



IMAGE BY DIM STUDIO

Appendix

Appendix 01

APARTMENT DESIGN GUIDE - PART 3

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
ADG Objective ref.	Item Description	Notes	Proposal Complies
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.		
	Each element in the Site Analysis Checklist should be addressed (see Appendix 1)		Y
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development		
	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	Direct street access incorporated where appropriate	Y
	Where the street frontage is to the east or west, rear buildings should be orientated to the north		Y
	Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)		Y
3B-2	Overshadowing of neighbouring properties is minimised during mid winter		
	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access		Y
	Solar access to living rooms, balconies and private open spaces of neighbours should be considered		Y
	Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	The project complies with the site specific design guide requirement for adjoining property daylight access. Ref. report Appendix 02: Shadow diagrams	Y
	If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	Site specific overshadowing controls apply which are complied with.	Y
	Overshadowing should be minimised to the south or down hill by increased upper level setbacks		Y
	It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development		Y

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
ADG Objective ref.	Item Description	Notes	Proposal Complies
	A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings		Y
3C-1	Transition between private and public domain is achieved without compromising safety and security		
	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	Flooding constraints of the site mean that the number of true ground floor apartments is limited. Where possible direct street entry to apartments is provided.	-
	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	Level change at the public domain interface is considered and provide good surveillance (although level differences between the ground floor and public domain are over 1m in some locations due to the site levels). Ref. report Section 05: Design Quality and Built Form.	Y
	Upper level balconies and windows should overlook the public domain		Y
	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	No fences or walls in the landscape.	Y
	Length of solid walls should be limited along street frontages	The use of retaining wall in the perimeter landscape has been minimised. Retaining walls are only used in areas with great level changes and limited space for natural soil mound.	Y
	Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	Private entries are incorporated on Walker Street where ground floor units are close to the street level. Public through links, community outdoor seating area and outdoor gathering space of multifunctional courts are located within and near the central courtyard, providing informal opportunities for the public and residents to interact.	Y

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	In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: <ul style="list-style-type: none"> architectural detailing changes in materials plant species colours 	Design language of building entries is considered.	Y
	Opportunities for people to be concealed should be minimised	CPTED design principles has been considered to minimise chances for people to hide.	Y
3C-2	Amenity of the public domain is retained and enhanced		
	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking		Y
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided		Y
	The visual prominence of underground car park vents should be minimised and located at a low level where possible	There are no car park vents in the façade.	Y
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view		Y
	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels		Y
	Durable, graffiti resistant and easily cleanable materials should be used		Y
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: <ul style="list-style-type: none"> street access, pedestrian paths and building entries which are clearly defined paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space minimal use of blank walls, fences and ground level parking 		Y
	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking		N/A

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
ADG Objective ref.	Item Description	Notes	Proposal Complies
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		
1	Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	35% site area is allocated for communal space with a combination of paved and green areas.	Y
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)	Compliance is achieved. Refer to Report Appendix 02: Shadow Diagrams and Landscape report.	Y
	Communal open space should be consolidated into a well designed, easily identified and usable area	Two communal courtyards are incorporated at ground level, associated with buildings S2, S3, and S4. Additionally, a central courtyard is situated at the intersection of the two public thoroughfares..	Y
	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	The court dimensions are approximately 15x17m, 17x36m and 11x21m respectively.	Y
	Communal open space should be co-located with deep soil areas	Deep soil zones are incorporated in the communal space.	Y
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	All communal spaces are accessible from common circulation, such as public through links, breezeways, and are DDA accessible.	Y
	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	Communal spaces are provided for both ground and roof levels.	Y
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: <ul style="list-style-type: none"> provide communal spaces elsewhere such as a landscaped roof top terrace or a common room provide larger balconies or increased private open space for apartments demonstrate good proximity to public open space and facilities and/or provide contributions to public open space 	Communal spaces are provided for both ground and roof levels.	Y

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ADG Objective ref.	Item Description	Notes	Proposal Complies
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		
	Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: <ul style="list-style-type: none"> seating for individuals or groups barbecue areas play equipment or play areas swimming pools, gyms, tennis courts or common rooms 	Provision of facilities has considered the needs of diverse user groups. Include seating for individuals and groups, DDA accessible furniture, communal edible gardens, multifunctional community room and outdoor seating area, flexible gathering space, and barbecue and play area on S2 roof terrace.	Y
	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	Microclimate conditions have been considered in the design. Plants are strategically placed to provide shade and serve as wind barriers. Although the ground level has many shaded areas in winter due to the building configuration, additional communal spaces on the roof terraces offer better solar access.	Y
	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Visual impact has been minimised by locating the ventilation duct above car park entry. Substation is designed into PCYC façade on Elizabeth street.	Y
3D-3	Communal open space is designed to maximise safety		
	Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: <ul style="list-style-type: none"> bay windows corner windows balconies 		Y
	Communal open space should be well lit	All the outdoor communal spaces are open to sky with good natural lighting.	Y
	Where communal open space/facilities are provided for children and young people they are safe and contained	All communal open space will be compliant with relevant AS standards	Y

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
ADG Objective ref.	Item Description	Notes	Proposal Complies
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		
	The public open space should be well connected with public streets along at least one edge		Y
	The public open space should be connected with nearby parks and other landscape elements		Y
	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid		Y
	Solar access should be provided year round along with protection from strong winds	All the outdoor communal spaces are open to sky with good natural lighting. Wind mitigation measures have incorporated in the design.	Y
	Opportunities for a range of recreational activities should be provided for people of all ages	A range passive recreational amenities are provided on site, including seating individuals and groups, communal edible gardens, multifunctional community room and outdoor seating area, flexible gathering space, and barbecue and play area on S2 roof terrace. DDA accessible furniture and edible gardens are also incorporated to equitable uses. Various sports facilities are also provide inside the PCYC building.	Y
	A positive address and active frontages should be provided adjacent to public open space		Y
	Boundaries should be clearly defined between public open space and private areas	The communal courtyards at ground level are relatively self-contained, with their boundaries clearly defined by continuous planting buffers.	Y

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ADG Objective ref.	Item Description	Notes	Proposal Complies												
3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality														
	1 Deep soil zones are to meet the following minimum requirements: <table border="1" style="margin: 10px auto;"> <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 650m²</td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m² - 1,500m²</td> <td>3m</td> </tr> <tr> <td>greater than 1,500m²</td> <td>6m</td> </tr> <tr> <td>greater than 1,500m² with significant existing tree cover</td> <td>6m</td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	16% of the site area is on deep soil	Y
Site area	Minimum dimensions	Deep soil zone (% of site area)													
less than 650m ²	-	7%													
650m ² - 1,500m ²	3m														
greater than 1,500m ²	6m														
greater than 1,500m ² with significant existing tree cover	6m														
	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: <ul style="list-style-type: none"> 10% of the site as deep soil on sites with an area of 650m² - 1,500m² 15% of the site as deep soil on sites greater than 1,500m² 		16% of the site area is on deep soil	Y											
	Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: <ul style="list-style-type: none"> basement and sub basement car park design that is consolidated beneath building footprints use of increased front and side setbacks adequate clearance around trees to ensure long term health co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil 	Deep soil areas are consolidated to support tree growth and water movement. This is achieved by integrating the basement car park, offsetting the building from the boundary, and connecting the deep soil zones to the surrounding deep soil areas.		Y											
	Achieving the design criteria may not be possible on some sites including where: <ul style="list-style-type: none"> the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure 			N/A											

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT															
ADG Objective ref.	Item Description	Notes	Proposal Complies												
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy														
	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" style="margin: 10px auto;"> <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>6m</td> <td>3m</td> </tr> <tr> <td>up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	Site specific built form controls apply to this site. Where building separation is less than this requirement, windows have been oriented away from neighbouring buildings to make sure privacy is maintained.	Y
Building height	Habitable rooms and balconies	Non-habitable rooms													
up to 12m (4 storeys)	6m	3m													
up to 25m (5-8 storeys)	9m	4.5m													
over 25m (9+ storeys)	12m	6m													
	Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	Site specific built form controls apply to this site and minimum set backs have been exceeded.		Y											
	For residential buildings next to commercial buildings, separation distances should be measured as follows: <ul style="list-style-type: none"> for retail, office spaces and commercial balconies use the habitable room distances for service and plant areas use the non-habitable room distances 			N/A											
	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: <ul style="list-style-type: none"> site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4) 			Y											
	Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	The site is an entire block surrounded by streets on all sides.		N/A											

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ADG Objective ref.	Item Description	Notes	Proposal Complies
	Direct lines of sight should be avoided for windows and balconies across corners	Screening has been provided to corner balconies where building separation is reduced.	Y
	No separation is required between blank walls		N/A
3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space		
	Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: <ul style="list-style-type: none"> • setbacks • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies 	Alternate strategy has been provided whereby bedrooms front a breezeway. This strategy has several amenity benefits which are described in the design report.	-
	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	Storage zone is provided between walkway and bedroom window to provide physical separation.	Y
	Balconies and private terraces should be located in front of living rooms to increase internal privacy		Y
	Windows should be offset from the windows of adjacent buildings		Y
	Recessed balconies and/or vertical fins should be used between adjacent balconies		Y

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
ADG Objective ref.	Item Description	Notes	Proposal Complies
3G-1	Building entries and pedestrian access connects to and addresses the public domain		
	Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge		Y
	Entry locations relate to the street and subdivision pattern and the existing pedestrian network		Y
	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries		Y
	Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries		Y
3G-2	Access, entries and pathways are accessible and easy to identify		
	Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces		Y
	The design of ground floors and underground car parks minimise level changes along pathways and entries		Y
	Steps and ramps should be integrated into the overall building and landscape design		Y
	For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	To be provided.	Y
	For large developments electronic access and audio/video intercom should be provided to manage access	To be provided.	Y
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations		
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport		Y
	Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate		Y

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APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
ADG Objective ref.	Item Description	Notes	Proposal Complies
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		
	Car park access should be integrated with the building's overall facade. Design solutions may include: <ul style="list-style-type: none"> • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the facade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed 		Y
	Car park entries should be located behind the building line		Y
	Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	Non-sloping site	N/A
	Car park entry and access should be located on secondary streets or lanes where available		Y
	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided		Y
	Access point locations should avoid headlight glare to habitable rooms		Y
	Adequate separation distances should be provided between vehicle entries and street intersections		Y
	The width and number of vehicle access points should be limited to the minimum		Y
	Visual impact of long driveways should be minimised through changing alignments and screen planting		Y
	The need for large vehicles to enter or turn around within the site should be avoided	Loading and waste management solution consulted with City of Sydney. City of Sydney endorsed solution is loading and waste collection in basement	-
	Garbage collection, loading and servicing areas are screened		Y
	Clear sight lines should be provided at pedestrian and vehicle crossings	The vehicular access is limited to one basement entry on Kettle Street. Clear sightlines are maintained in the streetscape.	Y

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
ADG Objective ref.	Item Description	Notes	Proposal Complies
	Traffic calming devices such as changes in paving material or textures should be used where appropriate	Paving treatment will incorporate texture and colour changes at the vehicular entry to slow down the traffic.	Y
	Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: <ul style="list-style-type: none"> • changes in surface materials • level changes • the use of landscaping for separation 	Paving treatment will incorporate texture and colour changes to highlight the vehicular and pedestrian intersection.	Y
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		
	1 For development in the following locations: <ul style="list-style-type: none"> • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less 		Y
	The car parking needs for a development must be provided off street		
	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site		Y
	Where less car parking is provided in a development, council should not provide on street resident parking permits		N/A
3J-2	Parking and facilities are provided for other modes of transport		
	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters		Y
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas		Y
	Conveniently located charging stations are provided for electric vehicles, where desirable		Y

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ADG Objective ref.	Item Description	Notes	Proposal Complies
3J-3	Car park design and access is safe and secure		
	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces		Y
	Direct, clearly visible and well lit access should be provided into common circulation areas		Y
	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs		Y
	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards		Y
3J-4	Visual and environmental impacts of underground car parking are minimised		
	Excavation should be minimised through efficient car park layouts and ramp design		Y
	Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles		Y
	Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	Protrusion of car park has been minimised. Protrusion does exceed 1m due to limitations of basement ramp length related to high flood planning level.	-
	Natural ventilation should be provided to basement and sub basement car parking areas	Due to flooding constraints, mechanically assisted ventilation system has been provided to car park.	-
	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design		Y

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
ADG Objective ref.	Item Description	Notes	Proposal Complies
3J-5	Visual and environmental impacts of on-grade car parking are minimised		
	On-grade car parking should be avoided	No on-grade car parking	Y
	Where on-grade car parking is unavoidable, the following design solutions are used:		
	<ul style="list-style-type: none"> parking is located on the side or rear of the lot away from the primary street frontage cars are screened from view of streets, buildings, communal and private open space areas safe and direct access to building entry points is provided parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space stormwater run-off is managed appropriately from car parking surfaces bio-swales, rain gardens or on site detention tanks are provided, where appropriate light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving 		
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised		
	Exposed parking should not be located along primary street frontages	No on-grade car parking	N/A
	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:	No on-grade car parking	
	<ul style="list-style-type: none"> car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) 		N/A
	Positive street address and active frontages should be provided at ground level	No on-grade car parking	N/A

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APARTMENT DESIGN GUIDE - PART 4

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S2, S3 & S4) PART 4 - DESIGNING THE BUILDING							
ADG Objective ref.	Item Description	S2		S3		S4	
		Notes	Proposal Complies	Notes	Proposal Complies	Notes	Proposal Complies
4A-1	To optimise the number of apartments receiving sunlight to living rooms, general amenity and private open space						
	1 Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Solar access is balanced across all buildings within the precinct, particularly between S2 and S3 where building footprints require directivity to this driver.	72% of apartments meet the solar requirement, exceeding the 70% minimum.		70% of apartments meet the solar requirement, exceeding the 70% minimum.		
	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	82% The scheme seeks to exceed minimum ADG requirements by maximising the number of homes achieving excellent solar access as assessed by the ADG. Due to the building configuration including Juliet balconies 82% of apartments receive a minimum of two hours direct sunlight between the hours of 9am-3pm mid-winter.					
	3 A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	75% (Should compliance via Juliet balconies be omitted for those homes that also have a traditional balcony, 75% compliance is reached remaining in excess of the minimum target).					
	The design maximises north aspect and the number of single aspect south facing apartments is minimised	2% There are only five apartments that receive no direct sunlight between the hours of 9am-3pm at mid-winter.	6% There are only seven apartments that receive no direct sunlight between the hours of 9am-3pm at mid-winter.		6% There are only three apartments that receive no direct sunlight between the hours of 9am-3pm at mid-winter.		
	Single aspect, single storey apartments should have a northerly or westerly aspect	0% The proposed scheme includes no south facing homes. Excellent amenity is prioritised to all apartments.	0% The design prioritises sunlight access for apartments and includes minimal south facing homes.	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent
	Living areas are best located to the north and service areas to the south and west of apartments	In general living areas are located to optimal frontages with service areas located inboard or to less desirable frontages.	Where possible bathrooms are also located to facades in order to provide natural light and ventilation to these spaces.	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent
	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used:	A number of differing home typologies are provided with a high percentage receiving dual frontages. Apartment depths are kept to a maximum and 2 storey homes are included to the lower Walker Street levels.	In particular Juliet balconies with operable facades are included to provide incidental solar access to habitable rooms and direct connection to pleasant outdoor environments.	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent
	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 5m ² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.	All homes receiving direct mid-winter sunlight exceed this minimum requirement.		Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent
	Where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source	Where possible the design criteria may not be possible on some sites. This includes:					
	Where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation precedents meeting the design criteria and how the development meets the objective						
4A-2	Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	There are no courtyard homes or skylights utilised to provide daylight. For those homes with a frontage to the open breezeway balcony, openings are provided with 1,200mm high sills.	High level windows are used for privacy along breezeway adjacent to bedrooms to balance the amenity benefits and privacy considerations associated with this dwelling typology.	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent
	Where courtyards are used:						
	• use is restricted to kitchens, bathrooms and service areas						
	• building services are concealed with appropriate detailing and materials to visible walls						
	• courtyards are fully open to the sky						
	• access is provided to the light well from a communal area for cleaning and maintenance						
	• specific privacy, fire safety and minimum privacy separation distances (see section 3F 'Visual Privacy') are achieved						
	Opportunities for reflected light into apartments are optimised through:						
	• reflective interior surfaces on buildings opposite south facing windows						
	• positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light						
	• light coloured light shelves into the design						
	• light coloured internal finishes						
4A-3	Window and balcony design incorporates sun shading and winter solar access	Full width balconies are provided to the entire northern frontage ensuring excellent summer shading and winter solar access.	Window and balcony design incorporates sun shading.	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent	Yes, Complies with intent
	The central community grouping is oriented east to minimise western facing homes. An 'Outdoor Room' typology is provided for these central community homes with a Juliet balcony to ensure adequate eastern solar access is achieved during mid-winter as the solar angle becomes more acute toward 12am.						
	Angular sun shading fins are embedded into the facade design to both east and west facing homes to block out the low morning summer sun and later afternoon western sun ensuring internal comfort is maintained.						

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S2, S3 & S4) PART 4 - DESIGNING THE BUILDING							
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4B-1	The building orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	The foundational building structure ensures all habitable rooms are naturally ventilated. In addition, all communal lobbies and circulation walkways are naturally ventilated.	Y			Y	
	Depths of habitable rooms support natural ventilation	All habitable room depths support natural ventilation. Where deeper rooms are utilised for optional planning functions additional openings are included or borrowed from adjacent rooms.	Y			Y	
	The area of unobstructed window openings should be equal to at least 5% of the floor area served	All window openings exceed this minimum requirement.	Y			Y	
	Light wells are not the primary air source for habitable rooms	There are no light wells.	Y			N/A	
	Doors and operable windows maximise natural ventilation opportunities by using the following design solutions:	A variety of window typologies are included. Wherever possible awning windows are included at 1.7m to allow full opening windows.	Y			Y	
	• adjustable windows with large effective operable areas	In addition, the Juliet balconies ensure entire rooms can open with opposing front doors allowing excellent cross ventilation.					
	• a variety of window types that provide safety and flexibility such as awning and louvre						
	• windows which the occupants can reconfigure to faced breezes into the room such as vertical louvers, casement windows and externally opening doors						
4B-2	The layout and design of single aspect apartments maximises natural ventilation	All single frontage homes are shallow in depth.	Y			Y	
	Apartment depths are limited to maximise ventilation and airflow (see also figure 4B.3)						
	Natural ventilation to single aspect apartments is achieved with the following design solutions:						
	• primary windows are aligned with pleatium and light wells generally not suitable for cross ventilation						
	• stack effect ventilation / solar chimney systems to naturally ventilate internal building areas or rooms such as bathrooms and laundries						
	• courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped winds						
4B-3	The number of apartments with natural cross ventilation is maximised by creating a comfortable indoor environment for residents	64% The scheme seeks to exceed minimum ADG requirements by maximising the number of homes achieving natural cross ventilation as assessed by the ADG (1st-9 levels only). Due to the building configuration 64% percent of apartments achieve cross ventilation (see figure 4B.4)	Y			Y	
	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storey 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						
	In general single storey single aspect homes are oriented to northerly and westerly aspects						
	Living areas are best located to the north and service areas to the south and west of apartments						
	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used:						
	• dual aspect apartments						
	• shallow apartment layouts						
	• two storey and mezzanine level apartments						
	• bay windows						
	It is possible to achieve all apartments cross ventilation through the use of pleatium due to the open air walkways should this be desired.						
2	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	14m The overall depth of the cross through apartments is 14m.	Y			Y	
	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	The building configuration seeks to maximise the number of naturally cross ventilated apartments. Corner apartments, through apartment typologies and open air walkways have been utilised to maximise the best cross ventilation outcome.	Y			Y	
	In cross-through apartments external window and door opening sizes/areas on one side of an apartment (front side) are approximately equal to the internal window and door opening sizes/areas on the other side of the apartment (rear side) (see figure 4B.6)	Large opposing openings are provided to the cross-through apartments. Ventilation is possible through a number of opening types and sizes to allow 'tuning' of the air flow. Front doors, front door highlight window and generous bedroom openings.	Y			Y	
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	Layouts are clean and well organised to ensure corners, doors and obstructive rooms are minimised. Apartment depths and ceiling heights are optimised for natural cross ventilation.	Y			Y	
4C-1	Apartment heights comply with minimum requirements. Although there are no minimum requirements, ground level Walker Street corner homes are provided with increased living room ceiling heights.	All room heights comply with minimum requirements. Although there are no minimum requirements, ground level Walker Street corner homes are provided with increased living room ceiling heights.	Y			Y	
	For 2 storey apartments 2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apartment area						
	Attic spaces 3.0m at edge of room with a 30 degree minimum ceiling slope. If located in mixed use areas 2.2m for ground and first floor to promote future flexibility of use	The rooftop park communal spaces achieve a greater ceiling clearance to signify their communal community uses and is a communal indoor amenity for the benefit of all residents.	Y			Y	
	These minimums do not preclude higher ceilings if desired						
	Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	Ceiling fans are to be included to habitable spaces.	Y			Y	
4C-2	Ceiling heights are employed to achieve optimal spatial outcomes. Arrival spaces are defined with more intimate ceiling heights with services consolidated over. Living and sleeping rooms enjoy increased ceiling heights in contrast to the arrival spaces.	Differing ceiling heights are employed to achieve optimal spatial outcomes. Arrival spaces are defined with more intimate ceiling heights with services consolidated over. Living and sleeping rooms enjoy increased ceiling heights in contrast to the arrival spaces.	Y			Y	
	• the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raised or coveled ceilings, or double height spaces						
	• well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings						
	• ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of voids rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist						
4C-3	Ceiling heights of lower level apartments in corners should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	Ground level Walker Street corner homes are 2 storey with increased ground level floor to floor heights enabling alternative uses in the future to this high exposure corner location.	Y			Y	
	As a precinct, community spaces and commercial has been allocated to S4 contributing to diversity in uses. S3 ground floor ceiling heights is appropriate to its residential use.						
	No residential on ground floor level.						

Appendix 01

APARTMENT DESIGN GUIDE - PART 4

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S2, S3 & S4) PART 4 - DESIGNING THE BUILDING									
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4.1.1	<p>Many of today's environmental impacts of external noise and pollution are minimised through careful design and layout of buildings.</p> <p>To minimise impacts the following design solutions may be used:</p> <ul style="list-style-type: none"> A physical separation between buildings and the noise or pollution source Residential uses are located perpendicular to the noise source and where possible buffered by other uses Residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces Non-residential uses are located at street level vertically separating the residential component from the noise or pollution source. setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources Buildings should respond to both sound access and noise. Where solar access is away from the noise source, north-facing rooms can provide a buffer Where solar access is in the same plane as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4.1) Landscaping design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry <p>Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas:</p> <ul style="list-style-type: none"> Solar and daylight access Private open space and balconies Natural cross ventilation 	<p>The building is not located within an area identified as noisy or hostile - refer to the acoustic report for further information.</p>	<p>Refer to separate acoustic report. Design adopts these strategies.</p>	<p>Refer to separate acoustic report. Design adopts these strategies.</p>					
4.1.2	<p>Optimised environmental or attenuation techniques for the building design, construction and use of sustainable are used to mitigate noise transmission</p> <p>Design solutions to mitigate noise include:</p> <ul style="list-style-type: none"> Limiting the number and size of openings facing noise sources Providing seals to prevent noise transfer through gaps Using double or acoustic glazing, acoustic louvers or enclosed balconies (semi-enclosed) Using materials with mass and sound absorption or absorption properties e.g. solid balcony balustrades, external screens and soffits 	<p>Whilst the building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							
4.1.3	<p>A range of apartment types is provided to cater for different household types now and into the future.</p> <p>A variety of apartment types is proposed.</p> <p>The apartment mix is appropriate, taking into consideration:</p> <ul style="list-style-type: none"> The distance to public transport, employment and education centres The current market demands and projected future changes across the greater precinct. The building is located with excellent access to public transport and the local and affordable housing catchment for an increase in smaller home typologies. A variety of home typologies is proposed for the development including alternative private open space allocations and configurations driven by orientation and apartment topology. Single person compact homes through to large family corner homes are provided with generous sized corner balconies ensuring usability and solar compliance are achieved. <p>Through homes and Outdoor/Rooftop balconies are provided with operable facades to transform indoor spaces into outdoor space.</p>	<p>Whilst the building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							
4.1.4	<p>The apartment mix is distributed to building façades within the building.</p> <p>Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3)</p>	<p>The building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							
4.1.5	<p>Large apartment types are located on the ground or roof level where there is potential for more open space on and corners where building footprint is available.</p> <p>Direct street access is provided where possible to ground floor apartments. Flood mitigation levels prohibit direct access being provided to all.</p> <p>Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include:</p> <ul style="list-style-type: none"> Both street, lower and other common internal circulation entrances to ground floor apartments Private open space is used to the street Doors and windows face the street Retail or home office spaces should be located along street frontages <p>Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail uses. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion.</p>	<p>Whilst the building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							
4.1.6	<p>Privacy and safety should be provided without obstructing visual surveillance. Design solutions may include:</p> <ul style="list-style-type: none"> Placement of private gardens and terraces above the street level by 1.5m (see figure 4K.4) Landscaping private courtyards Window sill heights that minimise sight lines into apartments Screening balconies, entry stairs or screens with the exterior design <p>Solar access is balanced with summer heat loads. Full height windows are provided where housing terraces to maximise winter sun penetration however fixed solid shading is located over to reduce heat loadings during summer. Existing street trees and additional landscape planting will provide additional protection over time.</p> <p>Solar access should be maximised through:</p> <ul style="list-style-type: none"> High ceilings and tall windows Windows and details that allow solar access in winter and shade in summer 	<p>Whilst the building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							

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4.1.1	<p>Building facades provide visual interest along the street while respecting the character of the local area.</p> <p>Design solutions for front building facades may include:</p> <ul style="list-style-type: none"> A composition of varied building elements A defined base, middle and top of buildings Repeating and concealing central elements Changes in texture, material, detail and colour to modify the prominence of elements <p>Building services should be integrated within the overall facade</p> <p>Building facades should be well articulated with an appropriate scale and proportion to the street/corridor and human scale. Design solutions may include:</p> <ul style="list-style-type: none"> Buildings should respond to both sound access and noise. Variation in floor heights to enhance the human scale Elements that are proportional and integrated in patterns Public artforms or open spaces to exterior floor levels Grouping of floors or elements such as balconies and windows on taller buildings <p>Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights</p> <p>Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals</p> <p>Building functions are expressed to the facade</p> <p>Building entrances should be clearly defined</p> <p>Important corners are given visual prominence through a change in articulation, materials or colour. Roof egresses or changes in height</p> <p>The apartment layout should be expressed externally through facade features such as parapet walls and floor slates</p> <p>Roof design relates to the street. Design solutions may include:</p> <ul style="list-style-type: none"> Special roof features and lighting coves Use of skylights or very high pitched gabled roofs Breaking down the massing of the roof using smaller elements to avoid bulk Using materials as a picket from components to adjacent buildings <p>Roof treatments should be integrated with the building design. Design solutions may include:</p> <ul style="list-style-type: none"> Roof design proportional to the overall building size, scale and form Roof materials complement the building Service elements are integrated <p>Habitat/rooftop space should be provided with good levels of amenity. Design solutions may include:</p> <ul style="list-style-type: none"> Permeable apartments Roof or elevated walkways Operable skylights <p>Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations</p>	<p>Facade design is visually interesting.</p>	<p>Facade design is visually interesting.</p>	<p>Facade design is visually interesting.</p>					
4.1.2	<p>Microclimate is enhanced by:</p> <ul style="list-style-type: none"> Appropriately sited trees near the eastern and western facades A balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter Shade structures such as pergolas, balconies and courtyards 	<p>The resultant facade is highly prominent but a visual contrast of light and shade provided by the roof building story and further like sun shading trees. The solid pre-cast facade also provides a depth and recess to the windows further increasing the play of light and shade.</p>							
4.1.3	<p>Importance corners are given visual prominence through a change in articulation, materials or colour. Roof egresses or changes in height</p> <p>The apartment layout should be expressed externally through facade features such as parapet walls and floor slates</p> <p>Roof design relates to the street. Design solutions may include:</p> <ul style="list-style-type: none"> Special roof features and lighting coves Use of skylights or very high pitched gabled roofs Breaking down the massing of the roof using smaller elements to avoid bulk Using materials as a picket from components to adjacent buildings <p>Roof treatments should be integrated with the building design. Design solutions may include:</p> <ul style="list-style-type: none"> Roof design proportional to the overall building size, scale and form Roof materials complement the building Service elements are integrated <p>Habitat/rooftop space should be provided with good levels of amenity. Design solutions may include:</p> <ul style="list-style-type: none"> Permeable apartments Roof or elevated walkways Operable skylights <p>Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations</p>	<p>Whilst the building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							
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4.1.5	<p>Large apartment types are located on the ground or roof level where there is potential for more open space on and corners where building footprint is available.</p> <p>Direct street access is provided where possible to ground floor apartments. Flood mitigation levels prohibit direct access being provided to all.</p> <p>Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include:</p> <ul style="list-style-type: none"> Both street, lower and other common internal circulation entrances to ground floor apartments Private open space is used to the street Doors and windows face the street Retail or home office spaces should be located along street frontages <p>Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail uses. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion.</p>	<p>Whilst the building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							
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4.1.1	<p>Landscaping design is suitable and sustainable</p> <p>Landscaping design should be environmentally sustainable and can enhance environmental performance by incorporating:</p> <ul style="list-style-type: none"> Diverse and appropriate planting No filtration gardens Appropriately planned existing trees Areas for residents to plant vegetables and herbs Composting Green roofs or walls 	<p>The landscape design includes over 40 plant species across the site, majority of which are local native species. About 1800 sqm (26%) of the site area is on deep soil. Swale planting is also incorporated along the north-south link to facilitate bio-filtration. Shade trees are proposed across the north-south link to facilitate bio-filtration. Shade trees are proposed across the site, with consideration of the species appropriate to the region, microclimate and soil depth. Community edibles gardens are incorporated on the roof terrace. Due to the close proximity of public open space and private residential units, no communal composting facility is provided for the development. No communal composting is provided.</p>	<p>The landscape design includes over 40 plant species across the site, majority of which are local native species. About 1800 sqm (26%) of the site area is on deep soil. Swale planting is also incorporated along the north-south link to facilitate bio-filtration. Shade trees are proposed across the site, with consideration of the species appropriate to the region, microclimate and soil depth. Community edibles gardens are incorporated on the roof terrace. Due to the close proximity of public open space and private residential units, no communal composting facility is provided for the development. No communal composting is provided.</p>	<p>The landscape design includes over 40 plant species across the site, majority of which are local native species. About 1800 sqm (26%) of the site area is on deep soil. Swale planting is also incorporated along the north-south link to facilitate bio-filtration. Shade trees are proposed across the site, with consideration of the species appropriate to the region, microclimate and soil depth. Community edibles gardens are incorporated on the roof terrace. Due to the close proximity of public open space and private residential units, no communal composting facility is provided for the development. No communal composting is provided.</p>					
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		Notes	Proposal Complex	Notes	Proposal Complex	Notes	Proposal Complex		
4.1.1	<p>Landscaping design is suitable and sustainable</p> <p>Landscaping design should be environmentally sustainable and can enhance environmental performance by incorporating:</p> <ul style="list-style-type: none"> Diverse and appropriate planting No filtration gardens Appropriately planned existing trees Areas for residents to plant vegetables and herbs Composting Green roofs or walls 	<p>The landscape design includes over 40 plant species across the site, majority of which are local native species. About 1800 sqm (26%) of the site area is on deep soil. Swale planting is also incorporated along the north-south link to facilitate bio-filtration. Shade trees are proposed across the site, with consideration of the species appropriate to the region, microclimate and soil depth. Community edibles gardens are incorporated on the roof terrace. Due to the close proximity of public open space and private residential units, no communal composting facility is provided for the development. No communal composting is provided.</p>	<p>The landscape design includes over 40 plant species across the site, majority of which are local native species. About 1800 sqm (26%) of the site area is on deep soil. Swale planting is also incorporated along the north-south link to facilitate bio-filtration. Shade trees are proposed across the site, with consideration of the species appropriate to the region, microclimate and soil depth. Community edibles gardens are incorporated on the roof terrace. Due to the close proximity of public open space and private residential units, no communal composting facility is provided for the development. No communal composting is provided.</p>	<p>The landscape design includes over 40 plant species across the site, majority of which are local native species. About 1800 sqm (26%) of the site area is on deep soil. Swale planting is also incorporated along the north-south link to facilitate bio-filtration. Shade trees are proposed across the site, with consideration of the species appropriate to the region, microclimate and soil depth. Community edibles gardens are incorporated on the roof terrace. Due to the close proximity of public open space and private residential units, no communal composting facility is provided for the development. No communal composting is provided.</p>					
4.1.2	<p>Microclimate is enhanced by:</p> <ul style="list-style-type: none"> Appropriately sited trees near the eastern and western facades A balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter Shade structures such as pergolas, balconies and courtyards 	<p>The resultant facade is highly prominent but a visual contrast of light and shade provided by the roof building story and further like sun shading trees. The solid pre-cast facade also provides a depth and recess to the windows further increasing the play of light and shade.</p>							
4.1.3	<p>Importance corners are given visual prominence through a change in articulation, materials or colour. Roof egresses or changes in height</p> <p>The apartment layout should be expressed externally through facade features such as parapet walls and floor slates</p> <p>Roof design relates to the street. Design solutions may include:</p> <ul style="list-style-type: none"> Special roof features and lighting coves Use of skylights or very high pitched gabled roofs Breaking down the massing of the roof using smaller elements to avoid bulk Using materials as a picket from components to adjacent buildings <p>Roof treatments should be integrated with the building design. Design solutions may include:</p> <ul style="list-style-type: none"> Roof design proportional to the overall building size, scale and form Roof materials complement the building Service elements are integrated <p>Habitat/rooftop space should be provided with good levels of amenity. Design solutions may include:</p> <ul style="list-style-type: none"> Permeable apartments Roof or elevated walkways Operable skylights <p>Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations</p>	<p>Whilst the building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							
4.1.4	<p>The apartment mix is distributed to building façades within the building.</p> <p>Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3)</p>	<p>Whilst the building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							
4.1.5	<p>Large apartment types are located on the ground or roof level where there is potential for more open space on and corners where building footprint is available.</p> <p>Direct street access is provided where possible to ground floor apartments. Flood mitigation levels prohibit direct access being provided to all.</p> <p>Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include:</p> <ul style="list-style-type: none"> Both street, lower and other common internal circulation entrances to ground floor apartments Private open space is used to the street Doors and windows face the street Retail or home office spaces should be located along street frontages <p>Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail uses. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion.</p>	<p>Whilst the building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							
4.1.6	<p>Privacy and safety should be provided without obstructing visual surveillance. Design solutions may include:</p> <ul style="list-style-type: none"> Placement of private gardens and terraces above the street level by 1.5m (see figure 4K.4) Landscaping private courtyards Window sill heights that minimise sight lines into apartments Screening balconies, entry stairs or screens with the exterior design <p>Solar access is balanced with summer heat loads. Full height windows are provided where housing terraces to maximise winter sun penetration however fixed solid shading is located over to reduce heat loadings during summer. Existing street trees and additional landscape planting will provide additional protection over time.</p> <p>Solar access should be maximised through:</p> <ul style="list-style-type: none"> High ceilings and tall windows Windows and details that allow solar access in winter and shade in summer 	<p>Whilst the building is not located within an area identified as having noise ingress issues, it is proposed that the building be robust and massive. This has been particularly considered to buffer from any noise emanating from the closest southern neighbour.</p>							

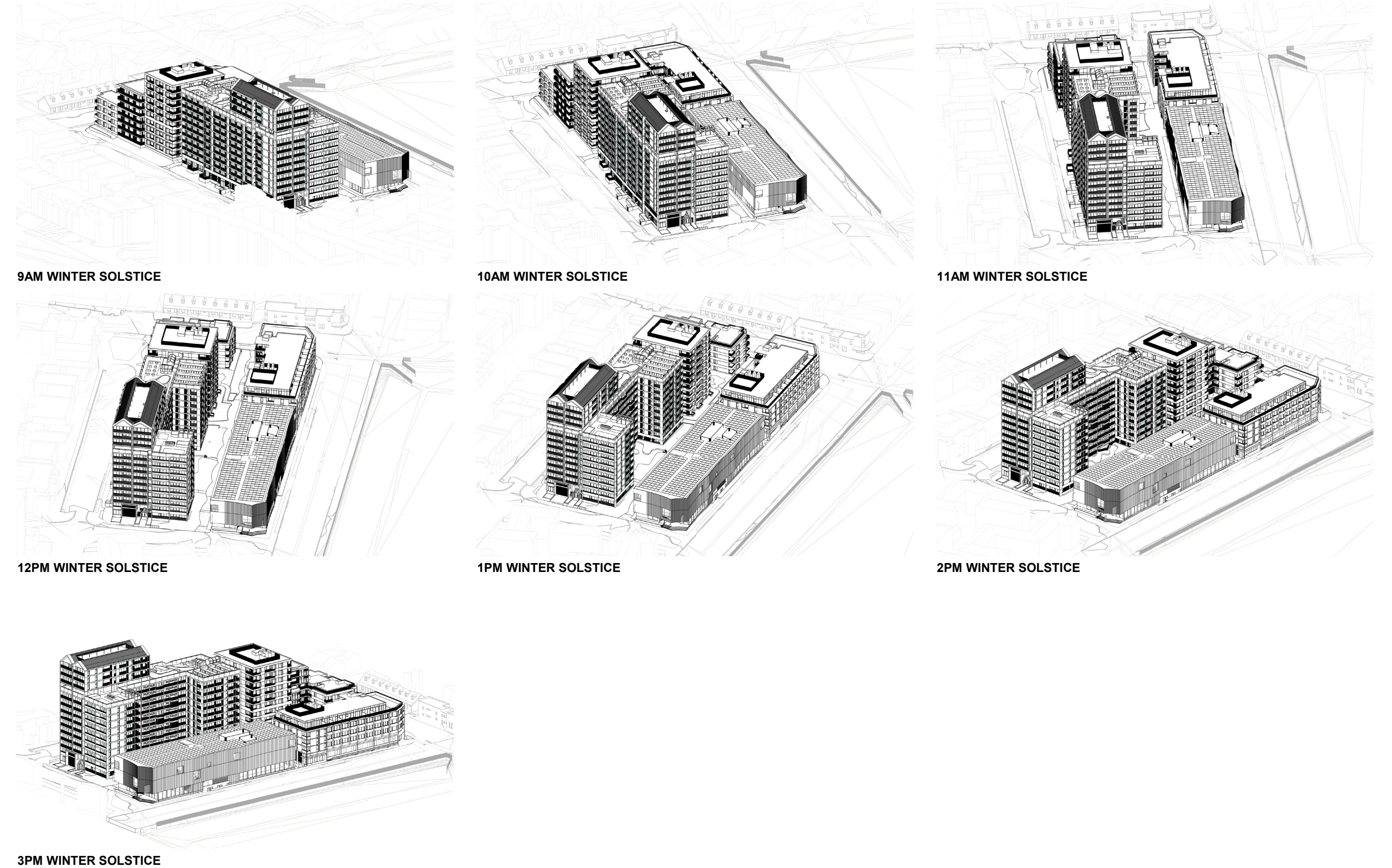
Appendix 01

APARTMENT DESIGN GUIDE - PART 4

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S2, S3 & S4)							
PART 4 - DESIGNING THE BUILDING							
ADG Objective ref.	Item Description	S2	S3	S4	Proposal	Notes	Proposal
		Notes	Notes	Notes	Complies		Complies
4.0.3	Design features to be incorporated sensitively into adopted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: <ul style="list-style-type: none"> • alternative apartment types when orientation is poor • alternative apartment types when orientation is poor • where additions to expand the existing building envelope Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: <ul style="list-style-type: none"> • where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (where applicable) and solar and daylight access (see also sections 4.4 Solar and daylight access and 4.8 Natural ventilation) • alternatives to providing deep soil where less than the minimum requirement is currently available on the site • building and visual separation – subject to demonstrating alternative design approaches to achieving privacy • common circulation • car parking • alternative approaches to private open space and balconies 	N/A	N/A	N/A	N/A		N/A
4.5.1	Mixed use developments are provided in appropriate locations and provide active street frontages that: <ul style="list-style-type: none"> • are pedestrian friendly • are concentrated around public transport and centres • development addresses the street • active frontages are provided • diverse activities and uses • existing blank walls at the ground level • mixed use developments are provided in appropriate locations and provide active street frontages that 	N/A	N/A	N/A	N/A		Y
4.5.2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents. <ul style="list-style-type: none"> • residential circulation areas should be clearly defined. Design solutions may include: <ul style="list-style-type: none"> • residential entries are separated from commercial entries and directly accessible from the street • commercial service areas are separated from residential components • residential car parking and communal facilities are separated or screened • security at entries and safe pedestrian routes are provided • concealment opportunities are avoided • Landscaped communal open space should be provided at podium or roof levels 	N/A	N/A	Residential and commercial entries are well articulated.	N/A		Y
4.7.1	Awnings should be located along streets with high pedestrian activity and active frontages. <ul style="list-style-type: none"> • A number of the following design solutions are used: <ul style="list-style-type: none"> • continuous awnings are maintained and provided in areas with an existing pattern • height, depth, material and form complements the existing street character • protection from the sun and rain is provided • awnings are wrapped around the secondary frontages of corner sites • awnings are retractable in areas without an established pattern • Awnings should be located over building entries for building address and public domain amenity • Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure • Gutters and down pipes should be integrated and concealed • Lighting under awnings should be provided for pedestrian safety 	N/A	N/A	Awnings are provided to key building entries and the Walker Street terrace home entries.	N/A		Y
4.7.2	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development. <ul style="list-style-type: none"> • Legible and discrete way finding should be provided for larger developments • Signage is limited to being on and below awnings and a single facade sign on the primary street frontage 	N/A	N/A	Locations of signage has been considered. Signage design to be finalised in DD stage.	Y		Y
4.9.1	Communal outdoor amenity is provided to all residents. <ul style="list-style-type: none"> • Well located, screened outdoor areas should be provided for clothes drying 	N/A	N/A	Outdoor clothes drying is provided to all balconies. Where no balcony is provided extensive communal drying is provided to the level 10 rooftop.	Y		Y
4.9.2	Development encourages passive solar design to optimise heat storage in winter and reduce heat loss in summer. <ul style="list-style-type: none"> • The use of smart glass or other technologies on north and west elevations • thermal mass in the floors and walls of north facing rooms is maximised • polished concrete floors, tiles or timber rather than carpet • insulate roofs, walls and floors and seals on window and door openings • awnings and shading devices such as awnings, blinds and screens 	The facade is designed specifically to integrate fixed shading within the base structure and to avoid the reliance on additional shading devices prone to high degrees of maintenance and failure over time.	The facade design integrates shading for solar design optimisation	The facade design integrates shading for solar design optimisation	Y		Y
	Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement).	Y	Y	Heating and cooling infrastructure is consolidated to 3 locations to optimise service runs including the rooftop, level 10 garden plant area and the basement.	Y		Y

Appendix 02

SHADOW DIAGRAMS VIEWS FROM THE SUN



APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S2, S3 & S4)							
PART 4 - DESIGNING THE BUILDING							
ADG Objective ref.	Item Description	S2	S3	S4	Proposal	Notes	Proposal
		Notes	Notes	Notes	Complies		Complies
3.0.8	Natural light ventilation mechanisms to provide environmental amenities. <ul style="list-style-type: none"> • A number of the following design solutions are used: <ul style="list-style-type: none"> • rooms with similar usage are grouped together • natural cross ventilation to apartments is maximised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible • Adequate natural ventilation is provided to as many private and communal spaces as possible to avoid a reliance on mechanical systems. • The scheme seeks to exceed minimum ADG requirements by maximising the inclusion of through apartments to the central community grouping. It would be possible to achieve cross ventilation to all homes due to the open walkways. • All communal lobbies and circulation walkways are naturally ventilated. In addition, the Family Level communal space is nominated as a climate safe space for use by all residents who may not be able to afford mechanical ventilation in extreme weather events. 	Y	Y	Cross ventilation is provided to 65% of apartments (65% excluding acoustically impacted apartments). Compliance is achieved with either method. A premium strategy is also proposed. Refer to relevant sections in the report.	Y		Y
3.1.1	Provide water efficient fittings, appliances and wastewater reuse should be incorporated. <ul style="list-style-type: none"> • Water efficient fittings, appliances and wastewater reuse should be incorporated • Apartments should be individually metered • Rainwater should be collected, stored and reused on site 	Y	Y	Drought tolerance and low maintenance requirements have been considered for planting selection.	Y		Y
3.1.2	Urban Stormwater is retained on site before being discharged to receiving waters. <ul style="list-style-type: none"> • Water sensitive urban design systems are designed by a suitably qualified professional 	Y	Y	WSUD in the landscape design include: <ul style="list-style-type: none"> • Select drought tolerant plant species. • Maximize deep soil area for natural water infiltrating • Incorporate swales to assist stormwater mitigation. 	Y		Y
3.1.3	A number of the following design solutions are used: <ul style="list-style-type: none"> • Porous paving materials are proposed for the public space. • Swales are incorporated in the public space. • Harvested rainwater will be used for irrigation. 	Y	Y	Due to the constant site area and provision of basement carpark, no detention basin is provided in the public space.	Y		Y
3.1.4	Deflection tanks should be located under paved areas, driveways or in basement car parks. <ul style="list-style-type: none"> • On large area parks or open spaces are designed to provide temporary on site detention basins 	Y	Y	Due to the constant site area and provision of basement carpark, no detention basin is provided in the public space.	Y		Y
3.1.5	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and overall amenity. <ul style="list-style-type: none"> • Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or on the basement car park • Waste and recycling storage areas should be well ventilated • Circulation design allow bins to be easily manoeuvred between storage and collection points • Temporary storage should be provided for large bulk items such as mattresses • A waste management plan should be prepared 	Y	Y	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses <td>Y</td> <td></td> <td>Y</td>	Y		Y
3.1.6	Natural materials are proposed for the exterior of the building that are able to weather and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided.	Y	Y		Y		Y
3.1.7	Window design enables cleaning from the inside of the building. <ul style="list-style-type: none"> • Whenever possible windows are designed to be cleaned from the inside. From time to time the exterior of the building will need to be accessed for cleaning and maintenance by trades. 	Yes, Complies with intent	Yes, Complies with intent	Size of building requires alternative cleaning strategy	Yes, Complies with intent		Yes, Complies with intent
3.1.8	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade. <ul style="list-style-type: none"> • Design solutions do not require external scaffolding for maintenance access 	Y	Y	Operable and movable elements are avoided. All sun shading elements are fixed. Internal blinds are provided to be manual.	Y		Y
3.1.9	Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems. <ul style="list-style-type: none"> • Centralised storage and maintenance systems are proposed for the family level within the building 	Y	Y	Centralised storage and maintenance systems are proposed for the family level within the building for multiple needs and functions.	Y		Y
3.1.10	Preference has been given for natural materials. Applied paint finishes have been avoided.	Y	Y	A number of elements are proposed to ensure the building achieves a high level of design integrity whilst minimising on-going maintenance. An efficient and simple concrete framed building with precast columns, facade panels and glazing MFR is proposed. The facade is designed to make individual building elements perform multiple roles. Precast is proposed where ever possible to reduce construction time, building costs and ensure a high level of quality is achieved with materials that can weather and age over time. Operable and movable elements are avoided. The added texture to the ground plane which is experienced up-close by residents and visitors has the added benefit of deterring the possibility of graffiti given its enhanced texture.	Y		Y

Appendix 02

SHADOW DIAGRAMS - REDFERN PARK & PHILLIP STREET



- Time where window receives 1m2 or more of light = 6 hours
- 20% of 6 hours = 72 minutes
- Minutes allowed to overshadow affected window = 72 minutes

Endorsed Design Guide October 2023
 3.7 (3)
 Sunlight received on 21 June between 9am and 3pm is not to be reduced by more than 20% of the time that the window receives at least 1sqm of sunlight for more than 15 minutes, for properties on the south side of Phillip Street, with windows to living spaces at the rear that face their principle private open space.



PHILLIP ST SHADOW STUDY - 9.00AM



PHILLIP ST SHADOW STUDY - 10.12AM

72 minutes shadow allowed

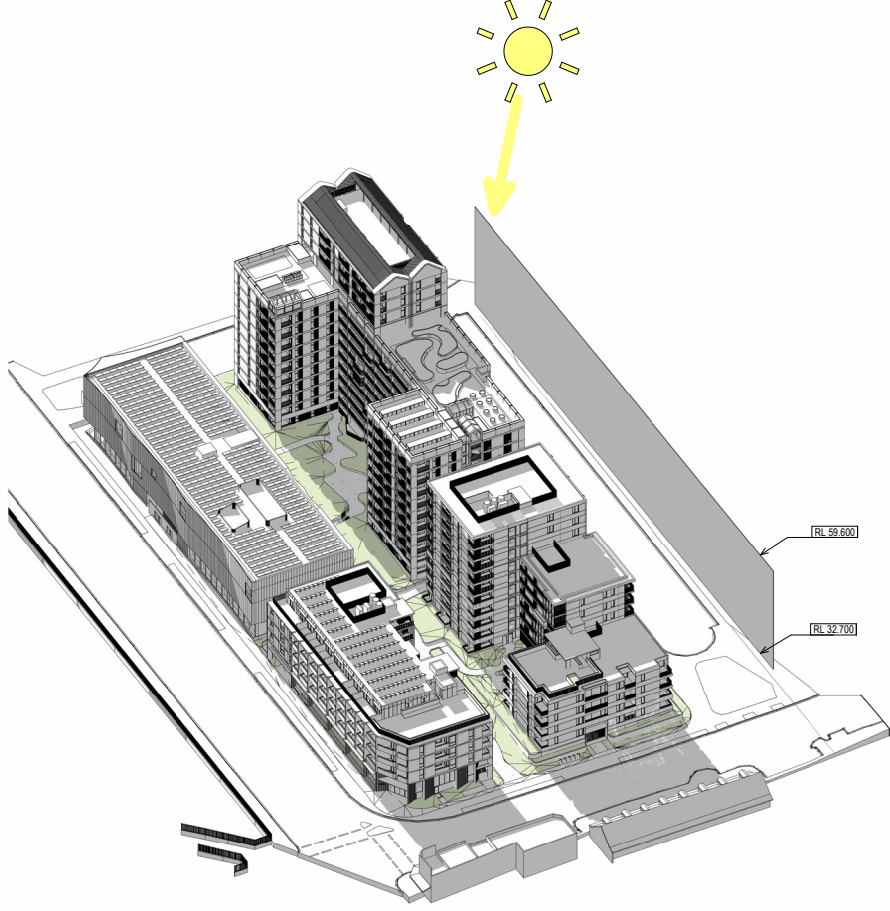
First minute of shadow occurring on affected door

Shadow position 72 minutes later displaying no shadow on affected door

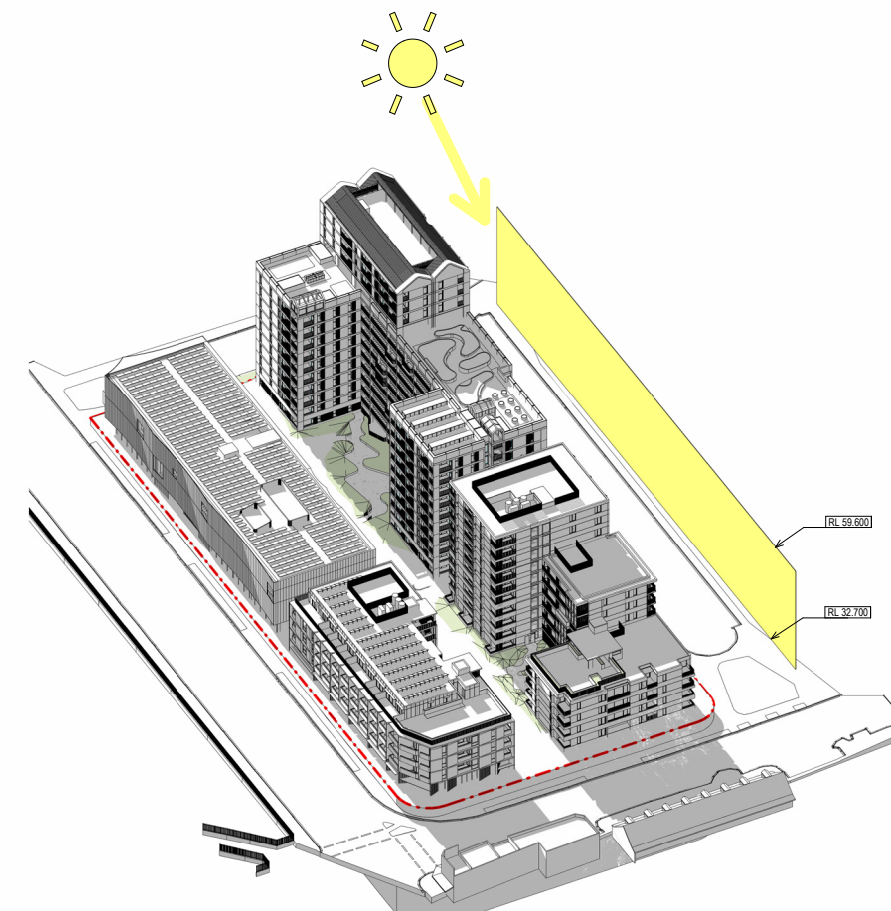
SUN STUDY - REDFERN PARK - 9AM WINTER SOLSTICE

Appendix 02

SHADOW DIAGRAMS - WALKER STREET

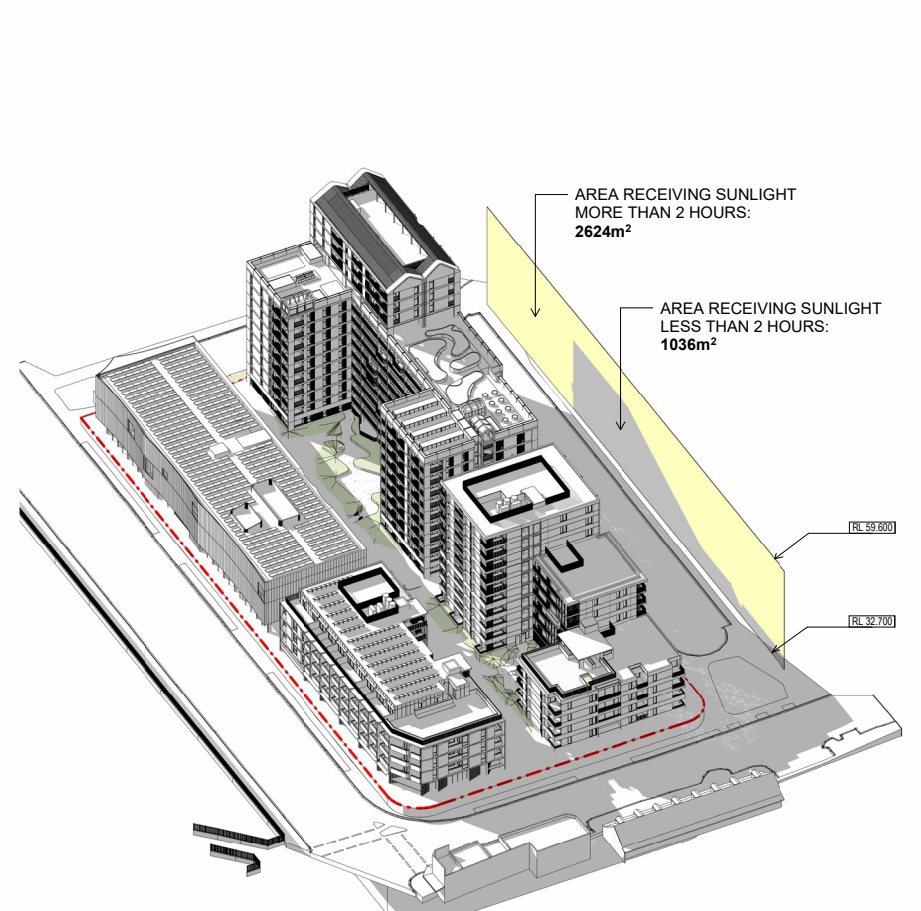


21 JUNE, 11:26 AM - NO SUN HITTING REFERENCE PLANE



21 JUNE, 11:27 AM - FULL SUN HITS REFERENCE PLANE

AREA RECEIVING SUN



11:27 AM - 3:00 PM - REFERENCE PLANE RECEIVES SUN

LESS THAN 2 HOURS OF SUNLIGHT 1036m²
 MORE THAN 2 HOURS OF SUNLIGHT 2624m²
 PERCENTAGE WITH 2-HOUR SUNLIGHT 71.7%

CURRENT PROPOSAL = 71.1%

Endorsed Design Guide October 2023
 3.7 (2)
 Overshadowing of the land on the eastern side of Walker Street must ensure that at least 70% of the western face of a plane formed on the alignment of the western boundary of 57 Walker Street Redfern (Lot 100 DP 1168202) for its entire length between RL 32.7 and RL 59.6 receives 2 hours of sunlight on 21 June between 9am and 3pm.

Appendix 02


SHADOW DIAGRAMS - SUMMER SOLSTICE



Appendix 02

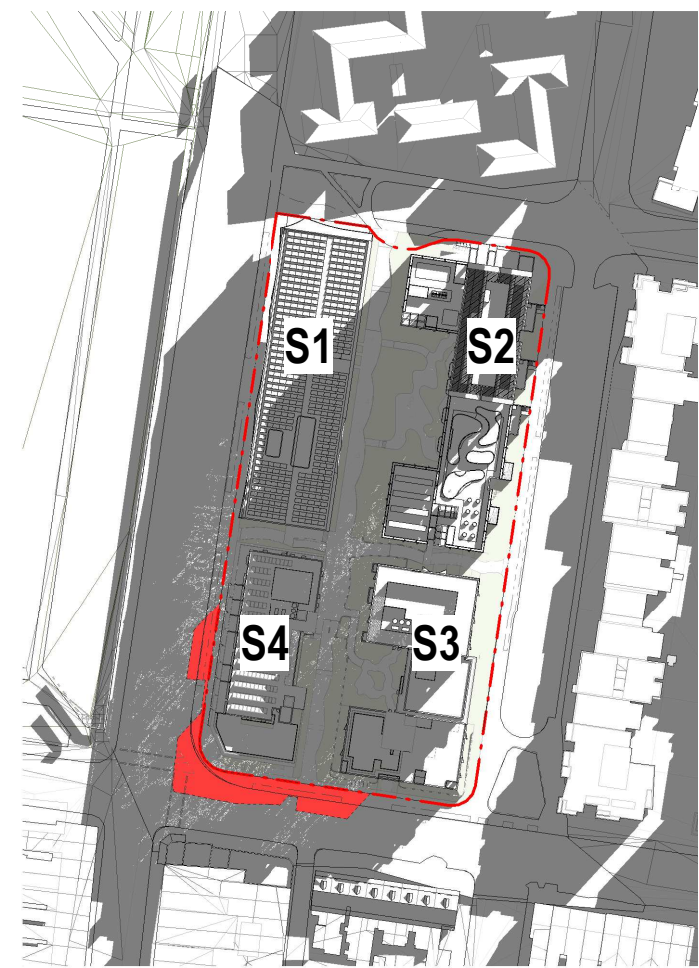
SHADOW DIAGRAMS - SUMMER SOLSTICE



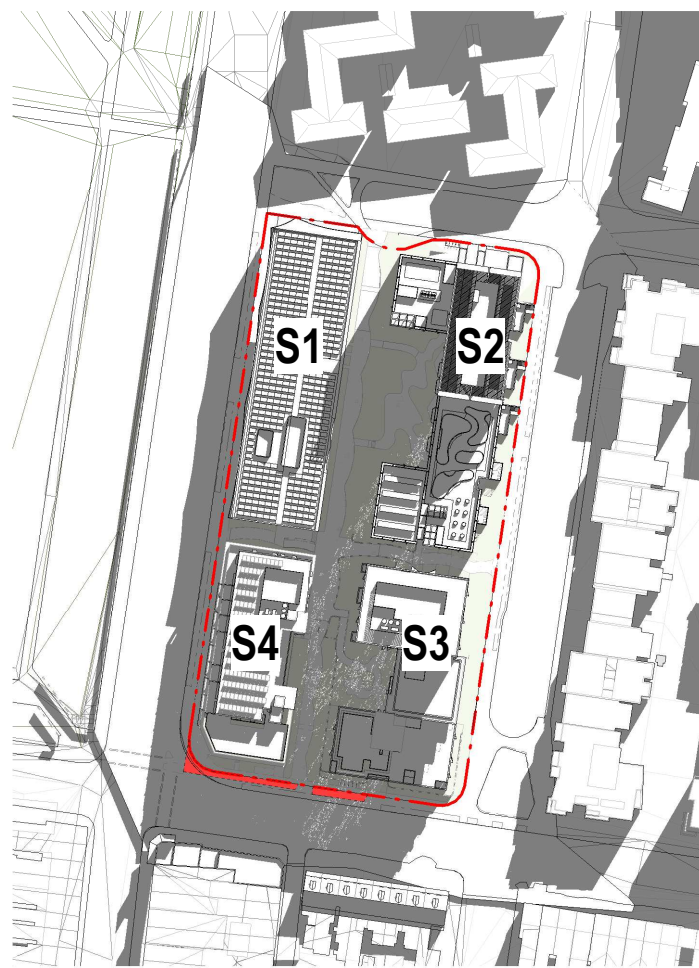
 Existing site structure shadow over boundary

Appendix 02

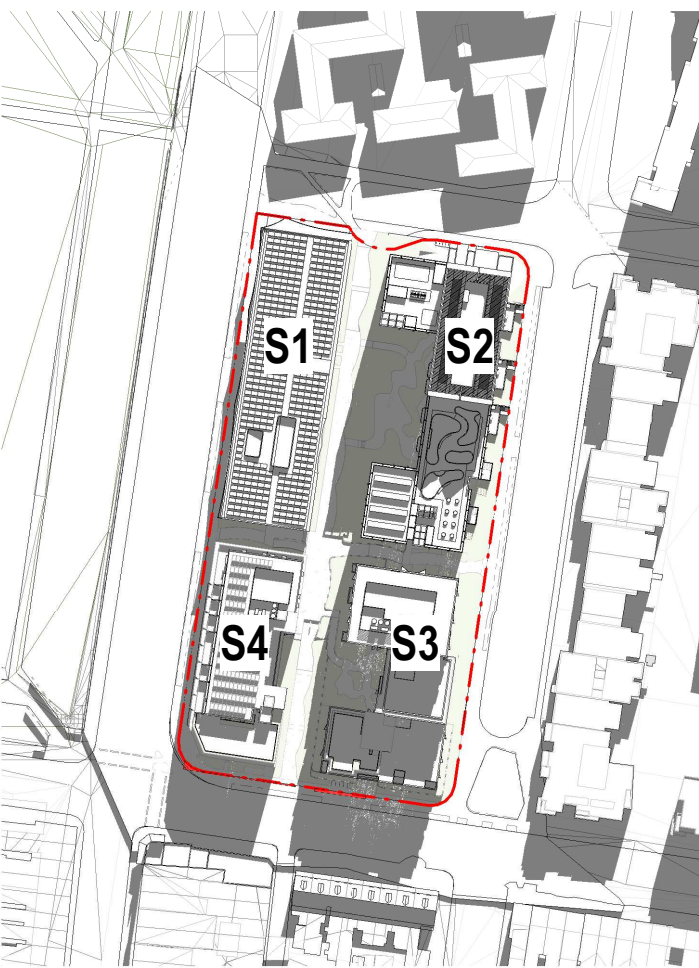
SHADOW DIAGRAMS WINTER SOLSTICE



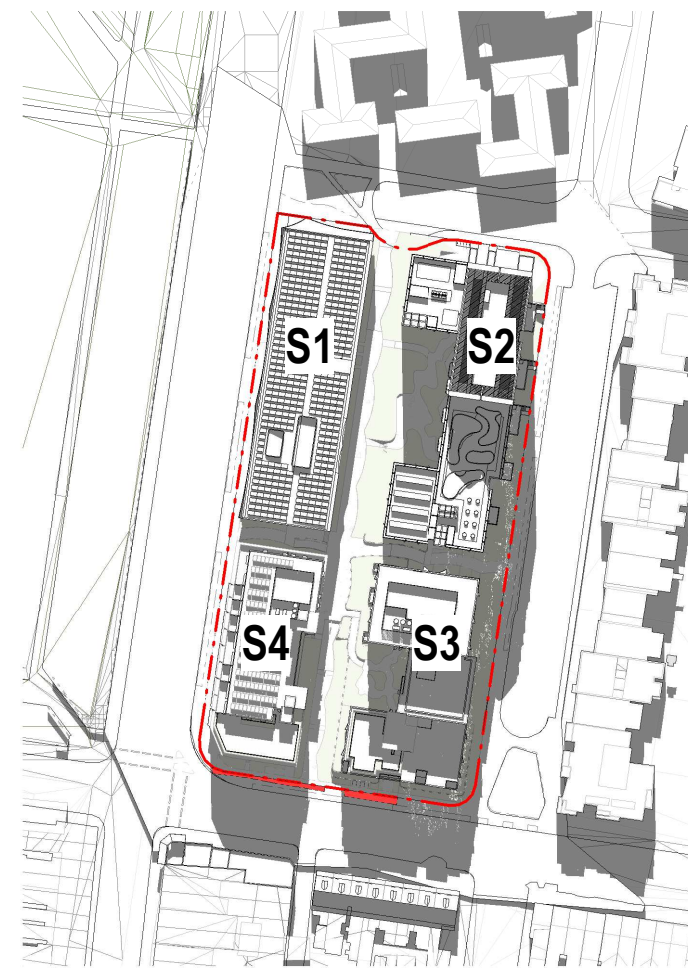
9 AM



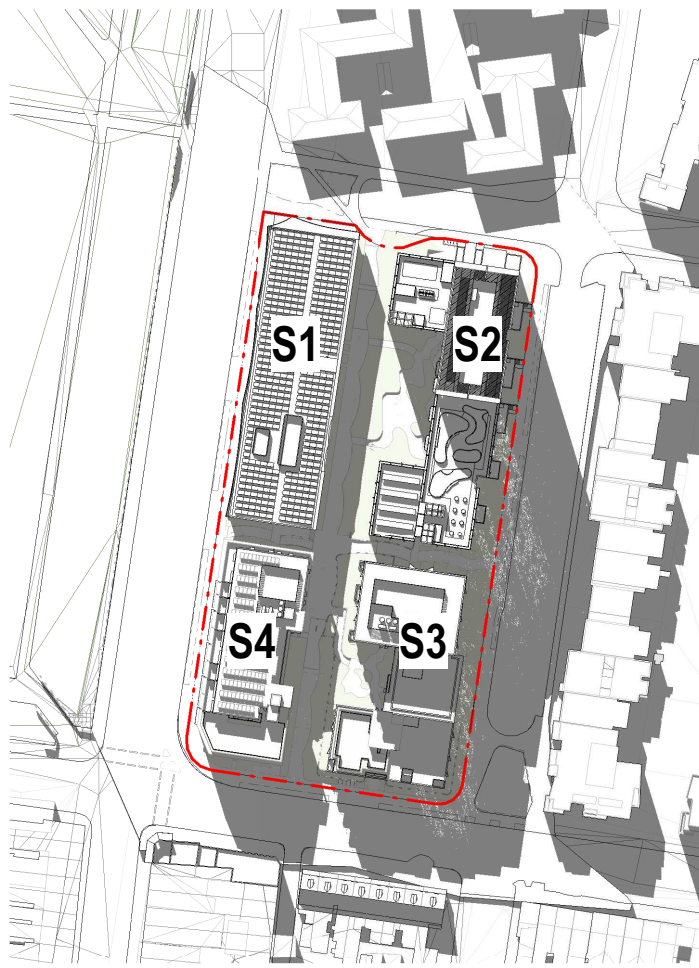
10 AM



11 AM



12 PM




1 PM



2 PM



3 PM

 Existing site structure shadow over boundary

Appendix 02

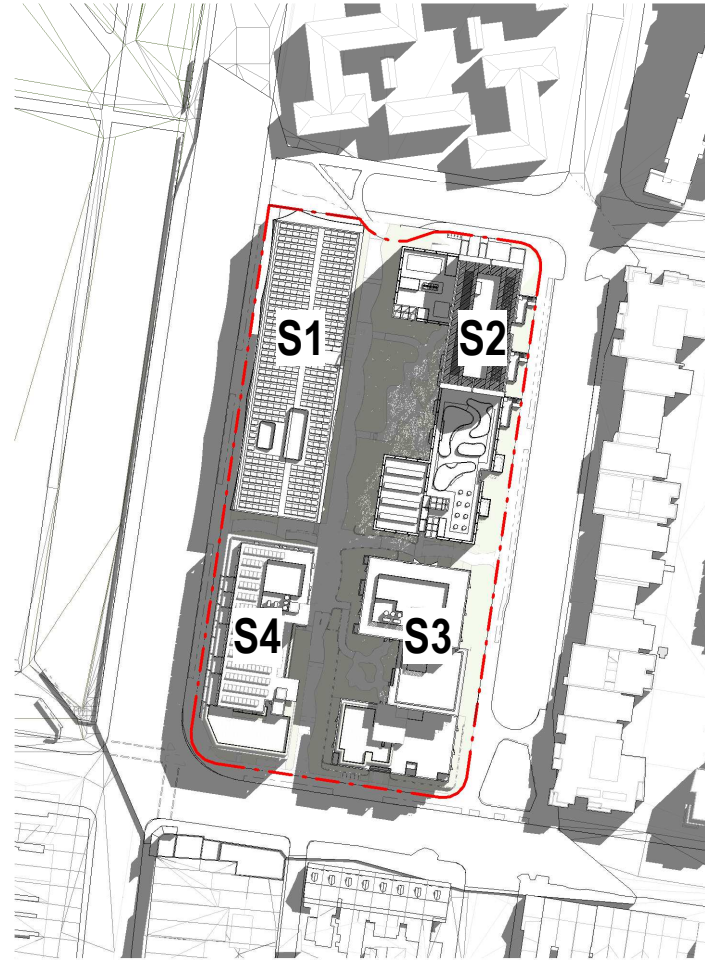
SHADOW DIAGRAMS WINTER SOLSTICE

Appendix 02

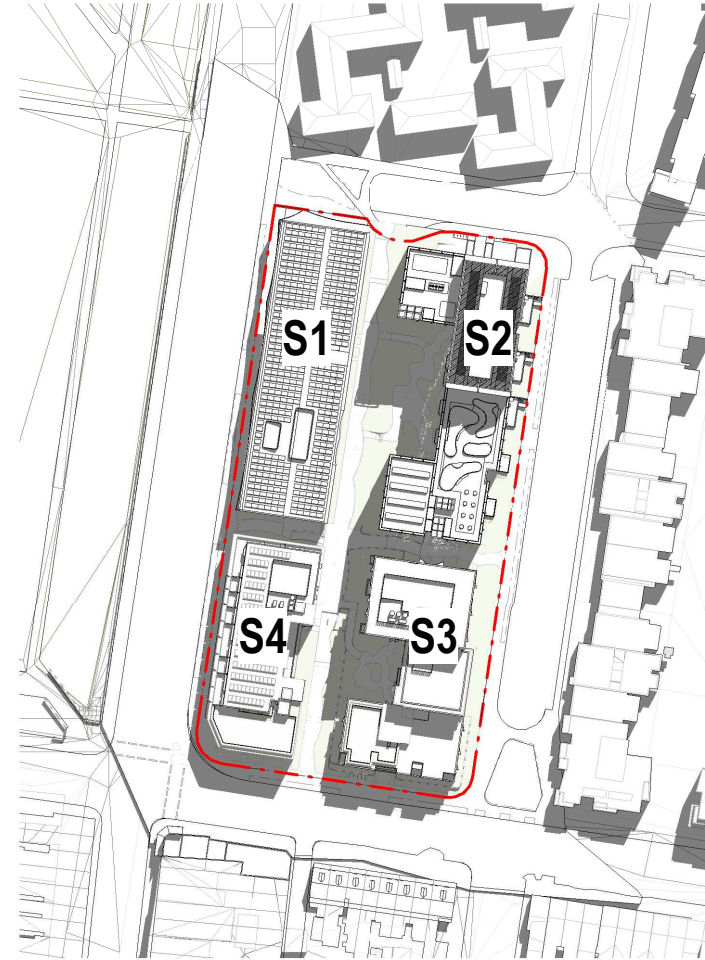
SHADOW DIAGRAMS EQUINOX



9 AM



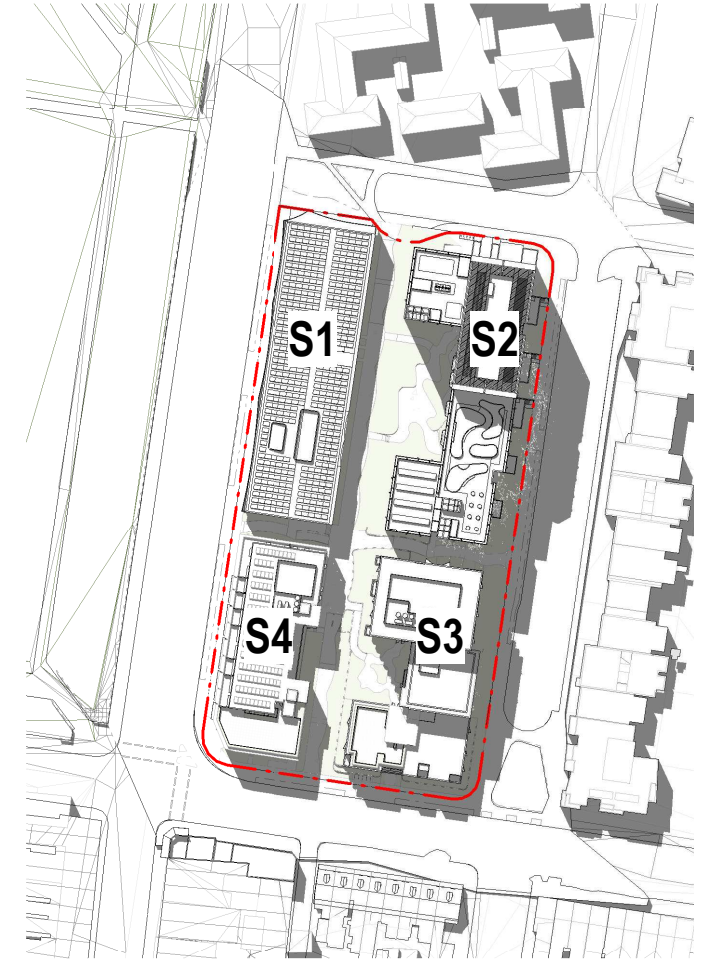
10 AM



11 AM



12 PM




1 PM



2 PM



3 PM

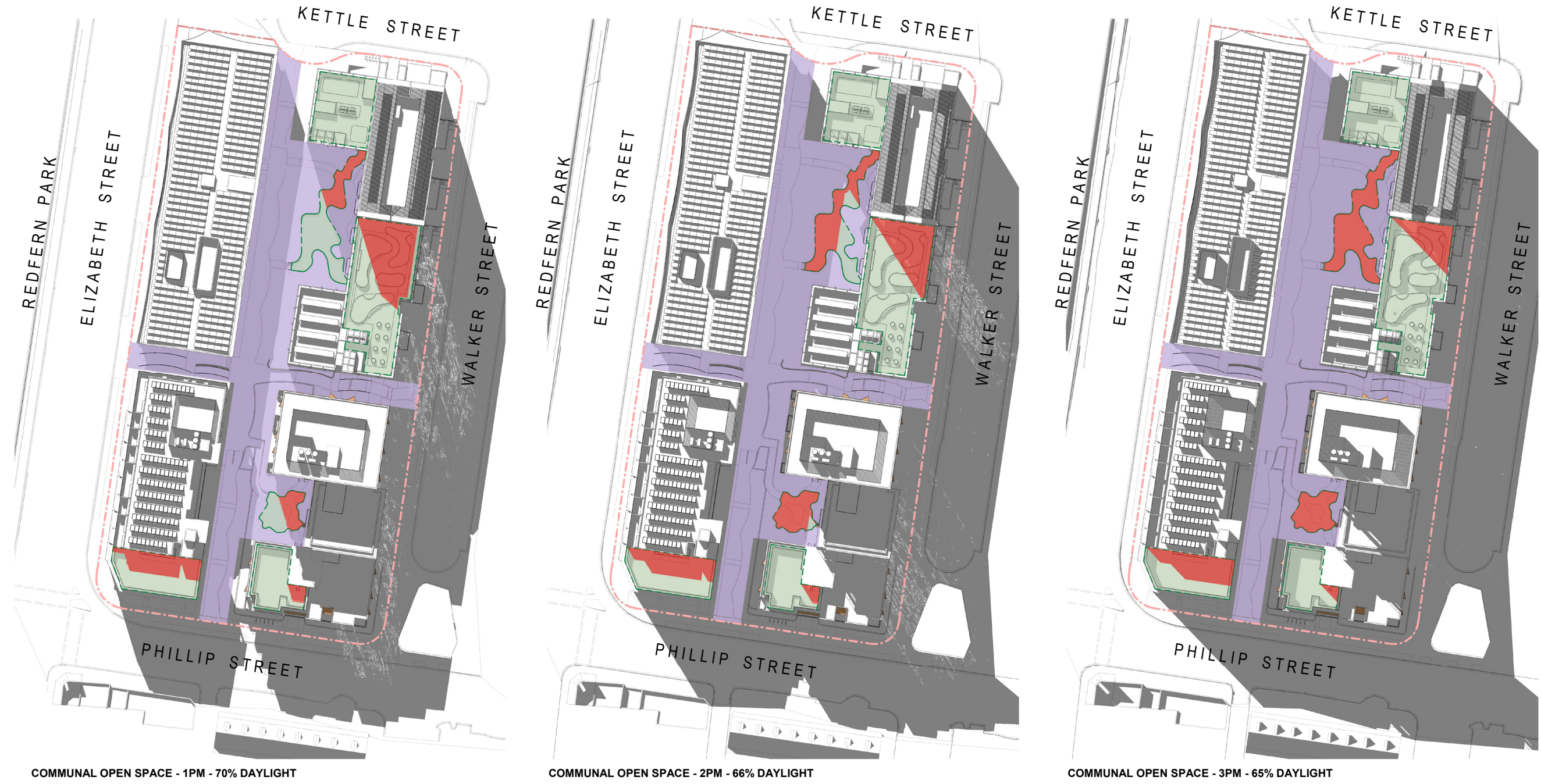
 Existing site structure shadow over boundary

Appendix 02

SHADOW DIAGRAMS EQUINOX

Appendix 02

SHADOW DIAGRAMS COMMUNAL OPEN SPACE



COMMUNAL OPEN SPACE
 SITE AREA: 10,850m²
 TOTAL C.O.S AREA: 3,792m² (34.9% OF SITE)
 PRINCIPAL C.O.S AREA: 1,431m²
 SHADOW AREA (21ST JUNE)

EQUITABLE PRINCIPAL C.O.S ACCESS
 PRINCIPAL C.O.S IN GROUND COURTYARDS: 276m²

PRINCIPAL C.O.S ON ROOFTOP S2: 769m²
 PRINCIPAL C.O.S ON ROOFTOP S3: 169m²
 PRINCIPAL C.O.S ON ROOFTOP S4: 217m²

Appendix 03

YIELD TABLE

Site Summary

Max. Floor Space Area(GFA*)	26495
------------------------------------	--------------

Non Residential Uses	GFA	GFA (Non FSR)
Section 1 PCYC Community	N/A	3542
Section 4 Bridge Community	N/A	165
Section 4 Bridge Commercial	876	N/A
Non Res Subtotal	875.5	3706.8

Residential Uses	GFA	GFA (Non FSR)	% of Total Res GFA
Section 2 Bridge Affordable	14557	N/A	57%
Section 3 Homes NSW Social	7685	N/A	30%
Section 4 Bridge Social	3378	N/A	13%
Res Subtotal	25619.5	0	100%

NSA/GFA 89%

Appendix 03

YIELD TABLE

S1 Mix / Yield Summary

		Apartments Areas								Summary		
Target NSA		35	50	65	70	85	95					
Building	Level	S	1B	1BA	2B	2BA	3B	Total Units	NON-FSR GFA	FSR GFA	GBA	
S1	GROUND	NA	NA	NA	NA	NA	NA	NA	1,580	NA	1793.2	
S1	LEVEL 1	NA	NA	NA	NA	NA	NA	NA	785	NA	1815.1	
S1	LEVEL 2	NA	NA	NA	NA	NA	NA	NA	1,177	NA	1815.1	
S1	Total	NA	NA	NA	NA	NA	NA	NA	3542	NA	5423.4	
	Mix	NA	NA	NA	NA	NA	NA					

S2 Mix / Yield Summary

		Apartments Areas								Summary		
Target NSA		35	50	65	70	85	95					
Building	Level	S	1B	1BA	2B	2BA	3B	Total Units	NON-FSR GFA	FSR GFA	GBA	
S2	GROUND	6	7	0	3	0	1	17	0	1034	1762	
S2	LEVEL 1	2	5	0	7	0	1	15	0	1159	1723	
S2	LEVEL 2	2	5	0	10	0	1	18	0	1369	1766	
S2	LEVEL 3	2	5	0	10	0	1	18	0	1369	1766	
S2	LEVEL 4	2	5	0	10	0	1	18	0	1369	1766	
S2	LEVEL 5	2	5	0	10	0	1	18	0	1369	1766	
S2	LEVEL 6	2	5	0	10	0	1	18	0	1369	1766	
S2	LEVEL 7	2	5	0	10	0	1	18	0	1369	1766	
S2	LEVEL 8	2	5	0	10	0	1	18	0	1369	1766	
S2	LEVEL 9	2	5	0	10	0	1	18	0	1369	1766	
S2	LEVEL 10	0	0	0	0	0	0	0	0	131	605	
S2	LEVEL 11	1	5	0	1	0	0	7	0	427	605	
S2	LEVEL 12	1	5	0	1	0	0	7	0	427	605	
S2	LEVEL 13	1	5	0	1	0	0	7	0	427	605	
S2	Total	27	67	0	93	0	10	197	0	14557	20033	
	Mix	14%	34%	0%	47%	0%	5%					

Appendix 03

YIELD TABLE

S3 Mix / Yield Summary

		Apartments Areas								Summary		
Target NSA		35	50	65	70	85	95					
Building	Level	S	1B	1BA	2B	2BA	3B	Total Units	NON-FSR GFA	FSR GFA	GBA	
S3	GROUND	1	9	0	3	2	0	15	0	1085	1517	
S3	LEVEL 1	2	8	0	4	2	0	16	0	1096	1458	
S3	LEVEL 2	2	8	0	4	2	0	16	0	1096	1458	
S3	LEVEL 3	2	8	0	4	2	0	16	0	1096	1458	
S3	LEVEL 4	1	3	0	1	3	1	9	0	680	949	
S3	LEVEL 5	1	3	0	1	3	1	9	0	663	903	
S3	LEVEL 6	1	3	0	1	3	1	9	0	663	903	
S3	LEVEL 7	1	2	0	1	2	0	6	0	436	581	
S3	LEVEL 8	1	2	0	1	2	0	6	0	436	581	
S3	LEVEL 9	1	2	0	1	2	0	6	0	436	581	
S3	Total	13	48	0	21	23	3	108	0	7685	10385.7	
	Mix	12%	44%	0%	19%	21%	3%					

GFA (all)/GBA
74%

NSA/GFA(all)
88%

NSA/GBA
65%

S4 Mix / Yield Summary

		Apartments Areas								Summary		
Target NSA		35	50	65	70	85	95					
Building	Level	S	1B	1BA	2B	2BA	3B	Total Units	NON-FSR GFA	FSR GFA	GBA	
S4	GROUND	0	0	0	0	0	0	0	165	907	1345	
S4	LEVEL 1	2	6	2	3	1	0	14	0	909	1319	
S4	LEVEL 2	2	6	2	3	1	0	14	0	909	1281	
S4	LEVEL 3	2	6	2	3	1	0	14	0	909	1281	
S4	LEVEL 4	1	2	0	1	1	3	8	0	621	941	
S4	Total	7	20	6	10	4	3	50	164.8	4253	6165.9	
	Mix	14%	40%	12%	20%	8%	6%					

commercial gfa+residential

GFA (all)/GBA
73%

NSA/GFA(all)
88%

NSA/GBA
64%

GFA (all)/GBA
72%

NSA/GFA(all)
92%

NSA/GBA
66%

S2 Unit Schedule Table with columns: Building, Level, Apt. No., Mix Type, Apt. Type, Internal Area, Balcony Area, Storage (In unit incl. robe), Storage (Basement), Storage (TOTAL), Compliance, LHA, Crossvent, 2 hrs solar

S2 Unit Schedule Table with columns: Building, Level, Apt. No., Mix Type, Apt. Type, Internal Area, Balcony Area, Storage (In unit incl. robe), Storage (Basement), Storage (TOTAL), Compliance, LHA, Crossvent, 2 hours solar

S2 Unit Schedule Table with columns: Building, Level, Apt. No., Mix Type, Apt. Type, Internal Area, Balcony Area, Storage (In unit incl. robe), Storage (Basement), Storage (TOTAL), Compliance, LHA, Crossvent, 2 hours solar

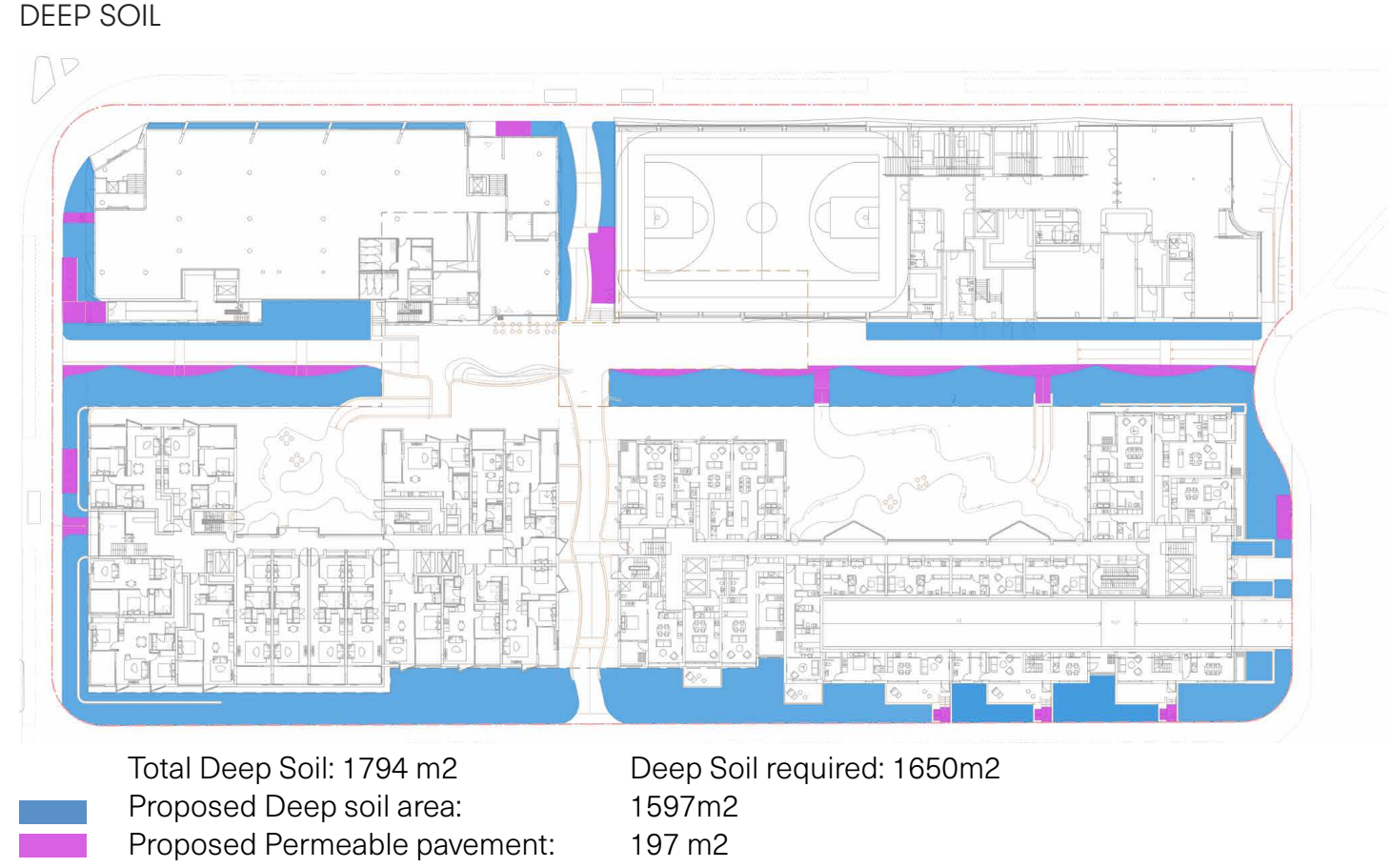
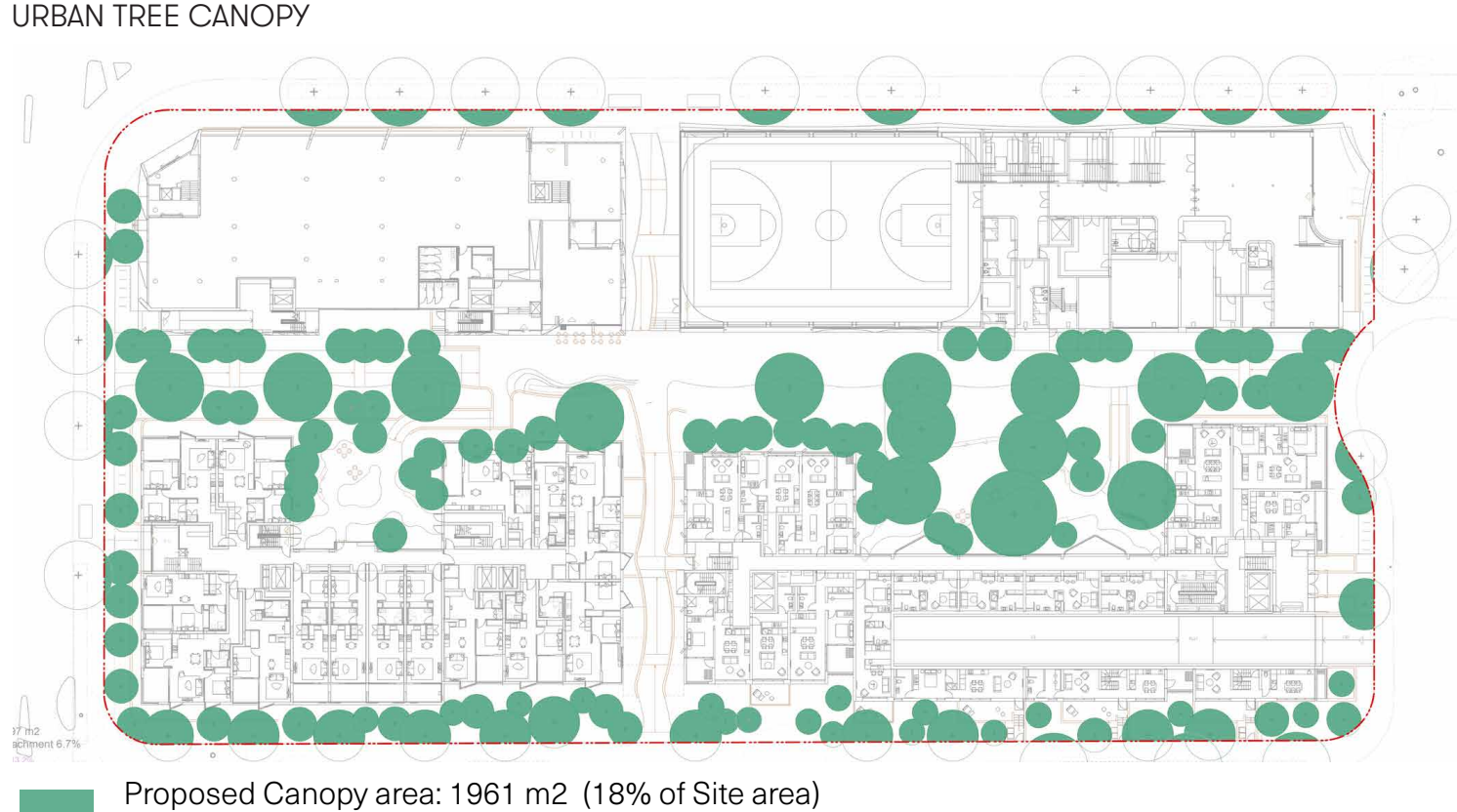
S3 Unit Schedule Table with columns: Building, Level, Apt. No., Mix Type, Apt. Type, Internal Area, Balcony Area, Storage (In unit incl. robe), Storage (Basement), Storage (TOTAL), Compliance, LHA, Crossvent, 2 hrs solar

S3 Unit Schedule Table with columns: Building, Level, Apt. No., Mix Type, Apt. Type, Internal Area, Balcony Area, Storage (In unit incl. robe), Storage (Basement), Storage (TOTAL), Compliance, LHA, Crossvent, 2 hrs solar

S4 Unit Schedule Table with columns: Building, Level, Apartment Number, Mix Type, Apartment Type, Internal Area, Balcony Area, Storage (In unit incl. robe), Storage (Basement), Storage (TOTAL), Compliance, LHA, Crossvent, 2 hrs solar

Appendix 04

DIAGRAMS DEMONSTRATING DESIGN GUIDE CONSISTENCY



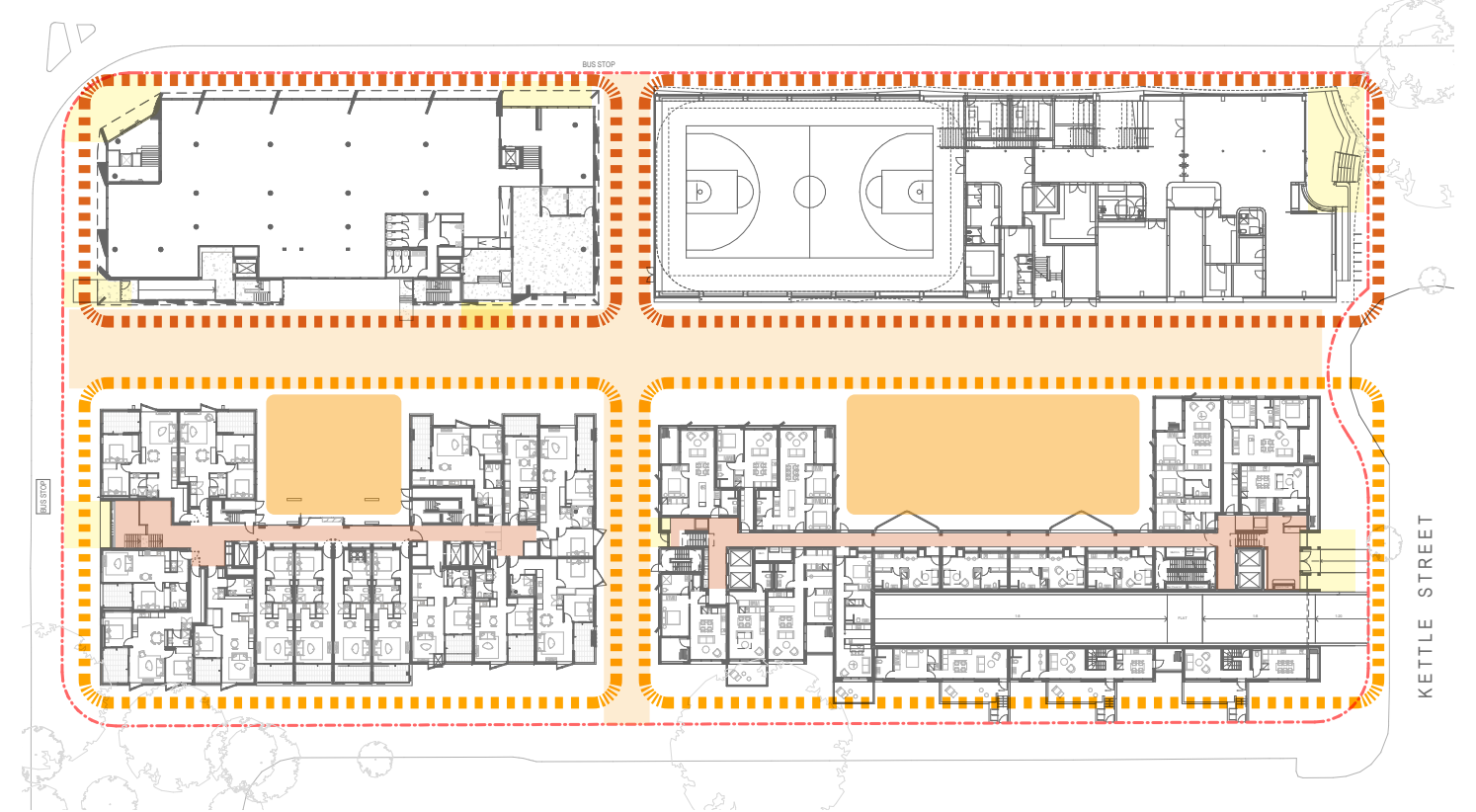
Appendix 04

DIAGRAMS DEMONSTRATING DESIGN GUIDE CONSISTENCY

LIGHTING ZONING STRATEGY

Lighting will be provided internally and externally to the development. Each zone will be considered based on its unique characteristics and needs of the future users. Effective lighting in the landscape design will be provided to increase community activity, improve visibility and decrease the likelihood of antisocial behavior. High quality, vandal resistant, bright and well distributed lighting should be provided at all of the building's entrances, egress points and through site link pathways. Where recesses and blind corners cannot be avoided, the use of extra lighting will be considered. A suitably qualified consultant will be engaged to advise on the lighting specifications at a future stage.

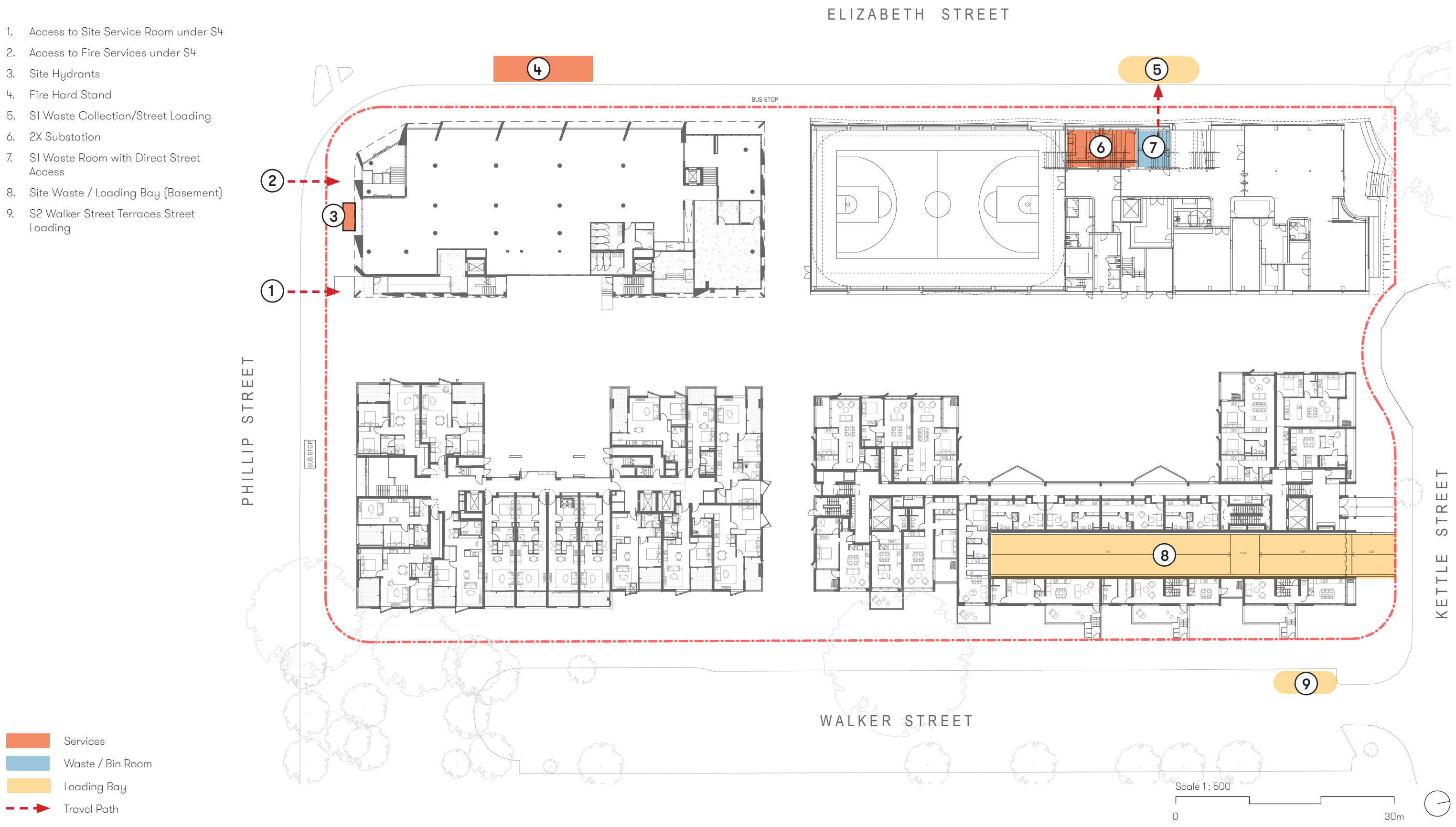
- Public through site links
- Building entries
- Activated community spaces
- Communal walkways
- Perimeter residential interface
- Perimeter non-residential interface



Appendix 05

SERVICING AND WASTE STRATEGY - GROUND FLOOR

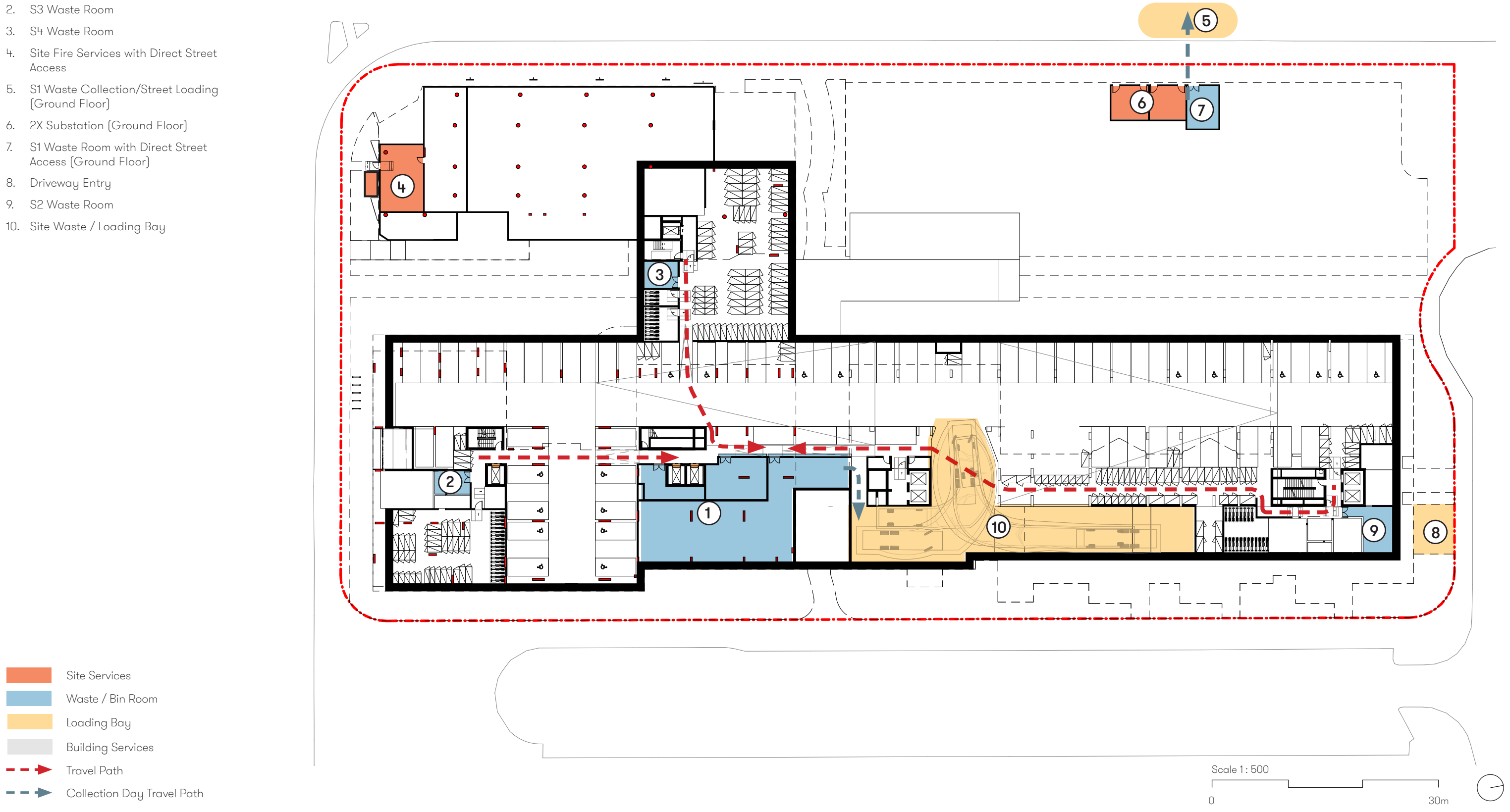
- 1. Access to Site Service Room under S4
- 2. Access to Fire Services under S4
- 3. Site Hydrants
- 4. Fire Hard Stand
- 5. S1 Waste Collection/Street Loading
- 6. 2X Substation
- 7. S1 Waste Room with Direct Street Access
- 8. Site Waste / Loading Bay (Basement)
- 9. S2 Walker Street Terraces Street Loading



Appendix 05

SERVICING AND WASTE STRATEGY - BASEMENT

- 1. Residential Waste Room
- 2. S3 Waste Room
- 3. S4 Waste Room
- 4. Site Fire Services with Direct Street Access
- 5. S1 Waste Collection/Street Loading (Ground Floor)
- 6. 2X Substation (Ground Floor)
- 7. S1 Waste Room with Direct Street Access (Ground Floor)
- 8. Driveway Entry
- 9. S2 Waste Room
- 10. Site Waste / Loading Bay



Appendix 06

DRP 1 FEEDBACK AND RESPONSES

DRP1 FEEDBACK SUMMARISED COMMENTS (21 NOVEMBER 2023)	DRP2 RESPONSE
General	
The entire site design be presented in the next DRP including guiding principles and coordination of all buildings, including Connecting with Country principles.	The entire site was presented at DRP 2 including design principles and Connecting with Country framework.
Central Communal Open Space	
Landscape principles to be developed and clarify role of all spaces and how they are defined.	Landscape principles were developed and a framework presented.
Waste and Servicing	
Further review and contextual consideration of the overall loading and servicing strategy is required.	Further details of the waste servicing strategy were tabled.
Deep Soil	
Further consideration of deep soil and ability to achieve resilient tree canopy is required.	The deep soil strategy was continued to be refined including a reduced footprint basement.
Through Site Link	
More information is required to be presented regarding the buildings and communal spaces adjoining the through-site links is required, including consideration of safety and security and level changes.	Further analysis and detail in relation to the through site link was presented at DRP 2.
Other	
Future DRPs should include more information regarding the ground floor and footpath levels, tree canopy and architectural material (eg. coordinated drawings, sketches, montages, 3D model views, dynamic models, flythroughs).	More detailed information to address this was presented.

DRP 2 FEEDBACK AND RESPONSES

DRP2 FEEDBACK SUMMARISED COMMENTS (30 JANUARY 2024)	DRP3 RESPONSE
Waste and Servicing	
<i>Revise location of the loading dock and explore alternative waste management options including basement and at-grade waste collection.</i>	The loading dock from S3 has been removed. All loading and servicing for the residential component, including waste collection, is now accommodated in the basement, accessed from a ramp off Kettle Street. The loading dock and ramp have been redesigned to accommodate the 10.6m City of Sydney waste truck, based on consultation with Council's waste and traffic experts (refer to Urban Design/Hayball section of the presentation). The S1 PCYC building will have waste collected from Elizabeth Street, with the waste room and substation located fronting the street.
Through-site link	
<i>Explore intuitive wayfinding improvements through the site, with a clear hierarchy of spaces, and a more direct through-site link.</i>	Building S3 has been moved south and the east-west through-site link is now aligned in a single axis. This provides a clear visual connection through the site from east-west. Building S2 and S3 now have C-shaped plans, which allows for the communal/public spaces to be better defined by the surrounding built form. The landscape design has also been revised to provide a clearer hierarchy of paths and spaces throughout the site.
<i>Resolve winding narrow pathways that result in CPTED issues.</i>	The Phillip Street pocket park has been removed from the proposal, which in turn removes all winding paths from this location. The number of paths within the site has been rationalised and their widths amended to allow for clearer visual connections, primarily assisted through the singly aligned east-west through-site link.
<i>Reconsider level changes across through-site link, and their potential use for defining communal spaces.</i>	The raised levels in the centre of the site are proposed to be retained, as they provide a superior interface with the surrounding buildings, which need to be set at the FPL, then when compared to the through-site links set at the existing ground level (refer to section drawings in the presentation). As the east-west link is now aligned and the levels rise gradually, a visual connection is provided through the site without having to reduce the levels. Raised levels within the communal areas of S2 and S3 also help distinguish between the more public natured through-site links and the more-private communal areas for residents.
Landscape and Public Domain	
<i>Further develop strategy and design for delineation between public open spaces and private open spaces, and access to communal areas.</i>	The strategy has been further developed and the Phillip Street pocket park removed. At ground level, landscaped areas are publicly accessible, apart from private terraces which are defined in their hard scape design with fencing/walls. The communal ground level areas have been redesigned to be distinguishable from the more publicly natured through-site links, by using changes in path types, realigning the curvature and directionality of paths, and by providing more defined entry locations and gradual rises in level. Each of the residential buildings also has its own rooftop communal space for residents of that building, designed to be proportionate to the scale of each building.
<i>Consider impact of multiple pathways on soil volumes. Further design development with consideration for safety of pocket park. Explore the inclusion of lighting in DRP3.</i>	The number of pathways has been rationalised and the Phillip Street Pocket Park removed. Deep soil is provided in excess of the minimum requirement under the Design Guide.
<i>Clarify Elizabeth Street streetscape including street tree management/replacement strategy for presentation at DRP3.</i>	Trees proposed to be removed along Elizabeth Street are shown in the Demolition Plan. The proposed streetscape design is provided in Aspect Studio's landscape pack, which includes new street tree planting and a public domain palette that will integrate with the City's standards.

Appendix 06

DRP 2 FEEDBACK AND RESPONSES

DRP2 FEEDBACK SUMMARISED COMMENTS (30 JANUARY 2024)	DRP3 RESPONSE
<i>Consider sight lines and safety impacts of plant selection.</i>	As part of the redesigned ground level landscaping, plant species have been further considered to provide safe lines of site through the site. It is noted that the Phillip Street pocket park has also been removed.
Building S1 (PCYC)	
<i>Explore potential for PCYC building to accommodate needs of alternative users with different access arrangements.</i>	A range of potential uses for consideration were raised in the Design Jam. Along with further consultation with PCYC, the design has been refined to reflect the intended user groups and activities.
<i>Explore materiality and visual transparency for eastern elevation that is the backdrop to the internal courtyard space, and manage acoustics.</i>	The façade design and materiality of the building as a whole has been further developed. In particular, the eastern façade has been designed to balance privacy of residents in S2 with visual interest and activation of the PCYC building. The design has a high solid to void ratio, but with key, strategically located cutouts to allow visual connection and ventilation.
<i>Consider roof design which will be overlooked. Take a cost effective approach to material selection, fit out and specification.</i>	The roof design has been further developed with consideration of visual amenity/overlooking, in collaboration with Bridge as the ongoing owner and operator of the affordable dwellings. Plant area is consolidated and minimised, while a PV array is proposed across most of the roof.
Building S2	
<i>Further investigate impact of prioritizing street trees on residential terraces in Walker Street setback.</i>	The design of the Walker Street setback has been amended to provide appropriately sized and shaped terraces with new tree planting in the breaks between. The setback to the site boundary means trees can be retained along the street. Removed retaining walls where not necessary but some impact on street trees is retained due to combined impact of building, balconies and battered landscape (as required due to ground level units needing to be above the PMF).
Building S3	
<i>Investigate more similarly sized S3 and S4 lobbies for tenure blind approach.</i>	S3 has been shifted south and redesigned so that the lobby is now accessed from Phillip Street. Removal of the loading dock from S3 has provided the opportunity for better ground level planning and a reduction in the scale of the lobby to be more commensurate with S4. Both buildings now include open corridors/breezeways, further contributing to the tenure-blind approach.
<i>Investigate opportunities for building to accommodate lost yield in other buildings from waste, delivery and serving management strategy changes.</i>	The removal of the loading dock from S3 and redesign of the basement ramp and servicing area has resulted in S3 being pushed south and replanned, with S2 being elongated in the north-south direction and its mix adjusted to better suit the needs of an affordable housing use.
<i>Provide further detail in relation to how S3 addresses surrounding publicly accessible areas.</i>	S3 now addresses Phillip Street directly, with the removal of the pocket park and the introduction of a lobby to the street, providing activation. The loading dock has also been removed from Walker Street, which provides a much better urban design and safety outcome for the street.

DRP2 FEEDBACK SUMMARISED COMMENTS (30 JANUARY 2024)	DRP3 RESPONSE
Building S4	
<i>Opportunity for through-apartments to naturally ventilate. Improve visual privacy for doors that open to lift exit points. Provide further detail on the solar access and natural ventilation strategies.</i>	The orientation of the lifts has been finessed to reduce adverse privacy impacts on residents who may have their door open for ventilation purposes. The western façade of the building has been refined, with wedged glass-lines to ensure appropriate solar access is achieved, and plenums have been included in a number of apartments to achieve natural cross ventilation in noisy areas fronting Elizabeth Street.
<i>Refine design of Elizabeth Street and Phillip Street corner apartments and present at DRP3, considering contiguous relationship with the PCYC building.</i>	The corner apartments have been replanned and the way the building addresses the corner has been further considered. The ground level includes a commercial entry to activate the prominent corner, and the strongly presented angle-façade is being developed to address the corner in acknowledgement of its entry point to Redfern from the south.
<i>Refine landscaping and building elements that give clarity on how S4 meets Elizabeth Street.</i>	The interface with Elizabeth Street has been refined and includes a stepped, setback base with landscape planters to soften the interface with the building beyond the required dedication for footpath widening.

Appendix 06

DRP 3 FEEDBACK AND RESPONSES

DRP3 FEEDBACK SUMMARISED COMMENTS (MARCH 12TH, 2024)	DRP4 RESPONSE
Landscaping and Public Domain	
<i>Further detail and refinement of deep soil is required to demonstrate that the deep soil will not be fragmented by obstructions such as retaining walls and footings, resulting in the functioning of the deep soil being compromised.</i>	Further detail has been provided in Aspect's Landscape Plan for the site. The revised landscape plan has removed and rationalised obstructions where possible, including retaining walls and stairs up to ground level dwelling entrances and terraces.
<i>Consider whether the use of materials and changes in the levels do enough to delineate between the communal and public spaces giving clarity of territorial reinforcement.</i>	The landscape design in these areas has been refined so that the main through-site link path is clearer and less meandering, and access to the communal areas has been further delineated through additional planting and smaller, clearer access paths. Section drawings are also provided showing the level changes in these areas.
<i>Explore a complete landscape buffer around the perimeter of the S2 building to the courtyard.</i>	A landscape buffer is provided to the S2 courtyard and planting has been increased surrounding the south-western leg of the building. Gaps in the landscaping are proposed to accommodate building entries, where required by the architectural design.
<i>Carefully consider planting to ensure a biodiverse planting palette that will support local fauna, specifically bird life, within the area through use of endemic species.</i>	Proposed species are provided in the Aspect Studio pack. This includes cues taken from the endemic landscape of the area.
<i>Where balconies occur above gardens, a setback to the pedestrian accessible area is generally required to protect pedestrians below from objects accidentally being dropped from overhead balconies.</i>	Noted and will be subject to further design detailing.
<i>Provide sun's-eye diagrams to show sunlight to the through-site link and courtyards throughout the day and year-round.</i>	Sun-eye diagrams are provided as part of Hayball's site-wide drawing set.
<i>Where ground level private open space is provided as concrete slabs or similar, the Panel recommend cantilevered/ suspended structures or decking so that deep soil volumes can be conserved.</i>	Refer to the sections provided in Aspect Studio's pack.
<i>Prepare a series of sections showing the relationship between the basement and the through-site link levels across the site.</i>	The sections are provided in Aspect Studio's pack.
<i>Incorporate recycled and reclaimed materials where appropriate, and establish a materials palette to understand the connection between public domain and the buildings.</i>	Potential use of recycled materials is shown in the material's palette as part of the Aspect Studio design pack.
<i>Incorporate recycled and reclaimed materials where appropriate, and establish a materials palette to understand the connection between public domain and the buildings.</i>	Potential use of recycled materials is shown in the material's palette as part of the Aspect Studio design pack.
<i>Provide further clarity on how the landscape will define the transition of public spaces and the private open space (courtyards) while also considering CPTED principles. Consider opportunities to limit but enhance entries into these landscaped areas.</i>	The landscape design in these areas has been refined so that the main through-site link path is clearer and less meandering, and access to the communal areas has been further delineated through additional planting and smaller, clearer access paths. Section drawings are also provided showing the level changes in these areas.

DRP3 FEEDBACK SUMMARISED COMMENTS (MARCH 12TH, 2024)	DRP4 RESPONSE
Building S1 (PCYC)	
<i>In respect of the Elizabeth Street frontage, the Panel noted the scalloped façade coming to ground, but recommended the design team study an alternative compliant solution maintaining the required 2m setback and still positively comes to ground.</i>	The design has been refined and does not protrude into the footpath dedication at Ground Level. Above this, the scalloped façade protrudes up to 450mm into the dedication. This is the preferred arrangement, alignment and expression of the building.
<i>It is unclear how the exposed concrete edge relates to the façade and footpath. Better coordination is required to resolve the interface with the public domain.</i>	Further developed plans are provided in Architecture AND's pack, as well as a photomontage which shows more clearly the Elizabeth Street frontage. Aspect Studio have also included section drawings which detail key interfaces with Elizabeth Street.
<i>The Panel felt the inclusion of the concrete projection to the north made the northern entry feel compressed. Further investigation of the entry arrangement, materiality and expression is recommended.</i>	The northern entry has been redesigned such that the scalloped façade overhangs the entrance providing coverage in lieu of a separate concrete canopy.
<i>Explore an enlargement of the external arrival area to allow for gathering.</i>	The northern entry has been redesigned to allow more space for informal gathering prior to entering the facility.
<i>Further clarity is sought to understand the intentions for visual links, art, murals and how they contribute to the experience of the building.</i>	Additional visual links (areas of glazed façade) have been included as part of the design development, particularly at key areas such as the main entrance, through-site link and Elizabeth Street to and from the sports court.
<i>The Panel recommended that easy roof access for regular maintenance and cleaning be provided.</i>	Key elements of the roof design have been retained and further developed. An open-air stair has been included for easy maintenance access.
<i>Provide a section drawing showing the depth of the façade.</i>	Section drawings have been provided in Architecture AND's drawing set.
<i>Provide internal views to understand the internal quality of the space.</i>	Internal views are provided in Architecture AND's presentation pack.
<i>Provide further detail on the design of the Elizabeth Street streetscape to illustrate how high level projections into the 2m setback zone would work.</i>	Aspect Studio have provided a street interface concept design based on the building edges and City of Sydney Streets Design Code. Refer to the Aspect Studio design pack.
Building S2	
<i>Consider acoustic amenity including the proximity of mechanical rooftop plant and the adjacent rooftop communal areas. There can be no low-level cooling towers in the vicinity of resident's windows.</i>	The solar and air conditioning condenser area is consolidated on the family park level, away from residential dwellings. The area is treated with architectural screening elements that reference the design of the tower rooftop and provide appropriate attenuation of acoustic impacts. Refer to the Family Park level plan and the 3D view of the area in Silverster Fuller's pack.
<i>Consider in-apartment storage and whether more storage could be provided.</i>	Apartment planning has been further progressed and opportunities for storage in apartments incorporated where appropriate.
<i>Explore opportunities for screening elements within the area between the outer wall of bedrooms and the open corridor to provide for external storage that could be used for bicycles, etc. or other ways to create a sense of ownership and personalisation for tenants near their front doors.</i>	Partially as a result of the design jam sessions, the outdoor corridors have been revised to include breakout areas for seating/dwelling.
<i>Provide further detail in relation to the design of the pitched roof including the consideration of the use of perforated material to enable plant ventilation rather than 'cut outs'.</i>	Further design detailing of the rooftop has been undertaken and is provided in the relevant section of the report. A central cutout is proposed for ventilation of the plant, but the rooftop form is retained and the plant would not be visible from any public domain areas surrounding the site.

Appendix 06

DRP 3 FEEDBACK AND RESPONSES

DRP3 FEEDBACK SUMMARISED COMMENTS (MARCH 12TH, 2024)	DRP4 RESPONSE
<i>Provide further clarity on the open corridor's interface with the courtyard and how this meets the ground plane.</i>	The open corridor has been amended to include localized entry points from the outdoor courtyard, with a landscaped buffer and vertical screening elements proposed for the non-accessible areas.
<i>Provide further detailed work on the internal layouts of the "live-work" apartments on Ground Level.</i>	The relevant section of the report includes detailed layouts of the live-work apartments and various potential furniture layouts. The live-work apartments are also provided with an informal breakout area in the open corridor that may be used by tenants.
<i>Provide further exploration into the provision of internal and external storage.</i>	Storage is provided within apartments and will be further detailed as part of the EIS documentation and the yield schedule.
Building S3	
<i>Explore opportunities for a sense of ownership and personalisation within the open corridors, possibly taking cues from Building S2.</i>	The design of the open corridors has been revised to include wider localised areas for furniture and informal outdoor gathering, similar to S4 and as a result of the design jam feedback. Refer to the relevant section of the report for detail.
<i>In relation to the last three apartments on the ground level, it was considered a stretch to get from the terrace, down stairs to the public footpath. Consider whether a better outcome may be achieved without a staircase and potential additional tree planting in their place.</i>	The interface between ground level apartments and the public domain has been revised to remove stairs where possible so the paths of travel are simpler.
<i>Undertake further design refinement for the Phillip Street frontage to ensure it does not read as a series of walls.</i>	The retaining walls fronting Phillip Street have been rationalised to provide a pleasant, landscaped frontage to the street on either side of the lobby. Terraces and bedrooms are set higher than the wall to ensure visual privacy.
<i>Undertake further design refinement in relation to the internal layout of the narrow apartments to achieve cross ventilation other than the high-level bedroom window, such as a fly screen security door.</i>	The layout of the cross-through apartments has been amended to ensure appropriate ventilation can be achieved through screen doors and high-level bedroom windows.
<i>Give further consideration to increasing the unencumbered deep soil to the Walker Street footpath from some of the ground level apartments by removing terrace access to footpaths from some terraces.</i>	Terrace access which was previously hindered by stairs, to deal with the change in level in this portion of the site, has been removed from Walker Street. This improves the quality of deep soil in this area.
Building S4	
<i>Reconsider the use of a chamfered edge on the building's southwestern corner when the site has a curved corner. The corner is considered to be the "front door" to the precinct and the resolution and attention to detail is critical. The commercial entry is acknowledged as important, but initial sketches made it feel overstated. Further consideration required to achieve a strong, yet contextually appropriate, architectural expression to this important corner.</i>	The design of the chamfered edge has taken cues from surrounding corners in the neighbourhood and at the site intersection. The design of the entrance has been revised to be gentler than previously.
<i>The interaction of the building with the ground plane needs further refinement.</i>	The floor level of S4 Ground Level has been lowered to improve the interface with the surrounding ground plane. The design has been further integrated with the surrounding public domain including Elizabeth Street and the internal site public domain areas.
<i>Reconsider ground level of S4 which creates a significant level change between the building's commercial frontage to Elizabeth and Phillip Streets as well as the through-site link. Explore alternate levels for S4 which takes into consideration flood levels as well as connectivity to the site's ground plane, however it was acknowledged that the levels as proposed may be more desirable.</i>	The floor level of S4 Ground Level has been lowered to improve the interface with the surrounding ground plane.

DRP3 FEEDBACK SUMMARISED COMMENTS (MARCH 12TH, 2024)	DRP4 RESPONSE
<i>The S4 building is subject to complex level changes, however, the general address (to assist wayfinding) needs more clarity. It was noted all the other residential buildings have very clear entries, however the entry points at S4 could be difficult to locate.</i>	The entry to S4 has been revised so that it has direct street access via a lobby from Phillip Street, meaning all residential buildings now have a direct street address and entrance.
<i>Consider whether the lack of awnings on the western elevation would impact glare and summer heat load to the commercial space. External shading should be considered.</i>	Small vertical elements have been introduced which will contribute somewhat to heating performance. Precise materials and heating performance will be determined prior to construction commencing.
<i>The Panel recommended the design team consider protection from inclement weather and the fenestration to the entries and outdoor corridors.</i>	The residential lobby off Phillip Street is covered and allows residents to access the lift in a protected manner. Within the corridors, the slab of the levels above are deep enough to provide adequate weather protection.
<i>The rhythm of the built form is working well on the upper levels, however, needs further thought at ground level.</i>	The rhythm has been brought to ground level more strongly through the use of vertical masonry elements on the same angle as the upper level apartment portals, which has introduced a finer grain to the ground level commercial space.
<i>Consider the acute angles of the balconies and whether the shape would restrict the usability once furnished.</i>	The angled balconies have been refined and their interface with the internal apartments redesigned. The sharp acute angles of the balconies have been removed. The balconies now give back a part of the corner to the internal apartment which could be utilised as a reading nook or similar.
<i>Consider whether utilising the fire stairs is the best way to access the ground level communal outdoor space.</i>	The ground floor lobbies can be used to access the courtyards.
<i>The roof resolution should be carefully considered.</i>	Roof design has been further resolved and is shown in the architectural drawings.
<i>Provide further refinement of the building's interaction with the ground plane.</i>	The floor level of S4 Ground Level has been lowered to improve the interface with the surrounding ground plane. The design has been further integrated with the surrounding public domain including Elizabeth Street and the internal site public domain areas.
<i>Provide further resolution of the building's entry points.</i>	The building has entry points at each corner and these have been further developed since DRP 3. This includes a more subdued south-west corner and a new residential lobby to Phillip Street.
<i>Explore façade treatments for protection from inclement weather and summer shading</i>	Residential apartments are framed by angled masonry walls and horizontal elements, forming a "portal" which will also provide some weather protection to the western façade.
<i>Provide further refinement of built form at ground level.</i>	Refer to the updated Ground Floor plan, 3D views along Elizabeth Street and Aspect Studio's landscape plan for further detail of how the building now interacts with the ground plane. The ground level of the commercial tenancy has been lowered to improve the relationship with the ground.
<i>Provide further refinement of acute angles of the balconies.</i>	The angled balconies have been refined and their interface with the internal apartments redesigned. The sharp acute angles of the balconies have been removed. The balconies now give back a part of the corner to the internal apartment which could be utilised as a reading nook or similar.

