type: none"> <li>• Motorbike and scooter parking is located in the basement.</li> <li>• Secured residential bicycle parking is provided in the basement.</li> <li>• Changing stations are provided for electric vehicles.</li> </ul>	Yes
3J-3	Objective	Car park design and access is safe and secure	<ul style="list-style-type: none"> <li>• Support facilities in the car park can be accessed without crossing car parking spaces.</li> <li>• The lobby area is clearly defined within the basement carpark levels.</li> </ul>	Yes
3J-4	Objective	Visual and environmental impacts of underground car parking are minimised	<ul style="list-style-type: none"> <li>• Excavation is minimised through efficient car parking and also reduced car parking from the maximum allowable numbers.</li> <li>• The car parking is well organised, legible and efficient.</li> <li>• Mechanical ventilation is provided to basement car parking.</li> </ul>	Yes
3J-5	Objective	Visual and environmental impacts of on-grade car parking are minimised	<ul style="list-style-type: none"> <li>• No on grade residential parking is proposed in the development.</li> </ul>	N/A
3J-6	Objective	Visual and environmental impacts of above ground enclosed car parking are minimised	<ul style="list-style-type: none"> <li>• No above ground parking is proposed in the development</li> </ul>	N/A

# Planning + Compliance

## SEPP 65 ADG Compliance

### PART 4 DESIGNING THE BUILDING (AMENITY)

4A Solar and Daylight Access		Control Description	Design Response	Compliance
4A-1	Objective	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	<ul style="list-style-type: none"> <li>The design maximises North aspect apartments and the number of single aspect south facing apartments is minimised to 11.3%</li> <li>Living areas are located to achieve good sunlight access.</li> <li>The design maximises direct sunlight to habitable rooms and balconies through dual aspect apartments, corner balconies, shallow apartments and orientation.</li> <li>The varied facade design considers solar access to apartments in which the glazed elements are placed to maximise direct solar access to living rooms, balanced against achieving sustainable thermal comfort and insulated facades.</li> </ul>	Yes
4A-1	Design Criteria	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	<ul style="list-style-type: none"> <li>73.2% of apartments receive direct sunlight to living space window and to their private open space for 2 hours between 9am and 3:00pm mid-winter.</li> <li>Please refer to desing report tower chaper for detail.</li> </ul>	Yes
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter		N/A
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	<ul style="list-style-type: none"> <li>11.3% of apartments in the building do not receive direct sunlight between 9am and 3pm at mid winter</li> <li>Please refer to desing report tower chaper for detail.</li> </ul>	Yes
4A-2	Objective	Daylight access is maximised where sunlight is limited	<ul style="list-style-type: none"> <li>The design maximises reflected light into apartments through light coloured internal finishes.</li> </ul>	
4A-3	Objective	Design incorporates shading and glare control, particularly for warmer months	<ul style="list-style-type: none"> <li>The "net" design expression provides shade to the apartments in all the orientations.</li> <li>The design responds to building orientation by integrating shading elements to appropriate elevations.</li> <li>Deeper horizontal shading is provided to the North Facade and deeper verticals to East and West.</li> <li>Protective balconies are proposed to the North, East and West facade that extend far enough to shade summer sun, but allow winter sun to penetrate living areas.</li> <li>High performance glass is used to minimise external glare off windows with less than 20% reflectance.</li> </ul>	Yes

# Planning + Compliance

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4B Natural Ventilation		Control Description	Design Response	Compliance												
4B-1	Objective	All habitable rooms are naturally ventilated	<ul style="list-style-type: none"> <li>The building and apartment planning is designed to capture the prevailing breezes for natural ventilation to habitable rooms.</li> <li>The depths of habitable rooms support natural ventilation.</li> <li>Sliding doors are proposed to balcony interface, with open corner sliding configurations where possible, and awning windows are proposed to other habitable rooms.</li> <li>The varied facade design is carefully considered to have integrated operable windows placed in living, kitchen and bedroom areas to maximise airflow.</li> <li>The area of unobstructed window opening is equal to at least 5% of the floor area served.</li> </ul>	Yes												
4B-2	Objective	The layout and design of single aspect apartments maximises natural ventilation	<ul style="list-style-type: none"> <li>Apartment depths are designed to maximise ventilation and airflow with generous apartment proportions achieved throughout.</li> </ul>	Yes												
4B-3	Objective	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	<ul style="list-style-type: none"> <li>Apartments are designed to minimise corners, doors and rooms that will obstruct airflow.</li> <li>Apartment depths comply with the guidance for appropriate ceiling heights (2.7m in habitable rooms) to maximise airflow.</li> <li>Please refer to desing report tower chaper for detail illustrating the apartments that achieve cross-ventilation.</li> </ul>	Yes												
	Design Criteria	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	<ul style="list-style-type: none"> <li>60% of apartments up to level 8 (covering the first 9 storeys) achieve natural cross-ventilation. All apartments above Level 9 (from Level 10 and above) are considered naturally cross-ventilated according to the apartment design guide requirements.</li> </ul>	Yes												
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	<ul style="list-style-type: none"> <li>Cross-ventilated apartments do not exceed 18m in overall depth.</li> </ul>	Yes												
4C Ceiling Height		Control Description	Design Response	Compliance												
4C-1	Objective	Ceiling height achieves sufficient natural ventilation and daylight access	<ul style="list-style-type: none"> <li>Apartments have been design to achieve the minimum ceiling heights required, with upper levels exceeding the minimum requirements.</li> </ul>	Yes												
	Design Criteria	1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table border="1" data-bbox="854 1360 1605 1675"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</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 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 used areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </tbody> </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	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	<ul style="list-style-type: none"> <li>All minimum ceiling heights required for both habitable and non-habitable spaces can be achieved.</li> </ul>	Yes
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4C-2	Objective	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	<ul style="list-style-type: none"> <li>Ceiling heights are maximised (generally 2.7m, up to 3m) in habitable spaces with minimal bulkheads. Bulkheads are primarily located over non-habitable spaces.</li> </ul>	Yes												
4C-3	Objective	Ceiling heights contribute to the flexibility of building use over the life of the building	<ul style="list-style-type: none"> <li>Ceiling heights for the base levels (ground to level 4) are 4m or greater to accommodate different non-residential uses and flexibility over time.</li> </ul>	Yes												

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4D Apartment Size and Layout		Control Description	Design Response	Compliance																				
4D-1	Objective	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	<ul style="list-style-type: none"> <li>All apartments are carefully considered to maximise functionality and amenity.</li> <li>All habitable rooms have generous sized windows to allow view out.</li> <li>Kitchens are located away from the main circulation spaces.</li> </ul>	Yes																				
	Design Criteria	<p>1. Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment Type</th> <th>Minimum Internal Area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m<sup>2</sup></td> </tr> <tr> <td>1 Bedroom</td> <td>50m<sup>2</sup></td> </tr> <tr> <td>2 Bedroom</td> <td>70m<sup>2</sup></td> </tr> <tr> <td>3 Bedroom</td> <td>90m<sup>2</sup></td> </tr> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each</p>	Apartment Type	Minimum Internal Area	Studio	35m <sup>2</sup>	1 Bedroom	50m <sup>2</sup>	2 Bedroom	70m <sup>2</sup>	3 Bedroom	90m <sup>2</sup>	<ul style="list-style-type: none"> <li>Apartments have been designed to the achieve the minimum area required. The range of apartment areas across the site are as follows:</li> </ul> <table border="1"> <thead> <tr> <th>Apartment Type</th> <th>Range of Areas</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom</td> <td>53m<sup>2</sup> - 58m<sup>2</sup></td> </tr> <tr> <td>2 Bedroom</td> <td>85m<sup>2</sup> - 123m<sup>2</sup></td> </tr> <tr> <td>3 Bedroom</td> <td>142m<sup>2</sup> - 184m<sup>2</sup></td> </tr> <tr> <td>4 Bedroom</td> <td>162m<sup>2</sup> - 874m<sup>2</sup></td> </tr> </tbody> </table>	Apartment Type	Range of Areas	1 Bedroom	53m <sup>2</sup> - 58m <sup>2</sup>	2 Bedroom	85m <sup>2</sup> - 123m <sup>2</sup>	3 Bedroom	142m <sup>2</sup> - 184m <sup>2</sup>	4 Bedroom	162m <sup>2</sup> - 874m <sup>2</sup>	Yes
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		<p>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</p>	<ul style="list-style-type: none"> <li>All habitable rooms have an appropriately sized window that exceeds the minimum required glass area and operable awning windows and sliding doors provide natural ventilation.</li> </ul>	Yes																				
4D-2	Objective	Environmental performance of the apartment is maximised	<ul style="list-style-type: none"> <li>All living areas and bedrooms are located on the external face of the building to provide great amenity.</li> <li>Where possible bathrooms and laundries have a window, but in the majority of cases the building frontage is prioritised for habitable rooms.</li> </ul>	Yes																				
	Design Criteria	<p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	<ul style="list-style-type: none"> <li>Habitable room depths do not exceed 2.5 x ceiling height, excluding open plan spaces. Refer to RTS document <i>Residential Mix and ADG Compliance</i> for detail.</li> <li>All apartments offers an open plan style layout</li> <li>All south-facing and most corner apartment comply with a maximum depth of 8m from a window.</li> <li>All north-facing apartments take full advantage of the premium views and northerly aspect so are more generously proportioned spaces (width and depth) beyond the 8m maximum depth to ensure superior apartment amenity is always achieved. In total 73 apartments have open plan spaces that exceed 8m in depth. Refer to RTS document <i>Residential Mix and ADG Compliance</i> for detail.</li> </ul>	Refer to EIS																				
4D-3	Objective	Apartment layouts are designed to accommodate a variety of household activities and needs	<ul style="list-style-type: none"> <li>Apartment layouts are carefully considered to allow flexibility to provide spaces for an array of needs and activities.</li> <li>Access to bedrooms, bathrooms and laundries is separated from living areas.</li> <li>Direct openings between living and service areas is minimised.</li> <li>All bedrooms achieve the minimum robe length requirements.</li> <li>Main bedrooms have robe lengths greater than 1.8m.</li> </ul>	Yes																				
	Design Criteria	<p>1. Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> <p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> <li>3.6m for studio and 1 bedroom apartments</li> <li>4m for 2 and 3 bedroom apartments</li> </ul>	<ul style="list-style-type: none"> <li>All bedrooms achieve the minimum spatial requirements.</li> <li>All bedrooms achieve the minimum spatial requirements.</li> <li>Living or combined living/dining rooms vary in width ranging from 3.8m to more than 4m depending on unit type and area typically proportioned in rectangular spaces where possible.</li> </ul>	Yes																				

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		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	<ul style="list-style-type: none"> <li>The development contains no cross-over or cross-through apartments.</li> </ul>	N/A															
<b>4E Private Open Space and Balconies</b>		<b>Control Description</b>	<b>Design Response</b>	<b>Compliance</b>															
4E-1	Objective	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	<ul style="list-style-type: none"> <li>All apartments are provided with balconies that adjoin the living space.</li> </ul>	Yes															
	Design Criteria	<p>1. All apartments are required to have primary balconies as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Studio Apartments</td> <td>4m<sup>2</sup></td> <td>-</td> </tr> <tr> <td>1 Bedroom Apartments</td> <td>8m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>2 Bedroom Apartments</td> <td>10m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>3+ Bedroom Apartments</td> <td>12m<sup>2</sup></td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p>	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m <sup>2</sup>	-	1 Bedroom Apartments	8m <sup>2</sup>	2m	2 Bedroom Apartments	10m <sup>2</sup>	2m	3+ Bedroom Apartments	12m <sup>2</sup>	2.4m	<ul style="list-style-type: none"> <li>All apartments are provided with balconies that adjoin living spaces with the minimum depth required.</li> <li>The balconies depth range from 1m to 3m</li> </ul>	Yes
Dwelling Type	Minimum Area	Minimum Depth																	
Studio Apartments	4m <sup>2</sup>	-																	
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		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m <sup>2</sup> and a minimum depth of 3m	<ul style="list-style-type: none"> <li>There is no ground level apartments</li> </ul>	N/A															
4E-2	Objective	Primary private open space and balconies are appropriately located to enhance liveability for residents	<ul style="list-style-type: none"> <li>Balconies are located adjacent to living room and bedrooms where possible</li> <li>Locations of balconies are carefully designed to maximise access to direct sun. They predominantly face North, East and West</li> <li>All balconies are appropriately proportioned with the longer side facing outwards to capture daylight</li> </ul>	Yes															
4E-3	Objective	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	<ul style="list-style-type: none"> <li>Balcony treatments are integrated into the design to ensure a consistent reading of the tower facade expression, whilst providing relief and variety and lightness to the form and expression.</li> <li>Most balconies are recessed in the building, have a generous depth for self shading.</li> <li>Balustrades are set back from the edge of building to allow privacy and prevent overlooking.</li> <li>Services are designed to be integrated within the overall facade and building design.</li> </ul>	Yes															
4E-4	Objective	Private open space and balcony design maximises safety	<ul style="list-style-type: none"> <li>Appropriate balustrade designs proposed eliminate risk of climbing.</li> </ul>	Yes															

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4F Common Circulation and Spaces		Control Description	Design Response	Compliance										
4F-1	Objective	Common circulation spaces achieve good amenity and properly service the number of apartments	<ul style="list-style-type: none"> <li>Common circulation spaces are designed to maximise amenity and allow comfort of movement.</li> <li>Daylight and external views are provided to all corridors.</li> <li>A window is provided at the lift lobby on all residential levels.</li> </ul>	Yes										
	Design Criteria	1. The maximum number of apartments off a circulation core on a single level is eight	<ul style="list-style-type: none"> <li>All levels have 9 apartments or less per level.</li> </ul>	Refer to EIS										
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	<ul style="list-style-type: none"> <li>The residential apartment ratio is 44 apartments per lift. Lift number have been advised by the Vertical Transportation consultant taking into account lift performance and appropriate waiting times with a 'low-rise' and 'high-rise' lift set up for appropriate lift performance.</li> </ul>	Refer to EIS										
4F-2	Objective	Common circulation spaces promote safety and provide for social interaction between residents	<ul style="list-style-type: none"> <li>Corridor spaces are straight, legible and have clear sight lines. The corridor space off the main lifts also have access to natural light and views from the south.</li> <li>Circulation spaces will be well lit at night through either ceiling or wall mounted lighting.</li> <li>Apartments will have clear signage and numbers.</li> <li>Common activity rooms are located on the Level 05 residential amenities level under the tower and adjacent to the communal roof terrace, accessed via the residential lifts.</li> </ul>	Yes										
<b>4G Storage</b>														
4G-1	Objective	Adequate, well designed storage is provided in each apartment		Yes										
	Design Criteria	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	<ul style="list-style-type: none"> <li>At least 50% of the storage is provided in the apartments. Additional secured storage is located in the basement parking area.</li> <li>Refer to schedule on AR-SSDA2-5054_00 for detail.</li> </ul>	Yes										
		<table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Storage Size Volume</th> </tr> </thead> <tbody> <tr> <td>Studio Apartments</td> <td>4m<sup>3</sup></td> </tr> <tr> <td>1 Bedroom Apartments</td> <td>6m<sup>3</sup></td> </tr> <tr> <td>2 Bedroom Apartments</td> <td>8m<sup>3</sup></td> </tr> <tr> <td>3+ Bedroom Apartments</td> <td>10m<sup>3</sup></td> </tr> </tbody> </table>	Dwelling Type	Storage Size Volume	Studio Apartments	4m <sup>3</sup>	1 Bedroom Apartments	6m <sup>3</sup>	2 Bedroom Apartments	8m <sup>3</sup>	3+ Bedroom Apartments	10m <sup>3</sup>		
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		At least 50% of the required storage is to be located within the apartment												
4G-2	Objective	Additional storage is conveniently located, accessible and nominated for individual apartments	<ul style="list-style-type: none"> <li>Secured storage cages are provided in the basement parking levels.</li> </ul>	Yes										
<b>4H Acoustic Privacy</b>														
4H-1	Objective	Noise transfer is minimised through the siting of buildings and building layout	<ul style="list-style-type: none"> <li>The construction of the development will be in accordance with the BCA requirement for acoustic ratings between sole occupancy units as co-ordinated with the Acoustic Consultant.</li> <li>Appropriate set back and building separation is provided to and from neighbouring buildings.</li> </ul>	Yes										
4H-2	Objective	Noise impacts are mitigated within apartments through layout and acoustic treatments	<ul style="list-style-type: none"> <li>An acoustic assessment prepared by Acoustic Logic <b>has been submitted with the SSDA with an addendum letter as part of this RtS</b> demonstrating the acoustic standards that will be met.</li> </ul>	Yes										
<b>4J Noise and Pollution</b>														
4J-1	Objective	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	<ul style="list-style-type: none"> <li>An acoustic assessment prepared by Acoustic Logic will be submitted with the application demonstrating the acoustic standards that will be met.</li> </ul>	Yes										
4J-2	Objective	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	<ul style="list-style-type: none"> <li>An acoustic assessment prepared by Acoustic Logic will be submitted with the application demonstrating the acoustic standards that will be met.</li> </ul>	Yes										

# Planning + Compliance

## SEPP 65 ADG Compliance

4K Apartment Mix		Control Description	Design Response	Compliance												
4K-1	Objective	A range of apartment types and sizes is provided to cater for different household types now and into the future	<ul style="list-style-type: none"> <li>The below mix is based around the housing demand and projected future demographic trends;</li> </ul> <table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Current DA</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>0.0%</td> </tr> <tr> <td>1 Bedroom</td> <td>11.3%</td> </tr> <tr> <td>2 Bedroom</td> <td>34.7%</td> </tr> <tr> <td>3 Bedroom</td> <td>44.2%</td> </tr> <tr> <td>4 Bedroom</td> <td>9.8%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Flexible apartment configurations are provided to support diverse household types and stages.</li> </ul>	Dwelling Type	Current DA	Studio	0.0%	1 Bedroom	11.3%	2 Bedroom	34.7%	3 Bedroom	44.2%	4 Bedroom	9.8%	Yes
Dwelling Type	Current DA															
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4K-2	Objective	The apartment mix is distributed to suitable locations within the building	<ul style="list-style-type: none"> <li>The largest apartments of the building are located on corners where more building frontage is available and on the podium roof where there is an opportunity for larger terraces.</li> </ul>	Yes												
4L Ground Floor Apartments																
4L-1	Objective	Street frontage activity is maximised where ground floor apartments are located	<ul style="list-style-type: none"> <li>The development contains no ground floor apartments.</li> </ul>	N/A												
4L-2	Objective	Design of ground floor apartments delivers amenity and safety for residents	<ul style="list-style-type: none"> <li>The development contains no ground floor apartments.</li> </ul>	N/A												
4M Facades																
4M-1	Objective	Building facades provide visual interest along the street while respecting the character of the local area	<ul style="list-style-type: none"> <li>The proposed facade is inspired by our natural environment and designing with Country concept. The woven expression of the facade references the site's Aboriginal story and celebrates the importance of water, inspired by a hand-crafted fishing nets.</li> <li>The facade expression changes across the different elevations, acting as shading device to minimise solar heat gain.</li> <li>The proportion and scale of the building is carefully considered breaking the scale of the tower and podium with an appropriate scale and proportion to the streetscape and human scale.</li> <li>Facade shadows are created through building articulation, facade netting expression and balconies.</li> </ul>	Yes												
4M-2	Objective	Building functions are expressed by the facade	<ul style="list-style-type: none"> <li>Residential entrances are articulated through a change in material to the retail, it's double-height volume and drop-off canopy to give its distinct identity so that it is visually identifiable.</li> <li>The podium facade design and the tower setback creates strong edge and corner conditions.</li> </ul>	Yes												
4N Roof Design																
4N-1	Objective	Roof treatments are integrated into the building design and positively respond to the street	<ul style="list-style-type: none"> <li>The proposed roof form is carefully considered to complete the transition from the land form 'base' to the 'celestial' sky above.</li> <li>The proposed design has open-to-sky residential terraces wrapping the North and Eastern perimeter of the tower crown. The setback of enclosed facade has been refined to provide a transparency and softened expression to the top of the tower when viewed from across Darling Harbour.</li> <li>Roof top plant articulation is integrated with glass screening within the overall building form and materiality.</li> </ul>	Yes												
4N-2	Objective	Opportunities to use roof space for residential accommodation and open space are maximised	<ul style="list-style-type: none"> <li>Penthouse apartments are proposed on the roof of the building with generous external roof terraces and double-height void spaces enjoying incredible views from within, screening all plant from the dominant north and east facades, half of the west and some of the south.</li> </ul>	Yes												

# Planning + Compliance

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4O Landscape Design		Control Description	Design Response	Compliance
4O-1	Objective	Landscape design is viable and sustainable	<ul style="list-style-type: none"> <li>The landscape design is carefully considered to be an integral part of the building design as well as the resident amenity. The landscaping provides visual and environmental amenity to residents, workers and visitors through the provision of natural shade, cooling, wind mitigation, screening, outlook, habitat and biophilic benefits. In addition, the landscape design prioritises locally native plant species adapted to the climatic and site conditions.</li> <li>Refer to the Landscape section from the Design Report for more detail.</li> </ul>	Yes
4O-2	Objective	Landscape design contributes to the streetscape and amenity	<ul style="list-style-type: none"> <li>The landscape design contributes to the streetscape through the proposed upgrade of the slip lanes off Darling Drive, interface to Iron Wharf Lane, Bunn Street Bridge, North Bridge and Pyrmont Bridge Landing. All finishes, fixtures, planting, lighting and other landscape elements related to these upgrades shall be part of SSDA No. 3 submission.</li> <li>Refer to the Landscape section from the Design Report for more detail.</li> </ul>	Yes
4P Planting on Structure				
4P-1	Objective	Appropriate soil profiles are provided	<ul style="list-style-type: none"> <li>Soil profiles are tailored to meet the design intent, site conditions and planning requirements.</li> <li>Profile depths vary depending on the application and location while ensuring there is sufficient depth to support plant growth and the long-term success of the landscape.</li> <li>These applications range from flat and sloped green roof profiles to raised garden beds.</li> <li>Integrated planters are provided on the penthouse roof top terraces for planting that requires more substantial soil depth. These are regularly maintained as part of the central building management.</li> <li>Appropriate structural design is proposed for roof top landscape design and planting.</li> </ul>	Yes
4P-2	Objective	Plant growth is optimised with appropriate selection and maintenance	<ul style="list-style-type: none"> <li>Plant growth is optimised with the selection of locally native and other suitable plant species adapted to the various site and climatic conditions. Plant growth is supported through adequate soil depths and profiles. A Landscape Maintenance Plan will be implemented to support plant growth and the long-term success of the landscape.</li> <li>Refer to the Landscape section from the Design Report for more detail.</li> </ul>	Yes
4P-3	Objective	Planting on structures contributes to the quality and amenity of communal and public open spaces	<ul style="list-style-type: none"> <li>Due to the site's nature and design, most planting associated with this SSDA (No. 2) occurs on structure. An extensive green roof covers most of the southern podium to provide visual and environmental amenity to both the commercial and residential.</li> <li>A diverse and layered planting design features on the green roofs, raised garden beds and containerised planting of the communal open space areas, which is accessible to residents and visible from the public domain. The visibility of planting across the site contributes to the overall quality of the built form and its open space areas.</li> <li>Refer to the Landscape section from the Design Report for more detail.</li> </ul>	Yes
4Q Universal Design				
4Q-1	Objective	Universal design features are included in apartment design to promote flexible housing for all community members	<ul style="list-style-type: none"> <li>53 or 20% of the total apartments will be designed to achieve Liveable Housing Guideline's silver level universal design features.</li> </ul>	Yes
4Q-2	Objective	A variety of apartments with adaptable designs are provided	<ul style="list-style-type: none"> <li>27 apartments or 10% of total apartments within the development will be designed to be Adaptable including different typologies</li> <li>Minimal structural change and residential amenity loss when adapted is considered</li> <li>Accessible car park spaces are provided in the Basement.</li> </ul>	Yes
4Q-3	Objective	Apartment layouts are flexible and accommodate a range of lifestyle needs	<ul style="list-style-type: none"> <li>Apartment layouts are flexible with rooms being able to accommodate multiple functions.</li> <li>Larger apartments include various living space for different uses and entertainment.</li> <li>On small apartments, non habitable areas such as kitchen, bathrooms and laundries are generally consolidated in one area to allow for an open plan style apartment.</li> </ul>	Yes

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4R Adaptive Reuse		Control Description	Design Response	Compliance
4R-1	Objective	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	The proposal is not an adaptable building.	N/A
4R-2	Objective	Adapted buildings provide residential amenity while not precluding future adaptive reuse	The proposal is not an adaptable building.	N/A
4S Mixed Use				
4S-1	Objective	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	<ul style="list-style-type: none"> <li>The proposed development has a range of uses including retail on ground, commercial in the base (podium) and residential above. The retail offering is divided into four distinct precincts, foreshore dining, an urban food precinct, lane-way retail and the flagship tenancy at the south. Retail lines the edges of the ground floor providing activation to street edges and the Waterfront Garden public space.</li> <li>The Waterfront promenade is highly active, linking to the broader Darling Harbour precinct and waterfront walk, seamlessly integrating public realm with adjacent retail uses.</li> </ul>	
4S-2	Objective	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	<ul style="list-style-type: none"> <li>The residential entry is separated from commercial entries and directly accessible from Darling Drive.</li> <li>The basement carpark entry is located away from lobby entrances to minimise pedestrian conflict.</li> <li>The shared resident landscaped garden is located on the podium roof where privacy, safety and security can be ensured and maintained.</li> </ul>	Yes
4T Awning and Signage				
4T-1	Objective	Awnings are well located and complement and integrate with the building design	<ul style="list-style-type: none"> <li>The proposal for the trade out zone, includes a base-build awning which provides consistency, shade, weather protection and definition to the licensed seating area along the Waterfront Promenade.</li> <li>The Darling Drive Drop-off is provided with a weather protection canopy.</li> <li>Elements of the shared resident amenity gardens are provided with weather protection.</li> <li>All awnings are designed to have integrated drainage system that is not visible.</li> <li>Integrated lighting is proposed to provide pedestrian safety.</li> </ul>	Yes
4T-2	Objective	Signage responds to the context and desired streetscape character	<ul style="list-style-type: none"> <li>Signage will be designed to align with the facade language of the ground floor and to provide legible wayfinding for the development. Refer to elevations in the architectural drawings for more detail.</li> </ul>	Yes
4U Energy Efficiency				
4U-1	Objective	Development incorporates passive environmental design	<ul style="list-style-type: none"> <li>The report prepared by LCI details the requirement and commitment of energy efficiency which is incorporated into the design proposal and is submitted with the Development Application.</li> </ul>	Yes
4U-2	Objective	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	<ul style="list-style-type: none"> <li>The apartment orientation is predominately North, East and West facing and incorporates passive solar design through the facade 'net' expression.</li> </ul>	Yes
4U-3	Objective	Adequate natural ventilation minimises the need for mechanical ventilation	<ul style="list-style-type: none"> <li>60% of the residential apartments up to and including level 8 (the first 9 storeys) of the residential building achieve natural cross-ventilation.</li> <li>All apartments on level 9 (storey 10) and above are considered naturally cross-ventilated according to the apartment design guideline requirements.</li> <li>Natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible.</li> </ul>	Yes

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4V Water Management and Conservation		Control Description	Design Response	Compliance
4V-1	Objective	Potable water use is minimised	<ul style="list-style-type: none"> <li>The report prepared by LCI details the requirement and commitment of water efficiency which is incorporated into the design proposal and submitted with the Development Application.</li> </ul>	Yes
4V-2	Objective	Urban stormwater is treated on site before being discharged to receiving waters	<ul style="list-style-type: none"> <li>A Stormwater Concept Plan forms part of the Development Application.</li> </ul>	Yes
4V-3	Objective	Flood management systems are integrated into site design	<ul style="list-style-type: none"> <li>The site is located in a flood prone area. The landscape and public domain design considers the flood levels where basement entrances and openings are designed to be above the flood levels. Flood management system is integrated into the building design where required.</li> </ul>	Yes
4W Waste Management				
4W-1	Objective	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	<ul style="list-style-type: none"> <li>Waste storage is located in the basement and will be well ventilated.</li> <li>Waste chute and a specific waste room are located on all levels within the residential tower.</li> <li>Basement circulation allows for bins to be easily be manoeuvred.</li> <li>A waste management plan prepared by Elephants Foot is submitted with the application.</li> </ul>	Yes
4W-2	Objective	Domestic waste is minimised by providing safe and convenient source separation and recycling	<ul style="list-style-type: none"> <li>The garbage room and waste storage rooms contains the required number of bins for waste and recycling.</li> <li>A waste management plan prepared by Elephants Foot is submitted with the application.</li> </ul>	Yes
4X Building Maintenance				
4X-1	Objective	Building design detail provides protection from weathering	<ul style="list-style-type: none"> <li>Articulation of the building facade together with durable material selection achieves a good level of weather protection.</li> </ul>	Yes
4X-2	Objective	Systems and access enable ease of maintenance	<ul style="list-style-type: none"> <li>A building maintenance unit (BMU) will be integrated into the design of the roof to clean and maintain the covered surfaces</li> <li>Manual operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems</li> </ul>	Yes
4X-3	Objective	Material selection reduces ongoing maintenance costs	<ul style="list-style-type: none"> <li>Durable materials are proposed for easy maintenance and are not prone to rapid deterioration.</li> </ul>	Yes