

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
3 <b>B-1</b>	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			
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	A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings		Y	
8C-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		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: • architectural detailing • changes in materials • plant species • colours	Design language of building entries is considered.	Ŷ
	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: • 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
	<ul> <li>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:</li> <li>provide communal spaces elsewhere such as a landscaped roof top terrace or a common room</li> <li>provide larger balconies or increased private open space for apartments</li> <li>demonstrate good proximity to public open space and facilities and/or provide contributions to public open space</li> </ul>	Communal spaces are provided for both ground and roof levels.	Y

	APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
ADG Objective ref.	Item Description	Notes	Proposal Complies	
D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting			
	<ul> <li>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:</li> <li>seating for individuals or groups</li> <li>barbecue areas</li> <li>play equipment or play areas</li> <li>swimming pools, gyms, tennis courts or common rooms</li> </ul>	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.	Ŷ	
	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	
D-3	Communal open space is designed to maximise safety			
	Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies		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		Y	

ADG Objective	Item Description	Notes	Proposal
ref.		notes	Complies
D-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		V
	streets along at least one edge		Y
	The public open space should be connected with nearby parks		Y
	and other landscape elements		Ŷ
	Public open space should be linked through view lines,		
	pedestrian desire paths, termination points and the wider street		Y
	grid		
	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.	Y
		Wind mitigation measures have	
		incorporated in the design.	
	Opportunities for a range of recreational activities should be	A range passive recreational amenities	
	provided for people of all ages	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	V
		terrace. DDA accessible furniture and	Y
		edible gardens are also incorporated to	
		equitable uses.	
		Various sports facilities are also provide	
		inside the PCYC building.	
	A positive address and active frontages should be provided		v
	adjacent to public open space		I
	Boundaries should be clearly defined between public open	The communal courtyards at ground	
	space and private areas	level are relatively self-contained, with	
		their boundaries clearly defined by	Y
		continuous planting buffers.	

APARTMENT DESIGN GUIDE SUMMA PART 3 - SITING THE DEV			
ADG Objective ref.	Item Description	Notes	Proposal Complies
E-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: Site area       Minimum dimensions       Deep soil zone (% of site area)         less than 650m²       -         650m² - 1,500m²       3m         greater than 1,500m²       6m         greater than 1,500m²       6m	16% of the site area is on deep soil	Y
	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: • 10% of the site as deep soil on sites with an area of 650m2 - 1,500m2 • 15% of the site as deep soil on sites greater than 1,500m2	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: • 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
	<ul> <li>Achieving the design criteria may not be possible on some sites including where:</li> <li>the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)</li> <li>there is 100% site coverage or non-residential uses at ground floor level 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</li> </ul>		N/A

	APARTMENT DESIGN GUIDE SUMMA PART 3 - SITING THE DE\		
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		
	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:	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.	
	Building heightHabitable rooms and balconiesNon- habitable roomsup to 12m (4 storeys)6m3mup to 25m (5-8 storeys)9m4.5mover 25m (9+ storeys)12m6mNote: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)		Y
	Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties	Cite appositio built form controle apply to	
	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: • 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
	<ul> <li>New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:</li> <li>site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)</li> <li>on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)</li> </ul>		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

	APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
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: • 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		Υ	
	Windows should be offset from the windows of adjacent buildings		Y	
	Recessed balconies and/or vertical fins should be used between adjacent balconies		Y	

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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		Y	
	the street edge Entry locations relate to the street and subdivision pattern and the existing pedestrian network		γ	
	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries		Υ	
	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	

APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA PART 3 - SITING THE DEVELOPMENT			
ADG Objective ref.	Item Description	Notes	Proposal Complies
H-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: • 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		Υ
	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
	<ul> <li>Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include:</li> <li>changes in surface materials</li> <li>level changes</li> <li>the use of landscaping for separation</li> </ul>	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: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street		γ
	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

	APARTMENT DESIGN GUIDE SUMMA PART 3 - SITING THE DE		
ADG Objective ref.	Item Description	Notes	Proposal Complies
J-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
}J-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 SUMMA PART 3 - SITING THE DEV		
DG Objective ref.	Item Description	Notes	Proposal Complies
I-5	Visual and environmental impacts of on-grade car parking are minimised		
	On-grade car parking should be avoided		Y
		No on-grade car parking	
	<ul> <li>Where on-grade car parking is unavoidable, the following design solutions are used:</li> <li>parking is located on the side or rear of the lot away from the primary street frontage</li> <li>cars are screened from view of streets, buildings, communal and private open space areas</li> <li>safe and direct access to building entry points is provided</li> <li>parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space</li> <li>stormwater run-off is managed appropriately from car parking surfaces</li> <li>bio-swales, rain gardens or on site detention tanks are provided, where appropriate</li> <li>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</li> </ul>		N/A
-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: • 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)	No on-grade car parking	N/A
	Positive street address and active frontages should be provided at ground level	No on-grade car parking	N/A

		APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA ( PART 4 - DESIGNING THE BUILDING	S2, S3 & S4)							APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S Part 4 - Designing the Building	2, S3 & S4)				
		\$2		\$3		\$4				\$2		S3		S4	
ADG Objective ref.	Item Description	Notes	Proposal Complies	Notes	Proposal Complies	Notes	Proposal Complies	ADG Objective ref.	Item Description	Notes	Proposal Complies	Notes	Proposal Complies	Notes	Proposal Complies
4A-1	To optimise the number of apartments receiving sunlight to		Compacts		Compace		compacts	4B-1	All habitable rooms are naturally ventilated						
	habitable rooms, primary windows and private open space Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum			74% - 6		704 - 6			The building's 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	v	Refer to amenity and environment diagrams in report	v	Refer to amenity and environment diagrams in report	v
	of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and ir			71% of apartments meet the solar requrement, exceeding the 70%		76% of apartments meet the solar requirement, exceeding the 70%				walkways are naturally ventilated.	•				
	the Newcastle and Wollongong local government areas	to this driver.		minimum.		minimum.			Depths of habitable rooms support natural ventilation			Refer to amenity and environment		Refer to amenity and environment	
		82%								All habitable room depths support natural ventilation. Where deeper rooms are utilised for optimal planning outcomes additional openings are	Y	diagrams in report	Y	diagrams in report	
		The scheme seeks to exceed minimum ADG requirements by maximising the number of homes achieving excellent solar access as assessed by the							Th	included or borrowed through adjacent rooms.					
		ADG. Due to the building configuration including juliet balconies 82% of	v		v		v		The area of unobstructed window openings should be equal to at least 5% of the floor area served Light wells are not the primary air source for habitable rooms	There are no light wells.	Y	There are no light wells.	Y N/A	There are no light wells.	Y N/A
		apartments receive a minimum of two hours direct sunlight between the hours of 9am-3pm mid -winter.					·		Doors and openable 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 fully opening windows.					
									<ul> <li>adjustable windows with large effective openable areas</li> </ul>	windows are included at 1.7 In to allow fully opening windows.					
		Should compliance via juliet balconies be omitted for those homes that							<ul> <li>a variety of window types that provide safety and flexibility such as awnings and louvres</li> <li>windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical</li> </ul>	In addition, the Juliet balcony ensures entire rooms can open with	Y		Y		Y
		also have a traditional balcony, 75% compliance is reached remaining in excess of the minimum target.							louvres, casement windows and externally opening doors						
		excess of the minimum target.						48.0	The layout and design of single aspect anartments maximises natural ventilation						
	In all other areas, living rooms and private open spaces of at least 70% of apartments in a building	_	N/A	_	N/A	_	N/A	402		All single frontage homes are shallow in depth.	Y	All single frontage homes optimise	Y	All single frontage homes optimise	Y
	receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at	3%		6%		6%			Natural ventilation to single aspect apartments is achieved with the following design solutions:	As all circulation walkways are open air and naturally ventilated it is		ventilation and airflow. Refer to amenity and environment		ventilation and airflow. Refer to amenity and environment	
	mid winter	There are only five apartments that receive no direct sunlight between the hours of 9am-3pm at mid-winter.	Y	There are only seven apartments that receive no direct sunlight between the	Y	There are only three apartments that receive no direct sunlight	Y		<ul> <li>primary windows are augmented with plenums and light wells (generally not suitable for cross</li> </ul>	possible to achieve opposing ventilation to the vast majority of homes		diagrams in report		diagrams in report	
		nous of sam-opin at mid-winter.		hours of 9am-3pm at mid-winter.		between the hours of 9am-3pm at			ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or	through the front door and a highlight window above the door.	v		v		
	The design maximises north aspect and the number of single aspect south facing apartments is	0%		The design prioritises sunlight access for		The design prioritises sunlight			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		r		1		
	minimised	The proposed scheme includes no south facing homes. Excellent amenity is prioritised to all apartments!	Y	apartments and includes minimal south facing homes.	Y	access for apartments and includes minimal south facing	Y		circulation and avoid trapped smells						
	Single senset lende store another should have a nother us sectory senset	In departal single storay single aspect terms are existed to as the transformation of	Vec Complice with			homes.		4B- <u>3</u>	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor						
	Single aspect, single storey apartments should have a northerly or easterly aspect	In general single storey single aspect homes are oriented to northerly and easterly aspects.	Intent	The breezeway typology of apartment minimises the number of single aspect		The breezeway typology of apartment minimises the number of			environment for residents	2.49/		Refer to amenity and environment		Defecte emerity or the	
		Due to the affordable housing brief requirement for a large number of		dwellings. Compliance is achieved with 4A-1.3		single aspect dwellings. Compliance is achieved with 4A-1.3			At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the	64% The scheme seeks to exceed minimum ADG requirements by maximising		diagrams in report		Refer to amenity and environment diagrams in report	
		smaller 1bed and studio home typologies, the additional single aspect			Y		Y			the number of homes achieving natural cross ventilation as assessed by the ADG (first 9 levels only). Due to the building configuration 64% percent					
		homes have been located to westerly facades in order to recieve good winter solar access. Adequate sunshading is embedded into the base								of apartments achieve cross ventilation.	v		v		v
		building to ensure solar heat loads are managed during the summer								It is possible to achieve all apartments cross ventilation through the use of					
	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 services areas	Yes, Complies with	Living area aspect is prioritised for direct	Yes. Complies with	Living area aspect is prioritised for	Yes, Complies with			plenums due to the open air walkways should this be desired.					
		located inboard or to less desirable frontages.	Intent	sunlight access requirements.	Intent	direct sunlight access	Intent								
		Where possible bathrooms are also located to facades in order to provide				requirements.			Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line	14m The overall depth of the cross through apartments is 14m.	Y	Depth of cross-through apartments is	Y	Depth of cross-through apartments	Y
		natural light and ventilation to these spaces.								The base building configuration seeks to maximise the number of naturally		less than 18m The building includes a variety of		is less than 18m The building includes a variety of	
	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 minimum and 2								cross ventilated apartments. Corner apartments, through-apartment typologies and open air walkways have been utilised to maximise the best	Y	apartment configurations incuding cross through apartments, corner apartments.	Y	apartment configurations incuding cross through apartments, corner	Y
	dual aspect apartments     shallow apartment lavouts	storey homes are included to the lower Walker Street levels.								cross ventilation outcome.				apartments.	
	two storey and mezzanine level apartments	In particular juliet balconies with operable facades are included to provide	Y		Y		Y		In cross-through apartments external window and door opening sizes/areas on one side of an	Large opposing openings are provided to the cross-through apartments.		Large opposing openings are provided to		Large opposing openings are	
	bay windows	excellent solar access to habitable rooms and direct connection to pleasant leafy external environments.								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		cross-through apartments. Ventilation is achievable through a number of sources		provided to cross-through apartments. Ventilation is	
	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a	All homes receiving direct mid winter sunlight exceed this minimum								generous bedroom openings.	Y	including windows and external doors.	Y	achievable through a number of	Y
	minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15	requirement.	Y		Y		Y							sources including windows and external doors.	
	minutes Achieving the design criteria may not be possible on some sites. This includes:								Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	Layouts are clean and well organised to ensure corners, doors and obstructive rooms are minimised.	Y		Y		Y
	where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source									Apartment depths and ceiling heights are optimised for natural cross	Y		Y		Y
	on south facing sloping sites	-	N/A	-	N/A	-	N/A	4C-1	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow Ceiling height achieves sufficient natural ventilation and daylight access	ventilation.					
	<ul> <li>where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design</li> </ul>									All room heights comply with minimum requirements. Although there are no mixed requirements, ground level Walker Street corner homes are					
4A-2	criteria and how the development meets the objective Davlight access is maximised where sunlight is limited								Non-habitable 2.4m	provided with increased living room ceiling heights.					
		There are no courtyard homes or skylights utilised to provide daylight. For		High level windows are used for privacy						The rooftop park communal spaces achieve a greater ceiling clearance to	Y		Y		Y
	secondary light source in habitable rooms	those homes with a frontage to the open breezeway balcony, openings are provided with 1,200mm high sills.	v	along breezeway adjacent to bedrooms to balance the amenity benefits and privacy	Intent	privacy along breezeway adjacent to bedrooms to balance the amenity	Intent			signify their communal/community uses and is a communal indoor amenity for the benefit of all residents.					
				considerations associated with this dwelling typology.		benefits and privacy considerations associated with this dwelling			These minimums do not preclude higher ceilings if desired	-					
	Where equilipride are used.					typology.			Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	Ceiling fans are to be included to habitable spaces.	Y	Ceiling heights can accommodate ceiling fans.	Y	Ceiling heights can accommodate ceiling fans.	Y
	Where courtyards are used: • use is restricted to kitchens, bathrooms and service areas							4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms						
	<ul> <li>building services are concealed with appropriate detailing and materials to visible walls</li> <li>courtyards are fully open to the sky</li> </ul>		N/A		N/A		N/A			Differing ceiling heights are employed to achieve optimal spatial		Ceiling heights in entry is compressed		Ceiling heights in entry is compressed transitioning to a	
	access is provided to the light well from a communal area for cleaning and maintenance	_								with services consolidated over. Living and sleeping rooms enjoy increased		transitioning to a higher volume space in open plan living.		higher volume space in open plan	
	<ul> <li>acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved</li> </ul>								<ul> <li>well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings</li> </ul>	ceiling heights in contrast to the arrival spaces.	Y		Y	living.	Y
	Opportunities for reflected light into apartments are optimised through: • reflective exterior surfaces on buildings opposite south facing windows	There are a small number of homes with bedrooms adjacent the east-west through site link. It is anticipated that light will be reflected from the							<ul> <li>ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-</li> </ul>						
	<ul> <li>positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) tha will reflect light</li> </ul>		Y		Y		Y		habitable areas, such as robes or storage, can assist						
	<ul> <li>integrating light shelves into the design</li> </ul>	inte are sodul lacing i dolla.						4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building Ceiling heights of lower level apartments in centres should be greater than the minimum required by			As a precinct, community spaces and			
4A-3	light coloured internal finishes Design incorporates shading and glare control, particularly for warmer months								the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	ground level floor to floor heights enabling alternative uses in the future to		commercial has been allocated to S4			
	A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to	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.		Window and balcony design incorporates sun shading.				this high exposure corner location.	Y	contributing to diversity in uses. S3 ground floor ceiling height is appropriate	-	No residential on ground floor level.	Y
	penetrate living areas			sun snaung.		incorporates sun snauing.						to its residential use.			
	<ul> <li>shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting</li> <li>horizontal shading to north facing windows</li> </ul>	The central community grouping is oriented east to minimise western facing homes. An 'Outdoor Room' typology is provided for these central													
	<ul> <li>vertical shading to east and particularly west facing windows</li> </ul>	community homes with a juliet balcony to ensure adequate eastern solar													
	<ul> <li>operable shading to allow adjustment and choice</li> <li>high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level</li> </ul>		Y		Y		Y								
	below 20% (reflective films are avoided)	Angled 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.													
		1	1	1		1									

		APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S Part 4 - Designing the Building	52, S3 & S4)				
		\$2		S3		S4	
			Proposal		Proposal		Proposal
ADG Objective ref. 4D-1	Item Description The layout of rooms within an apartment is functional, well organised and provides a high standard of	Notes	Complies	Notes	Complies	Notes	Complies
1	amenity 1 Apartments are required to have the following minimum internal areas:	In general, all homes achieve the minimum apartment sizes as setout by		All homes achieve the minimum internal		All homes achieve the minimum	
-	Studio 35m2	the ADG.		area requirements.		internal area requirements.	
	1 bedroom 50m2 2 bedroom 70m2	A small number of studio homes to the ground level with a minimum sizes					
	3 bedroom 90m2	of 30m2 are specifically included as a very affordable offering for more					
		transient residents.					
	The minimum internal areas include only one bathroom. Additional bathrooms increase the	Family homes and terraces are provided with greater than minimum sizes.					
	minimum internal area by 5m2 each						
	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each	Outdoor room homes with grand juliet facades are provided with a greater internal sizes and a transformable facade to turn indoor space to outdoor	Yes, Complies with				
	,,,,,,,,	space which is complimented by the generous rooftop communal garden.	Intent		Ŷ		Ŷ
		All homes benefit from the extensive communal space provided to the					
		rooftop. All homes received direct covered access to this space and are					
		able to utilise the facilities as an extension of their private homes. The					
		ability to host larger gatherings not possible within private homes is considered an advantage.					
	2 Every habitable room must have a window in an external wall with a total minimum glass area of not						
2	less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	All habitable rooms have a window size that exceeds the minimum 10% of					
		floor area requirement. Windows are sized in proportion to the use of the room - living spaces are larger and sleeping spaces smaller. In addition	Y		Y		Y
		room - living spaces are larger and sleeping spaces smaller. In addition window sizes are responsive to building orientation and climate drivers.					
	Kitchens should not be located as part of the main circulation space in larger apartments (such as	Kitchens are never included as part of the main circulation where adjacent anartment circulation island benches provide a separation to a clearly					
	hallway or entry space)	apartment circulation island benches provide a separation to a clearly defined kitchen space.	Y		Y		Y
	A window should be visible from any point in a habitable room	A window is always visible from any point of a habitable room.	Y		Y		Y
	Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled	Minimum room dimensions are always met. Although compact in nature with limited 'fat' to suit the requirements of the housing affordability brief,		Minimum room dimensions are met		Minimum room dimensions are met	
	furniture layouts and circulation areas. These circumstances would be assessed on their merits	the layouts provide for well proportioned rooms that are efficient and allow	Y		Y		Y
		flexible furniture layouts.					
4D-2	Environmental performance of the apartment is maximised						
1	1 Habitable room depths are limited to a maximum of 2.5 x the ceiling height	All habitable room depths comply with the limits. Apartment depths are		Layouts are open plan		Layouts are open plan	
		optimised to avoid deep apartments. All habitable rooms have access to generous windows, natural daylight and ventilation. All living areas are					
		located on the external faces of the building.					
		Wherever possible additional windows are provided to kitchens, studies	Y		N/A		N/A
		and bathrooms.			IN/A		IN/A
		Through-apartments are provided with windows at each end of the					
		apartment.					
2	2 In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	In most instances the apartments are provided with open plan layouts to ensure maximum flexibility for furniture placement and arrangement.					
		Where the room depth reaches this maximum, access to a secondary side	Y		Y		Y
		window is provided. Windows are aligned with doors to maximise the natural light and ventilation throughout each home.					
		······································					
	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the	_	N/A	_	N/A	_	N/A
	permitted maximum depth All living areas and bedrooms should be located on the external face of the building	All living areas and bedrooms are located to building facades.	Y		Y		Y
	Where possible:	Wherever possible bathrooms are located on the facade with operable		Apartment layouts prioritise main living		Apartment layouts prioritise main	
	<ul> <li>bathrooms and laundries should have an external openable window</li> <li>main living spaces should be oriented toward the primary outlook and aspect and away from noise</li> </ul>	windows for natural light and ventilation.	Y	spaces oriented to the primary aspect.	-	living spaces oriented to the primary aspect.	-
40.0	sources						
4D-3 1	Apartment layouts are designed to accommodate a variety of household activities and needs Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe						
	space)	In all homes one primary bedroom is provided with a minimum area of					
		10m2 with other bedrooms provided with 9m2. Flexibility is anticipated as to which would be utilised as the master bedroom by users with differing	Y		Y		Y
		needs. For example, some may prefer the master bedroom by users with differing					
		balcony whilst others may prefer a more recessed private room when					
2	2 Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	under taking shift work for example. All bedrooms have a minimum dimension of 3m.		All bedrooms have a minimum dimension		All bedrooms have a minimum	
			Y	of 3m.	Y	dimension of 3m.	
3	<ul> <li>Living rooms or combined living/dining rooms have a minimum width of:</li> <li>3.6m for studio and 1 bedroom apartments</li> </ul>	All homes comply with these minimum widths. Some homes are provided with input furniture at a useable low level within these minimum		All apartments comply with the minimum widths.		All apartments comply with the minimum widths.	
	4m for 2 and 3 bedroom apartments	dimensions however this reduces the need for multiple pieces of storage			Y		Y
		furniture to be provided by residents which would be less efficient and require a greater footprint.					
4	4 The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow	All cross-through apartments have a minimum clear width of 4m.				Compliant for all 1-bed and 2-bed,	
	apartment layouts		Y		Y	and 3-bed apartments. Cross-	Y
			T		r	through studio apartments are approx. 3.7m wide which is	T
	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct	Milesening people access to support the second states of the		Where possible laundries and bathrooms		considered appropriate.	
	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	Wherever possible access to support spaces is separated from living areas.	Y	Where possible laundries and bathrooms are separate from living areas.	Y	Where possible laundries and bathrooms are separate from living	Y
						areas.	· · · · ·
	All bedrooms allow a minimum length of 1.5m for robes	All bedrooms have a minimum robe length of 1.5m except for the compact studio for transient inhabitants which have a robe length of 1.2m. More					
		typically additional robe space is provided -1.8m, with additional general	Y		Y		Y
		storage adjacent. In general all homes are provided with a minimum wardrobe length of					
	The main bedroom of an anartment or a studio anartment chould be provided with a wordrobe of a			1			
	The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	1.8m. Where this has not been achieved and 1.5m is provided only the robes are 2.4m in height to achieve an equivalent capacity.	Y		Y		Y

		APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S Part 4 - designing the Building	2, S3 & S4)				
		\$2		\$3		S4	
ADG Objective ref.	Item Description	Notes	Proposal Complies	Notes	Proposal Complies	Notes	Proposal Complies
	Apartment layouts allow flexibility over time, design solutions may include: • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily turnished than square spaces (1:1)) • efficient planning of incivation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	Apartment layouts are designed with consideration to a diversity of usages. These include affordable compact apartments for single residents, family terraces, two storey terraces and outdoor root on homes. Apartment layouts have been considered to maximise functionality, diversity in typology, responsive to orientation and maximised amenity. All layouts are efficient and functional with minimised circulation and rectangular spaces wherever possible.	Y	Apartment layouts are efficient and allow for flexibility over time.	Y	Apartment layouts are efficient and allow for flexibility over time.	Y
E-1	Apartments provide appropriately sized private open space and balconies to enhance residential						
1	All apartments are required to have primary balconies as follows: Studio apartments 4m2 Dedroom apartments 9m2 m min depth 2 bedroom apartments 10m2 m min depth 3 + bedroom apartments 12m2 2.4m min depth	For approximately 40% of the total number of apartments we are redistributing the ADG allocate balcony area. For the larger apartments, one half of the latocated area is moved inside the apartment to increase the overall size of the interior. The other half is grouped together and moved to a newly created Family Floor. 428m2 Total redistributed balcony area 1,207m2 Total communal space provided on level 10 Family Level Total communal space provided on level 10 Family Level Total communal space provided on level 10 Family Level Whilst areas and dimensions may vary, a variety of home typologies is proposed for the development including alternative private open space allocations and configurations driven by orientation and apartment typology. North facing homes are provided with full length balconies to act as sunshading with larger depths adjacent living rooms. Large family corner homes are provided with geneous sized corner balconies ensuring usability and solar compliance are a chieved. Through-homes and Outdoor floom homes are provided with operable facades to transform indoor space into outdoor space. These are located to the eastern and western orientations and work to maximise solar access in mid winter as the sun angle becomes more acute. These aiso benefit from the open air undiany interactions.	Yes, Compiles with Intent		Y	All apartments provide required balcony area. 54,105, 54,203 and 54,303 provide the required area across three balconies per apartment (total 1502) pointig that two of these balconies (total 6m2) have a minimum dimension of less than 2m.	Yes, Complies wit
2	? For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	Wherever possible ground level street facing homes have been provided with outdoor terrace space or a balcony space. Where outdoor terraces are provided these are sized at 12-17m2 with a minimum depth of 2.5m. These terraces are proportioned to strike a balance - to maximise deep soil to the street frontages and to minimise impact on the street trees.	Y	Ground level apartments on S3 are elevated approx. 2m above the public domain and are considered more similar to a level 1 condition.	-	-	N/A
	reduced	All homes benefit from the generous communal rooftop park, an extensive outdoor amenity with far greater amenity than could ever be achieved individually.	Y		N/A		N/A
	Storage areas on balconesis additional to the minimum balcony size Balcony use may be limited in some proposals by: - consistently high wind speeds at 10 storyes and above - close provimity to road, rail or other noise sources - exposure to significant levels of aircraft noise - heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	No storage is proposed to balconies. To some east and west facing frontages Ouldoor Room homes are provided with operable lacades to transform indoor space into ouldoor space. These Grand Juliet homes also benefit from the open air walkway balconies overlooking the communal courtyrach. This space is provided with in-built seating and expansion points to allow pause and informal interactions.	Y	Separate wind report and acoustic reports are provided. Recommendations have been adopted.	N/A Y	Separate wind report and acoustic reports are provided. Recommendations have been adopted.	N/A Y
E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents						
	Telections Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	All private outdoor space is located adjacent primary living areas. To the east and west balconies are required to sit in from tof bedrooms to achieve solar compliance to the living spaces. In all instances direct access is provided directly from the living space to the adjacent balcony.	Y	Balconies located adjacent to living room.	Y	Balconies located adjacent to living room.	¥
	Private open spaces and balconies predominantly face north, east or west	All balconies face north, east or west. There are no south facing balconies.	Y	No apartments have entirely south facing balconies.	Y	Only one apartment type has an entirely south facing balcony. All other balconies face north, east, or west.	Y
	Primary open space and balconies should be orientated with the longer side facing outwards or be	Wherever possible longer sides of balconies face outwards.	Y		Y		Y

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Celling, at justifier the terraces should be invalued to avoid head loss       all electric obtains and standards       V       V       Note       Not		
With and that and this should be provided for primary balceness and private open spaceMAX	e provided.	
4         Photo space and blocky space and blocky space maintees safety         M bloches and terraces are fluch with index floor levels.         Y         M control           Charge sing pound levels of undex gaing are minimised         All bloches and terraces are fluch with index floor levels.         Y         M         Y         V </td <td></td> <td></td>		
Image: Construction of the state of the		
1       Common circulation spaces achieve good anendy and property service the number of abatments       Image: the space of partment of a circulation core on a single level is eight       Circulation spaces has been a primary consideration for the project and undergins the base base light grants and evolves there. All circulation is naturally it and very the maximum number of apartments of a circulation core ion a single level is eight       V       V       V         2       For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40       There are 4 lifts proposed, they are accessible to all residents for the lover levels.       V       V       V         2       For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40       All circulation corridors sceled with a grant ment with 2 ths continuing to the upper tower levels.       V       V       V         3       There are 4 lifts proposed, they are accessible to all residents for the lover levels.       V       V       V       V         4       Circulation spaces and scenario diver, the maximum number of apartment sharing a single lift is 40       All circulation corridors exceed minimum dimensions.       V       V       V       Devigith and natural wentation is provided to be apper tower levels.       V       Devigith and natural wentation is provided to a liciculation spaces are provided to a circulation spaces are provided to a corridor wentation with lifting lobbies recessed to revide lifting passes porticide for minimum dinteractions and find dog recessed torind provided is a divert dif		
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Interference       Interference <th< td=""><td></td><td></td></th<>		
movement and access particularly in entry lobbies, outside lifts and at apartment entry doors     Image: Control of the state of the st		
Daylight and natural ventilation should be provided to all common circulation spaces that are above ground       All circulation is naturally it and remaining spaces       Y       Daylight and natural ventilation should be provided to all common circulation spaces that are above ground       All circulation is naturally it and provided to any provided to all circulation spaces.       Y       Daylight and natural ventilation spaces       Y       Daylight and natural ventilation spaces.       Y       Displaces.       Y       Displaces.       Displaces.       Displaces.       Displaces. <td></td> <td></td>		
core or at the ends of corridors       watkways are open at each end with lifting lobbies recessed for wind protection and protection andeprotecindection and protection and protection and pro	natural ventlation is Il circulation spaces.	
nay include:     Lth corse are provided at each end of the primary building walkways. Open series of royer areas with windows and spaces for sealing to the the structure in the series of royer areas with windows and spaces for sealing to the structure in the series of royer areas with windows and spaces for sealing to the structure in the series of royer areas with windows and spaces for sealing to the series of royer areas with windows and spaces for sealing to the series of royer areas with windows and spaces to maximise opportunities for dual aspect apartments. Including the agree many building framework allowing for dual with the cerial and multiple core agree many consideration underprines the primary consideration for the project and With the advectoment building and cructure is unplike to active the design criteria for the unuber of apartments of ra circulation core may not be possible. Underprine the search aspects have a development be design criteria to the design criteria is price to a second the design criteria for the unuber of apartments of radiculation core may not be possible. The primary access walkway     Y     Y	paces are breezeways. accessed for wind Id comfort.	
multiple core apartment buildings and cross ower apartments     cores and multiple dual aspect homes.     Image: Cores and multiple dual aspect homes.       Achieving the design criteria for the number of apartments off a circulation core may not be possible.     Circulation spaces has been a primary consideration for the project and     Image: Cores and multiple dual aspect homes.       Where a development is unable to achieve the design criteria, a high level of amenity for common     underpins the base building configuration. The primary access walkway		
Achieving the design criteria for the number of apartments off a circulation core may not be possible. Circulation spaces has been a primary consideration for the project and Where a development is unable to achieve the design criteria, a high level of amenity for common underprins the base building configuration. The primary access walkway		
voules, united and partments aloud ce during any metality is and very series of an animal metality is and very series of an animal metality is and very series of an animal metality is and very series of animal metality is an animal metality of the series of animal metality is an animal metality of the series of animality	_ N	,
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a final delevel N/A N/A		,
	e located along	yis

		APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S Part 4 - Designing the Building	2, S3 & S4)				
		\$2		\$3		S4	
ADG Objective ref.	Item Description	Notes	Proposal Complies	Notes	Proposal Complies	Notes	Proposal Complies
4 F-2	Common circulation spaces promote safety and provide for social interaction between residents						
	Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	All building circulation is arranged with clarity and legible way finding. Apartment entries are partially recessed to provide a sense of identity and ownership along these elevated streets.	Y		Y		Y
	Tight corners and spaces are avoided	No tight corners or spaces are proposed.	Y		Y		Y
	Circulation spaces should be well lit at night	It is proposed that all circulation be well lit at night. External balcony walkways will be lit with low level lighting to provide a glow a the height of traversing whilst avoiding excessive light spillage into adjacent homes. It is possible to control and taylor this better than the homes subject to	Y		Y		Y
	Legible signage should be provided for apartment numbers, common areas and general wayfinding	adjacent street lighting. It is proposed that all signage and apartment numbering will be legible.	Y		Y		
	Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	Incidental spaces are provided to entry lobbies and elevated walkway balconies. Moments of pause are located along the length of the walkway, integrated seating and recessed front doors. A sense of ownership is encouraged to allow for informal interactions and personalisation of the street.	Y		Y		Y
	In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space	Extensive rooftop facilities are proposed and included indoor communal rooms in a variety of sizes. This indoor spaces are co-located with the	Y	Rooftop facilities are proposed	Ŷ	Rooftop facilities are proposed	Y
	Where external galleries are provided, they are more open than closed above the balustrade along their length	rooftop communal open space. All external galleries are more open than closed and allow excellent opportunity for passive surveillance and engagement with the adjacent	Y	External galleries prioritise safety and maximise user view out.	Ŷ	External galleries prioritise safety and maximise user view out.	Y
4 G-1	Adequate, well designed storage is provided in each apartment	courtyard garden.					
	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided Studio apartments 4m3 Dedroom apartments 5m3 2 bedroom apartments 1sm3 3 - bedroom apartments 1sm3 At least 50% of the required storage is to be located within the apartment	A minimum of 50% of storage is provided within each apartment, with additional storage provided within the designated residential parking area or dedicated residential storage areas in the basement. Storage depth is tailored to specific uses, wider for wardrobes and general storage and more narrow for linen cupboards.	Y	A minimum of 50% of storage is provided within each apartment, with additional storage provided in the basement.	Y	A minimum of 50% of storage is provided within each apartment, with additional storage provided in the basement.	Y
	Storage is accessible from either circulation or living areas	Wherever possible storage is provided off circulation or living spaces. Additional storage is provided within bedrooms where possible to increase the storage capacity within apartments. This storage is additional to the minimum requirements and considered an important addition to each home.	Y	Where possible storage is located off circulation and livingn areas	Y	Where possible storage is located off circulation and livingn areas	Y
	Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony	No storage is provided to balconies.	N/A		N/A		N/A
	design, weather proof and screened from view from the street Left over space such as under stairs is used for storage	In the few apartments with stairs storage space is provided beneath.	Y		Y		Y
4 G-2	Additional storage is conveniently located, accessible and nominated for individual apartments						
	Storage not located in apartments is secure and clearly allocated to specific apartments	Additional storage where required is provided in the basement in clear consolidated locations	Y	Additional storage is provided in basement.	Y	Additional storage is provided in basement.	Y
	Storage is provided for larger and less frequently accessed items	This additional storage is sized for larger more bulky items.	Y	basement.	Y	basement.	Y
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	Basement storage is provided separated from allocated car spaces and is contained and consolidated.	Y	Allocated car parking remains accessible.	Y	Allocated car parking remains accessible.	Y
	If communal storage rooms are provided they should be accessible from common circulation areas of the building	Access to basement storage is readily accessible from all residential lifting points.	Y		Y		Y
	Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	Storage is either located within apartments or within the basement.	Y		Y		Y
4 H-1	Noise transfer is minimised through the siting of buildings and building layout						
	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy)	All required building separations are achieved. The proposal achieves a minimum 6m separation to the southern	Ŷ		Ŷ		Y
	Window and door openings are generally orientated away from noise sources	neighbouring building in line with the LEP preferred building massing. Apartments situated along the southern side of the development orientate secondary habitable rooms towards the west and eastern orientation. Minimal window size and privacy blades provided to minimise any potential orivary using an occustific issues.	Y	Privacy blades minimise noise issues when windows where required.	Y	Privacy blades minimise noise issues when windows where required.	Y
	Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas	All noise generating sources are located with appropriate adjacencies. Circulation spaces are always stacked with quite areas located away from these key areas.	Y		Y		Y
	Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources	All apartments are oriented to either the street frontages or the internal communal courtyard overlooking Redfern Oval. There are no apartments facing inwards or to our southern neighbour.	Y		Y		Y
	The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	The number of party walls are optimised with compatible functions tocated adjacent one another. Wherever possible sleeping spaces are not located adjacent party walls however when they are appropriate noise insulation to meet code requirements will be provided.	Y		Ŷ		Y
	mechanical equipment, active communal open spaces and circulation areas should be located at least an away from bedrooms	Due to the large driveway entry required to be accommodated within the building footprint, a number of homes sit adjacent these walts. Additional walt buildup has been included to allow for insulation as advised by our specialist acoustic consultant.	Y		Y		Y
4 H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following	Wherever possible apartments layouts provide grouped spaces with ioinerv					
	design solutions: • cooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in beforoms are cc-located to act as sound buffers	providing additional wall thickness and buffer as well as doors to provide separation between uses.	Y		Ŷ		Y
	Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • adouble or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walks to ground level courtyards where they do not conflict with streetscape or other amenity requirements	There have been no instances identified within the development where additional acoustic treatments are required.	Y		Ŷ		Y

		APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S: Part 4 - Designing the Building	2, S3 & S4)				
		\$2		S3		S4	
ADG Objective ref.	Item Description	SZ Notes	Proposal Complies	Notes	Proposal Complies	S4 Notes	Proposal Complies
4 J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through		Compues		Compues		compues
	the careful siting and layout of buildings						
	To minimise impacts the following design solutions may be used:	The building is not located within an area identified as noisy or hostile -		Refer to separate acoustic report. Design		Refer to separate acoustic report.	
	physical separation between buildings and the noise or pollution source	refer to the acoustic report for further information.		adopts these strategies.		Design adopts these strategies.	
	<ul> <li>residential uses are located perpendicular to the noise source and where possible buffered by other uses</li> </ul>						
	non-residential buildings are sited to be parallel with the noise source to provide a continuous						
	building that shields residential uses and communal open spaces						
	<ul> <li>non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase</li> </ul>		N/A		Y		
	relative to traffic volumes and other noise sources		N/A				
	• buildings should respond to both solar access and noise. Where solar access is away from the noise						
	source, non@habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with						
	<ul> <li>where solar access is in the same direction as the hoise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4)</li> </ul>						
	Landscape design reduces the perception of noise and acts as a filter for air pollution generated by						
	traffic and industry Achieving the design criteria in this Apartment Design Guide may not be possible in some situations	The building is not located within an area identified as noisy or bestile					
	due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives						
	may be considered in the following areas:		N/A		N/A		N/A
	solar and daylight access						
	private open space and balconies     natural cross ventilation						
4 J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission						
	Design solutions to mitigate noise include:	Whilst the building is not located within an area identified as having noise					
	Imiting the number and size of openings facing noise sources	ingress issues, it is proposed that the external fabric of the building be robust and massive. This has been particularly considered to buffer from					
	providing seals to prevent noise transfer through gaps     using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)	any noise emanating from our closets southern neighbour.	Y		Y		Y
	• using materials with mass and/or sound insulation or absorption properties e.g. solid balcony	,					
	balustrades, external screens and soffits						
4 K-1	A range of apartment types and sizes is provided to cater for different household types now and into						
	the future A variety of apartment types is provided	A variety of apartment types is proposed. These include affordable					
		compact apartments for single residents, family terraces, two storey	Y		Y		Y
	The apartment mix is appropriate, taking into consideration:	terraces and outdoor room homes.					
	the distance to public transport, employment and education centres	The apartment mix has been developed with regard to the requirements of					
	the current market demands and projected future demographic trends	the affordable housing brief and to balance the home offerings across the	Y		Y		Y
	the demand for social and affordable housing     different cultural and socioeconomic groups	greater precinct. The building is located with excellent access to public transport and the social and affordable housing brief calls for an increase					
		in smaller home typologies.					
		A variety of home typologies is proposed for the development including					
	including single person households, families, multi-generational families and group households	alternative private open space allocations and configurations driven by orientation and apartment typology.					
		Single person compact homes through to large family corner homes are provided with generous sized corner balconies ensuring usability and solar					
		compliance are achieved.	Y		Y		Y
		Through-homes and Outdoor Room homes are provided with operable facades to transform indoor space into outdoor space.					
4 K-2	The apartment mix is distributed to suitable locations within the building Different apartment types are located to achieve successful facade composition and to optimise solar	The home type groupings are clearly evident on the facade and provide a		Façade composition reflects variety of		Façade composition reflects variety	
	access (see figure 4K.3)	reading of the residents within. The through homes require fixed sun		apartment types.		of apartment types.	
		shading to balance the juliet facades. These are coloured according to groupings providing an animated facade to the east. To the west the	Y		Y		v
		external balcony walkway is clearly read as an elevated street providing a					
		related but differing facade character.					
	Larger apartment types are located on the ground or roof level where there is potential for more open						
	space and on corners where more building frontage is available	additional facade available to these frontages.	Y		Y		Y
4 L-1	Street frontage activity is maximised where ground floor apartments are located						
	Direct street access should be provided to ground floor apartments	Direct street access is provided where possible to ground floor apartments. Flood mitigation levels prohibit direct access being provided	Y	This is not appropriate due to flood mitigation requirements.		There are no ground floor apartments.	N/A
		to all.			-	-p monto.	
		Primary building frontages are activated by the building entry and lobby as well as the ground level terrace homes.					
	may include: • both street, foyer and other common internal circulation entrances to ground floor apartments	men as the glound tever terrace nomes.	Y		Y		Y
	private open space is next to the street	The primary building entry is located to Kettle St with a secondary entry off					
	doors and windows face the street Retail or home office spaces should be located along street frontages	the pedestrian through site link. Street address and context does not suit retail use.		Street address and context does not suit		Commerial and community space	
			Y	retail use.	-	provided.	Y
				-			
	Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to	Street address and context does not suit retail use.	Y	Street address and context does not suit retail use.		Commerial and community space provided.	Y
	ceiling heights and ground floor amenities for easy conversion				-		
4 L-2	Design of ground floor apartments delivers amenity and safety for residents Privacy and safety should be provided without obstructing casual surveillance. Design solutions may	Privacy and safety have been the key drivers for the ground level street		Privacy and safety are prioritised. Good		Privacy and safety are prioritised.	
	include:	facing homes. Floor and terrace levels are raised above the street with		casual surveillance is achieved.		Good casual surveillance is	
	elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4)     elandscaping and private courtyards	garden wall heights aligned to balance passive surveillance and activation with privacy and security. Window sill heights are raised with gardens	Y		Y	achieved.	Y
	vindow sill heights that minimise sight lines into apartments	providing a visual buffer to these frontages.					
	integrating balustrades, safety bars or screens with the exterior design			Color oppose has here to a state		Color oppose has been been the state	
		Solar access is balanced with summer heat loads. Full height windows are provided where fronting terraces to maximise winter sun penetration		Solar access has been heavily considered. Refer to solar diagrams.		Solar access has been heaviily considered. Refer to solar diagrams.	
		however fixed solid shading is located over to reduced heat loadings during	Y		Y		Y
	Solar access should be maximised through:	summer. Existing street trees and additional landscape planting will provide additional protection over time.	r		Ť		1
	high ceilings and tall windows     trees and shrubs that allow solar access in winter and shade in summer						
L							

		APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S: Part 4 - Designing the Building	2, S3 & S4)				
		\$2		S3		S4	
ADG Objective ref.	Item Description	Notes	Proposal Complies	Notes	Proposal Complies	Notes	Proposal Complies
4 M-1	Building facades provide visual interest along the street while respecting the character of the local						
	area Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, deali and colour to modify the prominence of elements	Facade design is visually interesting.	Y	Façade design is visually interesting.	Y	Façade design is visually interesting.	Y
	Building services should be integrated within the overall facade	All building services are integrated within the building form and are not visible.	Y		Y		Y
	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • vewlic omposed notionatia and vertual elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings	Embedded within the facade design are elements which perform multiple functions including privacy. For example, to the east - the angled vertical elements provide sun shading and privacy from the streat and opposing Walker Street neighbours. These same angled dememst are utilised to our southern boundary directing views from secondary rooms out the length of the pedestrian laneway. Additional detail to the lower levels is provided through the use of material and texture. The lower levels are mbedded with brickwork to provide a finer scale to the ground plane.	Y	Façade design is responsive to site context and human experience.	Y	Façade design is responsive to site context and human experience.	Y
	parapets, cornices, awnings or colonnade heights	As the adjacent buildings have been designed in tandem many similarities have been devised. The primary building forms, circulation arrangements, parapet heights and materialities have all been considered together.	Y		Ŷ		Y
	Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	The resultant facade is highly animated but a visual contrast of tight and shade provided by the deep building slots and feather like sun shading fins. The solid pre-cast facade also provides a depth and recess to the windows further increasing the play of tight and shadow.	Y		Y		Y
4 M-2	Building functions are expressed by the façade						
	Building entries should be clearly defined	Arrival to both the building and to individual homes is carefully considered with a clear arrival journey and activity sequence. Two building entries are provided, the primary front door is located on Kettle Street and a secondary building access is located on the Walker Street pedestrian link.	Y	Arrival experience is considered in the design.	Y	Arrival experience is considered in the design. Expression of entries for residential and commecial use is well articulated.	¥
	roof expression or changes in height	The corner of Kettle and Walker Streets is identified as an important corner. S2 provides a visual marker for the precinct as a whole with the greatest height provided to this corner.	Y		Y		Y
	The apartment layout should be expressed externally through facade features such as party walls and floor slabs		Y		Y		Y
4 N-1	Roof treatments are integrated into the building design and positively respond to the street Roof design relates to the street. Design solutions may include: special not features and strong corners use of skillion or very low pitch hipped roofs breaking down the massing of the roof by using smaller elements to avoid bulk using materials or a pitched form complementary to adjacent buildings	The primary building identity is marked by a distinctive soften pitched roof form. The double pitch provides a visual cue to the domestic program housed within. The shape of the rooftop is driven by solar access planes externally and the need to integrate servicing requirements within.	Y	Roof slab subtracted to reduce mass along Phillip street. Open corners to the building are provided.	¥	Top level is recessed, providing appropriate scale for the street context.	¥
	Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the overall building size, scale and form • roof materials compliment the building • service elements are integrated	The roof colouration and material is proposed as an extension or completion of the base building form.	Y		Y		Y
4 N-2	Opportunities to use roof space for residential accommodation and open space are maximised Habitable roof space should be provided with good levels of amenity. Design solutions may include:	All homes benefit from the extensive communal space provided to the		Rooftop facilities are provided		Rooftop facilities are provided	
	Penthous apartments     endows	and the second s	Y		Y		Y
	Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	The proposal includes a generous amount of communal space, both indoor and outdoor. A rootop family park is proposed which is in addition to the ground floor community courtyard. The rootop family park is coupled with extensive internal communal amenity providing excellent passive surveillance of the entire rooftop space. Nooks and hidden spaces are avoided and access to the tevel can be controlled by building management. No private residential homes are proposed to this level.	Ŷ	S3 includes a roof terrace at level 4. The design consists of planting area, paved flexible paces, seatings for individual and group uses, DDA edible gardens, shade structure and communal clothes rack.	¥	S4 includes a root terrace at level 4. The design consists of planting area, paved ftebbie spaces, seatings for individual and group uses, DDA edible gardens and shade structure.	Y
4 N-3	Roof design incorporates sustainability features						
	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun	The root sits atop the plant level and is shaped to provide an integrated plant response and a striking identify to the building forms. Shading and solar access to homes is achieved through other measures outlined elsewhere within this schedule.	Ŷ		Y		Y
	Skylights and ventilation systems should be integrated into the roof design	No Skylights are proposed.	Y	No Skylights are proposed.	Y	No Skylights are proposed.	Y

		APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S Part 4 - Designing the Building	2, S3 & S4)				
		\$2		S3		S4	
ADG Objective ref.	Item Description	Notes	Proposal Complies	Notes	Proposal Complies	Notes	Proposal Complies
10-1	Landscape design is viable and sustainable Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • alverse and appropriate planting • appropriately planted shading trees • appropriately planted shading trees • areas for residents to plant vegetables and herbs • compositing • green roofs or walls	The landscape design include over 40 plant species across the site , majority of which are local native species. About 1800 sqm (16%) of the site area is on deep soil. Swale planting is also incorporated along the north-south link to facilitate its offlation. Shade trees are proposed across the site, with consideration of the species appropriate to the region, microclimate and soil depth. Community edible gardens are incorporated on the roof terrace. Due to the close promisy of public copen space and private residential units, no communal compositing facility is provide for the development. No communal compositing is provided.		The landscape design include over 40 The landscape design include over 40 which are local native species. About 1800 sgm (16%) 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 dolble gardens are incorporated on the root terrace. Due to the close proximity of public open space and private residential units, no communit a compositing facility is provided. No communit acompositing is provided.	¥	The Landscape design include over 40 plant species across the site, majority of which are local naïve species. About 1800 sqm (16%) of the site area is on deps soil. Sweie planting is also incorporated along the north- south link to facilitate bio-fittration. Shade trees are proposed across the site, with consideration of the species appropriate to the region, microclimate and solid epth. Community edible gardens are incorporated on the root farrace. Due to the close proximity of public open space and private residential units, no communal compositing facility is provide for the development. No communal compositing is provided.	Y
	Ongoing maintenance plans should be prepared	Maintenance plan to be developed after detail design development.	Y	Maintenance plan to be developed after detail design development.	Y	Maintenance plan to be developed after detail design development.	Y
	winter • shade structures such as pergolas for balconies and courtyards	Shade trees are proposed along the eastern and western facade. If the proposed trees in the courtyard are everygeen native trees. However, tail plan trees are included to reduce the shade when the sun angle is low. The ground level courtyard is largely shaded by the tree canopies and natural building shade. Hence on shade structure is proposed. Shade structure is incorporate on roof terrace		Shade trees are proposed along the eastern and western Facado. The proposed trees in the courtyard are evergreen native tress. However, tall pain trees are included to reduce the shade when the sun angle is low. The ground level courtyard is largely shaded by the tree canopies and natural building shade. Honce no shade structure is proposed. Shade structure is incorporate on roof terrace	¥	Eshade trees are proposed along the eastern Facade and streetscape. B shade trees are proposed along the western streetscape. The design is to be further condinate with City of Sydney. The proposed trees in the courtyard are evergreen native trees. However, tail point trees are included to reduce the shade when the sun angle is ow. Shade to reduce the shade when the sun angle is ow. Shade to reduce the shade when the sun angle is ow. Shade to reduce the shade when the sun angle is and. Hence on shade structure is proposed. Shade structure is incorporate on roof terrace.	Å
	Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	CPTED design principles have been taken in to consideration for plant selection. Spacing is considered ensuring the plants provide dense coverage as well as sufficient space for growth.	¥	CPTED design principles have been taken in to consideration for plant selection. Spacing is considered ensuring the plants provide dense coverage as well as sufficient space for growth.	Y	CPTED design principles have been taken in to consideration for plant selection. Spacing is considered ensuring the plants provide dense coverage as well as sufficient space for growth.	Y
0-2	Landscape design contributes to the streetscape and amenity						
	Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops	Landscape design has considered the existing levels, ensuring DDA accessibility is accessible is esite. More greenery and canopy trees are proposed in the street interface to enhance the green corridors anchored by the existing WAIKEr Street Park. Informal gathering space in front of PCVC building is proposed to create an activated dege framing the existing K4Itle Street Park. North-south and east-west public through links have maintained clear slightlines between the surrounding streetscape and central courtyard. The perimeter landscape treatment takes a sympathetic approach to retain as many street trees as possible.	¥	Landscape design has considered the existing levels, ensuring DDA accessibility is achieved across the site. More greenery and canopy tress are proposed in the street interface to enhance the green corritors anchored by the existing Walker Street Park. Informal gathering space in front of PCVD building is proposed to create an activated edge framing the existing Kettle Street Park. North-south and east-west public through links have maintained Clear slightlines between the surrounding streetscape and certifal courtyard. The perimeter landscape treatment takes a sympathetic approach to retain as many street trees as possible.	¥	Landscape design has considered the existing levels, ensuring DA accessibility is achieved across the site. More greenery and canopy trees are proposed in the steel interface to enhance the green corrifors anchored by the existing Walker Street Park. Informati gathering space in front of PCYC building stroposed to create an activated edge framing the existing Kettle Street Park. North-south and east-west public through links have maintained class significance between the surrounding streetscape and central courtyard. The perimeter landscape treatment takes a sympathetic approach to retain as many street trees as possible.	v
	Significant Landscape features should be protected by: • tree protection cones (see figure 40.5) • appropriate signage and fencing during construction	The perimeter landscape treatment takes a sympathetic approach to relain as many street trees as possible. Site fencing plan to be developed for construction.	v	The perimeter landscape treatment takes a sympathetic approach to retain as many street trees as possible. Site fencing plan to be developed for construction.	¥	The perimeter landscape treatment takes a sympathetic approach to retain as many street trees as possible. Site fencing plan to be developed for construction.	Y
	Plants selected should be endemic to the region and reflect the local ecology	Majority plant species are endemic to Sydney region.	Y	Majority plant species are endemic to Sydney region.	Y	Majority plant species are endemic to Sydney region.	Y

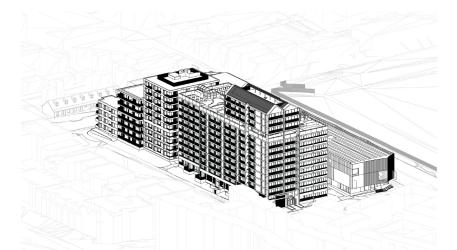
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Delate of the second	ADG Objective ref.	Item Description	Notes		Notes		Notes	
Image: product of the state	4P-1		saturated soil where applicable i.e. landscaped zones as indicated in the	¥	allow for the additional weight of saturated soil where applicable i.e. landscaped zones as indicated in the architectural and landscaping DA	Ŷ	reinforced to allow for the additional weight of saturated soil where applicable i.e. landscaped zones as indicated in the architectural and landscaping DA	Y
Algorithm     minuted de balancies sea assesses en sea age     N     minuted de balancies     N     N     N     minuted de balancies     N     N     N     Minuted de balancies     N </td <td></td> <td>modifying depths and widths according to the planting mix and irrigation frequency     free draining and long soil life span</td> <td>For planting on slab, the proposed planting depth are 1m for trees, generally 500mm for shrubs. Stopes, drainage cell layer and drainage outlet will be incorporate for planting areas on slab. Design to be further developed during detail design stage.</td> <td>Y</td> <td>and shrub planting. For planting on slab, the proposed planting depth are 1m for trees, generally 500mm for shrubs. Slopes, drainage cell layer and drainage outtet will be incorporate for planting areas on slab. Design to be further developed during detail design stage. Tree anchor will be incorporated for trees</td> <td>¥</td> <td>for tree and shrub planting. For planting on slab, the proposed planting depth are 1 m for trees, generally 500mm for shrubs. Slopes, drainage cell tayer and drainage outlet will be incorporate for planting areas on slab. Design to be further developed during detail design stage. Three anchro will be incorporated for</td> <td>Y</td>		modifying depths and widths according to the planting mix and irrigation frequency     free draining and long soil life span	For planting on slab, the proposed planting depth are 1m for trees, generally 500mm for shrubs. Stopes, drainage cell layer and drainage outlet will be incorporate for planting areas on slab. Design to be further developed during detail design stage.	Y	and shrub planting. For planting on slab, the proposed planting depth are 1m for trees, generally 500mm for shrubs. Slopes, drainage cell layer and drainage outtet will be incorporate for planting areas on slab. Design to be further developed during detail design stage. Tree anchor will be incorporated for trees	¥	for tree and shrub planting. For planting on slab, the proposed planting depth are 1 m for trees, generally 500mm for shrubs. Slopes, drainage cell tayer and drainage outlet will be incorporate for planting areas on slab. Design to be further developed during detail design stage. Three anchro will be incorporated for	Y
Relation is a substrate		Minimum soil standards for plant sizes should be provided in accordance with Table 5	minimum of 9m3 and Medium trees have a minimum of 35m3.	Y	tree plantings, small trees have a minimum of 9m3 and Medium trees have a minimum of 35m3.	Ŷ	requirements for tree plantings, small trees have a minimum of 9m3 and Medium trees have a minimum	Y
	4 P-2	Plant growth is optimised with appropriate selection and maintenance						
Additional parameters plants pageneral methods along should be support and reduct along should be support along sh		drought and wind tolerance     seasonal changes in solar access     modified substrate depths for a diverse range of plants	microclimate conditions, precedent uses in communal space. Soil depth has been considered for planting on slab. Different substrate	Y	maintenance requirement, microclimate conditions, precedent uses in public space. Soil depth has been considered for planting on slab. Different substrate depths will be compliant with AS	¥	maintenance requirement, microclimate conditions, precedent uses in public space. Soil depth has been considered for planting on slab. Different substrate depths will be compliant with AS	Y
Image of the stands of spin of the stands of the s		A landscape maintenance plan is prepared		Y	prepare after detail design develop to	Y	prepare after detail design develop	Y
47-3     Impute the second secon		changing site conditions     soil profile and the planting regime		Y	further developed during detail design	Y	further developed during detail	Y
Building design function opportang to granting on structures. Design studies on spin design for protocing menals.       One not on factoryout data time function.       One not on factoryout data time function.       Protocing data function.       Protocing da	4 P-3							
community metabers     community metabers     community metabers     community with silver lengt properties and proproperties and properties and proproperties and propertie		Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roots, particularly where roots are visible from the public domain • planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade		¥	Premier planting boxes are incorporated on the terrace to be visible from public	¥	4. Premier planting boxes are incorporated on the terrace to be	¥
should be need that as the words big to the Walker       Y       Y       Y       Y         422       Average of y distributes and stage that the should be need that as show words to be the dod partment is is considered as single building owershow is show words the show words to be the dod partment is show words to be the show words to be that the show words to be the dod partment is show words the show words to be the dod partment is show words the show words to be the show words to be that the show words to be the show words to be show words the show words to be show words the show words the show words the show words to be show words the show words to be show words the show	4 Q-1	Universal design features are included in apartment design to promote flexible housing for all						
Adaptable housing should be provided in accordance with the relevant council policy       Adaptable housing is provided at the rate regured.       Y       Y       Y         Design solutions for adaptable agart meshs include:       Is ensure a diversity of choice is provided. All adaptable housing is an odder the regured to layouts.       Y       Y       Y       Y         Design solutions for adaptable agart meshs include:       Is ensure a diversity of choice is provided. All adaptable housing is an odder the regured to layouts.       Y       Y       Y       Y         Initiated is close access to communal and public areas       As with all homes, convenient access to the family level rooftop amenilies is viable with emain iff core accessible from all homes.       Y       Y       Y       Y         4.0-3       Anatiment design incorporates fiteable design incorporates fiteable design incorporates fiteable design solutions which may include:       Apartment design incorporates fiteable	40.2		should be noted that a step free, level access is not possible to the Wakers Street terrace homes due to the flood planning levels. As such the access provision does not apply as the average slope of the ground in this location exceeds 1:14. Never the less, provision has been made for the installation of a platform tilf required by a tenain it the future. This is considered	¥		Ŷ		Y
Image: Inclusion served additions for adaptable apartments include:       Image: Inclusion served additions for adaptable form all homes. convenient access to the family level rootop amenilies is vable is vable and inform all homes.       Image: Inclusion served addition served addition served addition served addition served addition served addition served are defined addition served addition served are defined addition served and served are defined addition served additions may include:       Image: Inclusion ser		Adaptable housing should be provided in accordance with the relevant council policy		Y		Y		Y
Apartment design incorporates flexible design solutions which may include:       Apartment asynch have been considered to maximise functionality, exponsive to orientation and maximise damenity.       Y       Y       Y       Y         4 R-1       Hear additions to assting building space options any include:       Apartment synch with space apartments with include and attracts and maximise damenity.       Y       Y       Y       Y         4 R-1       Hear additions to assting building space options may include:       Image additions to assting building space option and reads in the existing building and enhanced and attracts and attracted in the existing building is space option.       Image additions the existing building is space option.       Image additions the existing building is space option.       Image additions the existing building is space option.       Image addition is addition.       Image addition.	403	convenient access to communal and public areas     high revel of solar access     minimal structural change and residential amenity loss when adapted     larger car parking spaces for accessibility	Levels to ensure a diversity of choice is provided. All adaptable homes are provided with private outdoor space, excellent access to suntight and minimal change required to layouts. As with all homes, convenient access to the family level rooftop amenities is vable via the main it if core accessible from all levels and from all	Ŷ		Y		Y
• norms with multiple functions       diversity in typology, responsive to orientation and maximised amenity.       Y       Y       Y         48.3       • oper plan Tof' style apartments with ony at food kitchen, laundry and bathroom       Image: spant ments       Image: spant ments       Y       Y       Y         48.4       • Design Sulfinon may include:       • oper elements to align with the existing building.       • oper elements to align with the existing building.       • oper elements to align with the existing building.       • oper elements to align with the existing building.       • oper elements to align with the existing building.       • oper elements to align with the existing building.       • oper elements to align with the existing building.       • oper elements to align with the existing building.       • oper other elements to align with the existing building.       • oper other elements to align with the existing building.       • oper other elements to align with the existing building.       • oper other elements to align with the existing building.       • oper other elements to align with the existing building.       • oper other elements the element elements and the element el	e 4-5							
Identify and sense of falce       Image: Control of the sense of the	4 R-1	rooms with multiple functions     · dual master bedroom apartments with separate bathrooms     · larger apartments with various living space options     · open plan "loft" style apartments with only a fixed kitchen, laundry and bathroom		Ŷ		Y		Y
- see elements to align with the existing building     - additions that complement the existing building     - additions that complementary materials, finishes, textures and colours     - use of contemporary and complementary materials, finishes, textures and colours     Additions to here there		identity and sense of place						
Additions to heritage items should be clearly identifiable from the original building N/A N/A		new elements to align with the existing building     additions that complement the existing character, siting, scale, proportion, pattern, form and detailing		N/A		N/A		N/A
				N/A N/A		N/A N/A		N/A N/A

		APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S Part 4 - designing the Building	2, S3 & S4)				
		\$2		S3		S4	
ADG Objective ref.	Item Description	Notes	Proposal Complies	Notes	Proposal Complies	Notes	Proposal Complies
4 R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse						
	Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include:						
	generously sized voids in deeper buildings		N/A		N/A		N/A
	alternative apartment types when orientation is poor						
	using 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: • where there are existing higher ceilings, depths of habitable rooms could increase subject to						
	demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and						
	daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) <ul> <li>alternatives to providing deep soil where less than the minimum requirement is currently available</li> </ul>		N/A		N/A		N/A
	on the site		1071				10/1
	<ul> <li>building and visual separation – subject to demonstrating alternative design approaches to achieving privacy</li> </ul>	3					
	common circulation						
	• car parking						
4 S-1	alternative approaches to private open space and balconies     Mixed use developments are provided in appropriate locations and provide active street frontages that						
	encourage pedestrian movement						
	Mixed use development should be concentrated around public transport and centres Mixed use developments positively contribute to the public domain. Design solutions may include:		N/A		N/A		Y
	development addresses the street						
	active frontages are provided     diverse activities and uses		N/A		N/A		Y
	avoiding blank walls at the ground level						
	live/work apartments on the ground floor level, rather than commercial						
4 S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents						
	Residential circulation areas should be clearly defined. Design solutions may include:			ĺ	ĺ		
	residential entries are separated from commercial entries and directly accessible from the street     commercial service areas are separated from residential components						
	residential car parking and communal facilities are separated or secured		N/A		N/A	Residential and commercial entries are well articulated.	Y
	security at entries and safe pedestrian routes are provided     concealment opportunities are avoided					are well and calacta.	
	- conceament opportainties are avoided						
17.1	Landscaped communal open space should be provided at podium or roof levels		N/A		N/A		Y
4T-1	Awnings are well located and complement and integrate with the building design Awnings should be located along streets with high pedestrian activity and active frontages		N/A		Y		Y
	A number of the following design solutions are used:						
	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		N/A		Y		Y
	<ul> <li>awnings are wrapped around the secondary frontages of corner sites</li> <li>awnings are retractable in areas without an established pattern</li> </ul>						
		Awnings are provided to key building entries and the Walker Street terrace	Y		Y		Y
	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	home entries.	•				•
	infrastructure		N/A		Y		Y
	Gutters and down pipes should be integrated and concealed	All downpipes are concealed	Y		Y		Y
	Lighting under awnings should be provided for pedestrian safety	Lighting is provided to entries associated with awning locations	Y		Y		Y
4 T-2	Signage responds to the context and desired streetscape character						
	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	Location of signage has been considered. Signage design to be finalised in DD stage.	Y	Locations of signage has been considered. Signage design to be	Y	Locations of signage has been considered. Signage design to be	Y
		DD Stalls.		finalised in DD stage.		finalised in DD stage.	
	Legible and discrete way finding should be provided for larger developments		Y		Y		Y
	Signage is limited to being on and below awnings and a single facade sign on the primary street frontage		Y		Y		Y
4 U-1	Development incorporates passive environmental design Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	Apartment orientation has been carefully considered to achieve the best					
	Adequate natural light is provided to nabitable rooms (see 4A Solar and daylight access)	possible solar access to habitable rooms, primary windows and private					
		open space. The communal rooftop park receives excellent solar access	Y		Y		Y
		and is a communal outdoor amenity for the benefit of all residents.					
	Well located, screened outdoor areas should be provided for clothes drying						
		Outdoor clothes drying is provided to all balconies. Where no balcony is	Y		Y		Y
4 U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat	provided extensive communal drying is provided to the level 10 rooftop.					
	transfer in summer						
	A number of the following design solutions are used:	The facade is designed specifically to integrate fixed shading within the		The façade design integrates shading for solar design optimisation		The façade design integrates shading for solar design	
		base structure and to avoid the reliance on addition chading devices proce-		aoran dealgh opunnaduum		optimisation	
	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	base structure and to avoid the reliance on additive shading devices prone to high degrees of maintenance and failure over time.					
	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	to high degrees of maintenance and failure over time.					
	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	to high degrees of maintenance and failure over time. Excellent window to wall ratios are incorporated appropriate to each orientation. Minimum external wall thickness' of 300-350mm has been					
	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     insulated roots, walls and floors and seals on window and door openings	to high degrees of maintenance and failure over time. Excellent window to wall ratios are incorporated appropriate to each orientation. Minimum external wall thickness' of 300-350m has been provided to alow for adequate wall insulation and precast concrete wall	Y		Y		Ŷ
	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     insulated roots, walls and floors and seals on window and door openings	to high degrees of maintenance and failure over time. Excellent window to wall ratios are incorporated appropriate to each orientation. Minimum external wall thickness' of 300-350mm has been	Ŷ		Ŷ		Y
	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     insulated roots, walls and floors and seals on window and door openings	to high degrees of maintenance and failure over time. Excellent window to wall ratios are incorporated appropriate to each orientation. Minimum external wall thickness' of 300-350mm has been provided to allow for adequate wall insulation and precast concrete wall panels. Additional strategies are employed with regard to thermal insulation	Ŷ		Y		Y
	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     insulated roots, walls and floors and seals on window and door openings	to high degrees of maintenance and failure over time. Excellent window to walt ratios are incorporated appropriate to each orientation. Minimum external walt thickness' of 300-350mm has been provided to allow for adequate walt insulation and precast concrete walt panels. Additional strategies are employed with regard to thermal insulation including the minimisation of external spaces over internal spaces and the	Ŷ		Ŷ		Y
	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     insulated roots, walls and floors and seals on window and door openings	to high degrees of maintenance and failure over time. Excellent window to wall ratios are incorporated appropriate to each orientation. Minimum external wall thickness' of 300-350mm has been provided to allow for adequate wall insulation and precast concrete wall panels. Additional strategies are employed with regard to thermal insulation	Ŷ		Ŷ		Y
	the use of smart glass or other technologies on north and west levations     thermal mass in the floors and walls of north facing rooms is maximised     published concrete floors, tiles or timber rather than carpet     insulated roots, walls and floors and seals on window and door openings     overhangs and shading devices such as awnings, blinds and screens	to high degrees of maintenance and failure over time. Excellent window to wall ratios are incorporated appropriate to each orientation. Minimum external wall thickness' of 300-350mm has been provided to allow for adequate wall insulation and precast concrete wall panets. Additional strategies are employed with regard to thermal insulation including the minimisation of external spaces over internal spaces and the excellent thermal performance of the green roof.	Ŷ		Y		Y
	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     insulated roots, walls and floors and seals on window and door openings	to high degrees of maintenance and failure over time. Excellent window to walt ratios are incorporated appropriate to each orientation. Minimum external walt thickness' of 300-350mm has been provided to allow for adequate walt insulation and precast concrete walt panels. Additional strategies are employed with regard to thermal insulation including the minimisation of external spaces over internal spaces and the	Y		Ŷ		Y

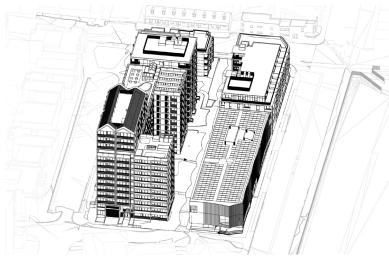
		APARTMENT DESIGN GUIDE SUMMARY OF DESIGN CRITERIA (S	2. \$3 & \$4)				
		PART 4 - DESIGNING THE BUILDING	2,00 0 04)				
		\$2		\$3		\$4	
ADG Objective ref.	Item Description	Notes	Proposal Complies	Notes	Proposal Complies	Notes	Proposal Complies
4 U-3	Adequate natural ventilation minimises the need for mechanical ventilation A number of the following design solutions are used:			Cross ventilation is provided to 65% of		Cross ventilation is provided to 74%	
	rooms with similar usage are grouped together			apartments (65% excluding acoustically		of apartments (71% excluding	
	natural cross ventilation for apartments is optimised     natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common	Adequate natural ventilation is proposed to as many private and communal spaces as possible to avoid a reliance on mechanical systems.		impacted apartments). Compliance is achieved with either method. A plenum		acoustically impacted apartments). Compliance is achieved with either	
	areas and circulation spaces as possible			strategy is also proposed. Refer to relevant sections in the report.		method. A plenum strategy is also proposed. Refer to relevant sections	
		The scheme seeks to exceed minimum ADG requirements by maximising the number of homes achieving natural cross ventilation through 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	Ŷ	retevant sections in the report.	Y	in the report.	Y
		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					
4 V-1	Potable water use is minimised	ventilation in extreme weather events.					
	Water efficient fittings, appliances and wastewater reuse should be incorporated Apartments should be individually metered		Y Y		Y		Y Y
	Rainwater should be collected, stored and reused on site		Ŷ	-	Ŷ		Y
	Drought tolerant, low water use plants should be used within landscaped areas	Drought tolerance and low maintenance requirements have been considered for planting selection.	Y	Drought tolerance and low maintenance requirements have been considered for planting selection.	Y	Drought tolerance and low maintenance requirements have been considered for planting selection.	Y
4 V-2	Urban stormwater is treated on site before being discharged to receiving waters	WSUD in the landscane design include:		WSUD in the landscane design include:			
	Water sensitive urban design systems are designed by a suitably qualified professional	Select drought tolerant plant species.		Select drought tolerant plant species.		WSUD in the landscape design include:	
		Maximise deep soil area for natural water infiltrating. Incorporate swales to assist stormwater mitigation.		Maximise deep soil area for natural water infiltrating.		Select drought tolerant plant species.	
			Y	Incorporate swales to assist stormwater mitigation.	Y	Maximise deep soil area for natural water infiltrating. Incorporate swales to assist	Ŷ
						stormwater mitigation.	
	A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and	Porous paving materials are proposed for the public space. Swales are incorporated in the public space.		Porous paving materials are proposed for the public space.		Porous paving materials are proposed for the public space.	
	irrigation  • porous and open paving materials is maximised	Harvested rainwater will be used for irrigation.	Y	Swales are incorporated in the public space.	Y	Swales are incorporated in the public space.	Y
	<ul> <li>on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits</li> </ul>			Harvested rainwater will be used for irrigation.		Harvested rainwater will be used for irrigation.	
4 V-3	Flood management systems are integrated into site design	Detention tanks located under paved areas.		Detention tanks located under paved		Detention tanks located under	
	Detention tanks should be located under paved areas, driveways or in basement car parks		Ŷ	areas.	Y	paved areas.	Y
	On large sites parks or open spaces are designed to provide temporary on site detention basins	Due the constraint site area and provision of basement carpark, no detention basin is provided in the public space.	Ŷ	Due the constraint site area and provision of basement carpark, no detention basin is provided in the public space.	Y	Due the constraint site area and provision of basement carpark, no detention basin is provided in the public space.	Ŷ
4 W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and						
	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of		Y		Y		Y
	the development or in the basement car park Waste and recycling storage areas should be well ventilated		Y		Y		Y
	Circulation design allows bins to be easily manoeuvred between storage and collection points Temporary storage should be provided for large bulk items such as mattresses		Y Y		Y Y		Y Y
	A waste management plan should be prepared		Y		Ŷ		Y
4 W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size						
	to hold two days worth of waste and recycling Communal waste and recycling rooms are in convenient and accessible locations related to each		Y		Y		Y
	vertical core		Y		Y		Y
	For mixed use developments, residential waste and recycling storage areas and access should be						
	separate and secure from other uses		Y		Y		Y
	separate and secure from other uses Alternative waste disposal methods such as composting should be provided		Y Y				
4 X-1	Atternative waste disposal methods such as composting should be provided Building design defaul provides protection from weathering A number of the following design solutions are used:	Natural materials are proposed for the exterior of the building that are able			Ŷ		Y
4 X-1	Alternative waste disposal methods such as composting should be provided Building design detail provides protection from weathering A number of the following design solutions are used: - voof overhangs to protect walls - voof overhangs to protect walls	to weather and age gracefully over time. Applied finishes that require	Y		Y		Y Y
¥X-1	Atternative waste disposal methods such as composting should be provided Building design detail provides protection from weathering A number of the following design solutions are used: - roof overhangs to protect walls - hoods over windows and doors to protect openings - detailing horizontal edges with drip lines to avoid staining of surfaces				Ŷ		Y
4 X-1	Alternative waste disposal methods such as composting should be provided Exatigned design details provides protection for on wasterland. A number of the following design solutions are used: - roof overhangs to protect valis - hoods over windows and doors to protect openings	to weather and age gracefully over time. Applied finishes that require	Y		Y		Y Y
43-1	Alternative waste disposal methods such as composing should be provided Excluding dissign detail provides protection from weathering. A number of the following design solutions are used: • root overhangs to protect walls • hods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter toox teaching	to weather and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided. Wherever 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	Y	Size of building requires alternative cleaning strategy	Y Y Y	Size of building requires alternative cleaning strategy	Y Y Y
43-2	Alternative waste disposal methods such as composting should be provided Education design detain orders noticed on from weathering. A number of the following design solutions are used: - roof overhangs to protect valis - hods over windwos and doors to protect openings - detailing horizontal edges with drip lines to avoid staining of surfaces - rendhods to eliminate or reduce pather to build horizon - appropriate design and material selection for hostile locations Systems and access enable case of maintenance Window design enables cleaning from the inside of the building	to wather and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided. Wherever 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 ropes. Maintenance fixing points are to embed into the parimeter of the family level garden. Excellent access to the entire building perimeter is available	Y Y Yes, Complies with		Y Y Y	Size of building requires alternative	Y Y Y Yes, Complies wi
4X-1	Alternative waste disposal methods such as composting should be provided Faulding design detain provides protection from weathering. A number of the following design solutions are used: - root overhangs to protect waits - hodos over vindows and doors to protect openings - detailing horizontal edges with drip lines to avoid staining of surfaces - methods to eliminate or reduce planter box leaching - appropriate design and material selection for hostile locations Systems and access enable ease of maintenance Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building	to washter and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided.	Y Y Yes, Complies with Intent	cleaning strategy Size of building requires alternative	Y Y Yes, Complies with Intent Yes, Complies with	Size of building requires alternative	Y Y Yes, Complies wi Intent
1X-1	Alternative waste disposal methods such as composing should be provided Ebuliand edision edits provides protection from weathering. A number of the following design solutions are used: - root overhangs to protect walls - hods over windwas and doors to protect openings - detailing horizontal edges with drip lines to avoid staining of surfaces - enthods to eliminate or reduce planter toox teaching - appropriate design and material selection for hostile locations Systems and access enable asse of maintenance Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade	to weather and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided. Wherever 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 ropes. Maintenance fluing points are to embed into the perimeter of the family level garden. Excellent access to the entire building primeter is available from this level without the need to traverse through private indoor or outdoor space.	Y Y Yes, Complies with Intent Y	cleaning strategy Size of building requires alternative	Y Y Yes, Compiles with Intent Yes, Compiles with	Size of building requires alternative	Y Y Yes, Complies wi Intent
43.2	Alternative waste disposal methods such as composing should be provided Definition disards metal provides provided from from Weathing a Anumber of the following design solutions are used: - roof overhangs to protect waits - hods over windows and doors to protect opening's - detailing horizontal edges with drip lines to avoid staining of surfaces - endrous the stains are rowides planter too kaching - appropriate design and material selection for hostile locations Systems and access enable ease of mannetance Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Gentraled and material services and storage should be provided for communal open space areas	to washter and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided. Wherever 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 ropes. Maintenance fixing points are to embed into the perimeter of the family tevel graden. Excellent access to the entire building perimeter is available from this level whout the need to traverse through privite indoor or outdoor space. From time to time the exterior of the building will need to be accessed for cleaning and maintenance by ropes. Operable and movable elements are avoided. All sun shading elements are fixed. Internal blinds are proposed to be manual.	Y Y Yes, Complies with Intent Y Y Y	cleaning strategy Size of building requires alternative	Y Yes, Complies with Intent Yes, Complies with Intent Y Y	Size of building requires alternative	Y Yes, Complies wi Intent Yes, Complies wi Intent Y
4 X-2	Alternative waste disposal methods such as composing should be provided Building disards methods of such as composing should be provided Building disards methods such as composing should be provided Anumber of the following design solutions are used: - roof overhangs to protect waits - hods over windows and doors to protect opening's - detailing horizontal edges with drip lines to avoid staining of surfaces - entrods to be similate or endue pather to to kaching - appropriate design and material selection for hostile locations Systems and access enable ease of maintenance Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Guiter and the solution provided for communal open space areas within the building	to wather and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided. Wherever 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 ropes. Maintenance fixing points are to embed into the parimeter of the family tevel garden. Excellent access to the interibuilding genemieter is available from this level without the need to traverse through private indoor or outdoor space. From time to time the exterior of the building will need to be accessed for cleaning and maintenance by ropes. Depratbe and moveable elements are avoided. All sun shading elements are fixed. Internal blinds are proposed to be manual.	Y Y Yes, Comples with Intent Y Y	cleaning strategy Size of building requires alternative	Y Y Yes, Complies with Intent Yes, Complies with Intent	Size of building requires alternative	Y Y Yes, Complies wi Intent
4X-1	Alternative waste disposal methods such as composing should be provided Exclusion design obtained solutions from weathering. A number of the following design solutions are used: - root overhangs to protect waits - root overhangs to protect waits - detailing horizontal edges with drip lines to avoid staining of surfaces - exponentiate or edges with drip lines to avoid staining of surfaces - appropriate design and material selection from tweathering Systems and access enable asse of maintenance Window design enables cleaning from the inside of the building form, tori and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Centralised maintenance, services and storage should be provided for communal open space areas within the building	to wather and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided. Wherever 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 ropes. Maintenance fixing points are to embed into the parimeter of the family tevel garden. Excellent access to the neitre building perimeter is available from this level without the need to traverse through private indoor or outdoor space. From time to time the exterior of the building will need to be accessed for cleaning and maintenance by ropes. Operable and movable elements are avoided. All sun shading elements are fixed. Internal blinds are proposed to be manual. Centralised storage and mainenance systems are proposed for the family tevel to ensure the successful use of this space for multiple needs and functions.	Y Yes, Comples with Intent Y Y Y	cleaning strategy Size of building requires alternative cleaning strategy	Y Yes, Complies with Intent Yes, Complies with Intent Y Y	Size of building requires alternative Cleaning strategy	Y Y Yes, Compiles wi Intent Y Y Y
4 X-2	Internative waste disposal methods such as composing should be provided Exclusion design obtained solutions from weathing, A number of the following design solutions are used: - root overhangs to protect waits - root overhangs to protect waits - obdo sover wholewas and does to protect opening - obdo sover wholewas and does to protect opening - experimentator ender patient box leaching - appropriate design and material selection for hostile locations - opportate design and material selection for hostile locations - opportate design and material selection for hostile locations - opportate design and material selection for hostile locations - opportate design and material selection for hostile locations - opportate design and material selection for hostile locations - opportate design and material selection for hostile locations - opportate design and material selection for hostile locations - opportate design and material selection for hostile locations - opportate design and material selection for hostile locations - opportate design and material selection for maintenance - opportate design and material selection for hostile locations - opportate design and material selection for maintenance - opportate design and material selection for maintenance - opportate design and material selection for maintenance access - Manually operated systems such as blinds, sunshades and curtains are used in preference to - mechanical systems - Centralised mathematice, services and storage should be provided for communal open space areas - Material selection reduces ongoing maintenance costs - A number of the following design solutions are used: - sensors to control attificial lighting in common circulation and spaces - other other of the following design solutions are used: - sensors to control attificial lighting in common circulation and spaces - other other other other sets - other other other other othe	to waither and age gracelully over time. Applied finishes that require regular on-going maintenance are to be avoided. Wherever 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 ropes. Maintenance fixing points are to embed into the parimeter of the family tevel garden. Excellent access to the neithe building perimeter is available from this level without the need to traverse through private indoor or outdoor space. From time to time the exterior of the building will need to be accessed for cleaning and maintenance by ropes. Operable and movable elements are avoided. All sun shading elements are fixed. Internal blinds are proposed to be manual. Centralised storage and mainenance systems are proposed for the family tevel to ensure the successful use of this space for multiple needs and functions. A number of elements are proposed to ensure the building achieves a high fevel of design integrity whilst minimising or going maintenance. An	Y Yes, Comples with Intent Y Y Y	cleaning strategy Size of building requires alternative cleaning strategy Preference has been given for natural materials. Applied paint finishes have	Y Yes, Complies with Intent Yes, Complies with Intent Y Y	Size of building requires alternative cleaning strategy Preference has been given for natural materials. Applied paint	Y Yes, Complies wi Intent Yes, Complies wi Intent Y
4 X-2	Alternative waste disposal methods such as composting should be provided Exclusion deviage deviage acceleration wastering. A number of the following design solutions are used: - roof overhangs to protect valis - hods over windwos and doors to protect openings - detailing horizontal edges with drip lines to avoid staining of surfaces - appropriate design and material selection for hostile locations Systems and access enable access of maintenance Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Constraited maintenance, services and storage should be provided for communal open space areas within the building Faterial selection fuelces ongoing maintenance costs A number of the following design solutions are used:	to wather and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided.	Y Yes, Comples with Intent Y Y Y	cleaning strategy Size of building requires alternative cleaning strategy Preference has been given for natural	Y Yes, Complies with Intent Yes, Complies with Intent Y Y	Size of building requires alternative cleaning strategy Preference has been given for	Y Yes, Complies wi Intent Yes, Complies wi Intent Y
4 X-2	Alternative waste disposal methods such as composing should be provided Exclanated disposal methods such as composing should be provided Exclanated and an exclanated and an exclanated and an exclanated and and an exclanated and and and and and and and and and an	to wather and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided. Wherever 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 ropes. Maintenance thing points are to embed into the parimeter of the family treet gaden. Excellent access to the neithe building generiter is available from this tower without the need to traverse through private indoor or outdoor space. From time to time the exterior of the building will need to be accessed for cleaning and maintenance by ropes. Operable and moveable elements are avoided. All sun shading elements are fixed. Internal blinds are proposed to be manual. Centralised storage and mainenance systems are proposed for the family trevel to ensure the successful use of this space for multiple needs and functions. A number of elements are proposed to ensure the building achieves a high fuel of edsign integrity whist minimising on-going maintenance. An efficient and singuing elements perform multiple needs columns, fracede panels and gizang infilt is proposed. The facade is designed to make individual building elements perform multiple needs. Receast for the successful use of this space for multiple needs is designed to make individual building elements perform multiple needs. Receast for the successful use of the space formultiple needs is designed to make individual building elements perform multiple needs. Receast for the successful use of the space formultiple needs is designed to make individual building elements perform multiple needs. Receast for the successful use of the space formultiple needs. Receast for the successful use perform multiple needs. Receast for the successful use of the space formultiple needs. Receast for the successful use of the space formultiple needs. Receast for the successful use of the space formultiple needs. Receast for the successful use of the space f	Y Yes, Comples with Intent Y Y Y	cleaning strategy Size of building requires alternative cleaning strategy Preference has been given for natural materials. Applied paint finishes have	Y Yes, Complies with Intent Yes, Complies with Intent Y Y	Size of building requires alternative cleaning strategy Preference has been given for natural materials. Applied paint	Y Y Yes, Compiles wi Intent Y Y Y
4 X-2	Alternative waste disposal methods such as composing should be provided Excluded dissign desk provides protection from weathing, Anomber of the following deskip solutions are used: - roof overhangs to protect waits - hods over wholewas and does to protect openings - detailing horizontal edges with drip lines to avoid staining of surfaces - endrots over winnake or reduce planter toox leaching - appropriate design and material selection for hostile locations Cystems and access enable asso of mantenance Window design enables cleaning from the inside of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems - Contrailsed mathemance, services and storage should be provided for communal open space areas within the building - Material selection reduces ongoing maintenance costs A number of the following design solutions are used: - assistor is contraintenance, access - and and access - and a substance solution and spaces - anatorial attrates the add mathemance costs - A number of the following design solutions are used: - assistor is control attration tighting in common circulation and spaces - anatural materials that weather well and improve with time such as face brickwork - assisty cleaned sufficience - and a sufficience - anatural and improve with time such as face brickwork - assisty cleaned sufficience - anatural and mathematice and and prove with time such as face brickwork - assisty cleaned artifices taging and the addition and spaces - anatural materials that weather well and improve with time such as face brickwork - assisty cleaned artifices taging and the addition and spaces - anatural materials that weather well and improve with time such as face brickwork - assisty cleaned artifices that are additioned and spaces - anatural materials that weather well and improve with time such as face brickwork - asasty cleaned arthrees the sufficiences -	to wather and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided.	Y Yes, Comples with Intent Y Y Y	cleaning strategy Size of building requires alternative cleaning strategy Preference has been given for natural materials. Applied paint finishes have	Y Yes, Complies with Intent Yes, Complies with Intent Y Y	Size of building requires alternative cleaning strategy Preference has been given for natural materials. Applied paint	Y Yes, Complies wi Intent Yes, Complies wi Intent Y
4 X-2	Alternative waste disposal methods such as composing should be provided Exclanated disposal methods such as composing should be provided Exclanated and an exclanated and an exclanated and an exclanated and and an exclanated and and and and and and and and and an	to washer and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided.	Y Yes, Complies with Intent Y Y Y Y Y Y Y Y Y Y Y Y	cleaning strategy Size of building requires alternative cleaning strategy Preference has been given for natural materials. Applied paint finishes have	Y Yes, Compiles with Intent Yes, Compiles with Intent Y Y Y	Size of building requires alternative cleaning strategy Preference has been given for natural materials. Applied paint	Y Yes, Complies w intent Yes, Complies w Y Y Y
4 X-2	Alternative waste disposal methods such as composing should be provided Exclanated disposal methods such as composing should be provided Exclanated and an exclanated and an exclanated and an exclanated and and an exclanated and and and and and and and and and an	to wather and age gracefully over time. Applied finishes that require regular on-going maintenance are to be avoided.	Y Yes, Complies with Intent Y Y Y Y Y Y Y Y Y Y Y Y	cleaning strategy Size of building requires alternative cleaning strategy Preference has been given for natural materials. Applied paint finishes have	Y Yes, Compiles with Intent Yes, Compiles with Intent Y Y Y	Size of building requires alternative cleaning strategy Preference has been given for natural materials. Applied paint	Y Yes, Complies w Intent Yes, Complies w Intent Y Y

# Appendix 02

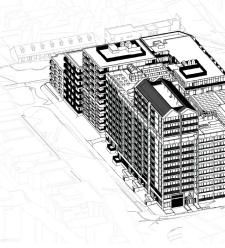
#### SHADOW DIAGRAMS VIEWS FROM THE SUN



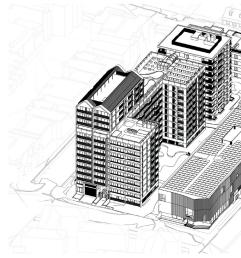
9AM WINTER SOLSTICE



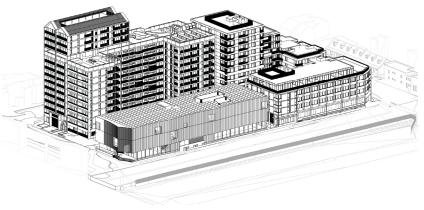
12PM WINTER SOLSTICE



**10AM WINTER SOLSTICE** 



**1PM WINTER SOLSTICE** 



**3PM WINTER SOLSTICE** 



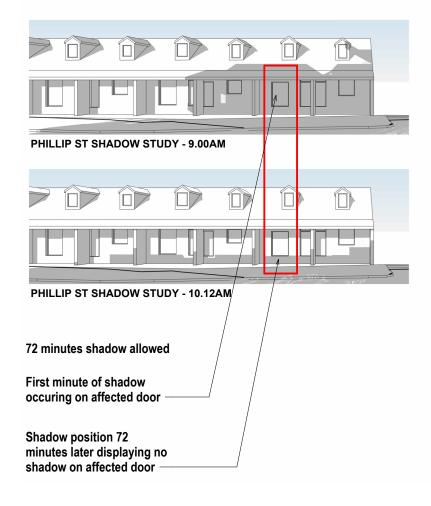
2PM WINTER SOLSTICE

#### SHADOW DIAGRAMS - REDFERN PARK & PHILLIP STREET



SUN STUDY - REDFERN PARK - 9AM WINTER SOLSTICE





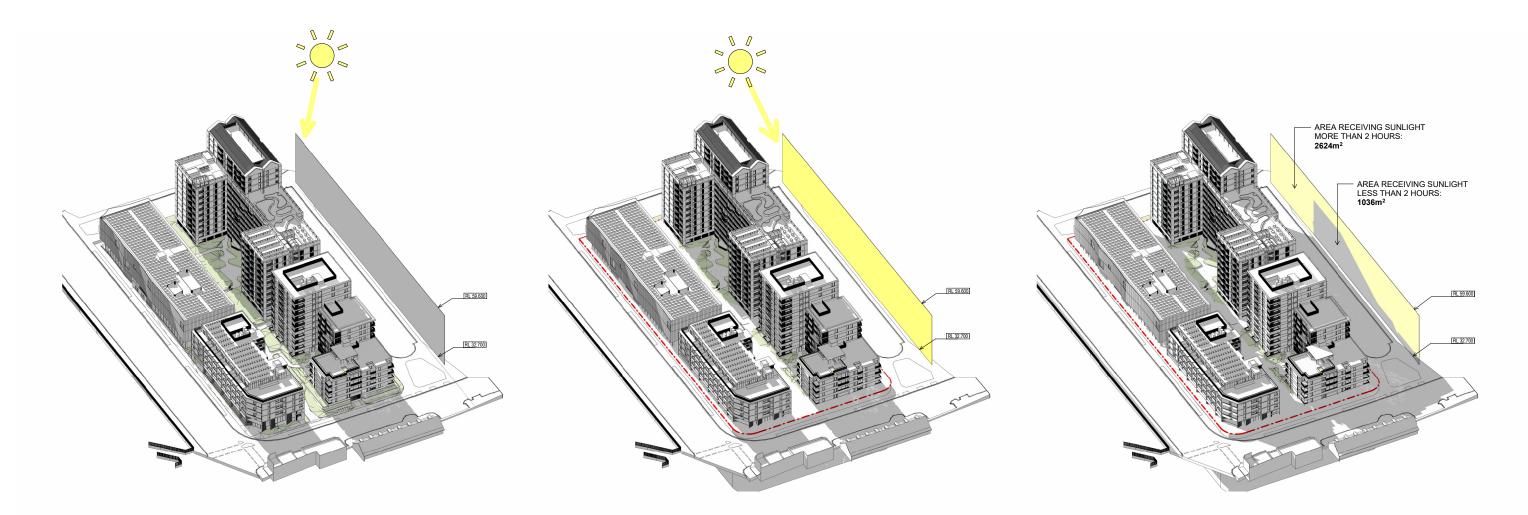
# Appendix 02

#### SHADOW DIAGRAMS - WALKER 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.



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

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

AREA RECIEVING SUN

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.

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

LESS THAN 2 HOURS OF SUNLIGHT 1036m<sup>2</sup>

MORE THAN 2 HOURS OF SUNLIGHT

2624m<sup>2</sup>

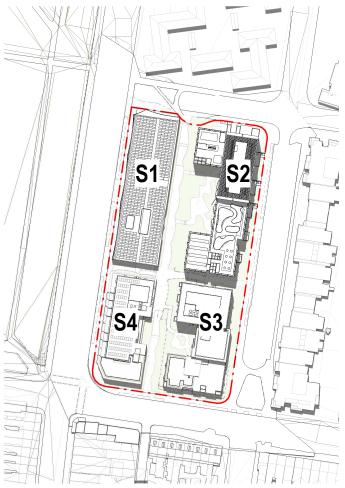
PERCENTAGE WITH 2-HOUR SUNLIGHT 71.7%

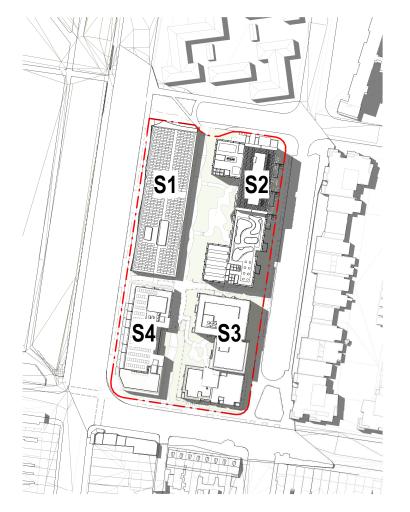
SHADOW DIAGRAMS - SUMMER SOLSTICE

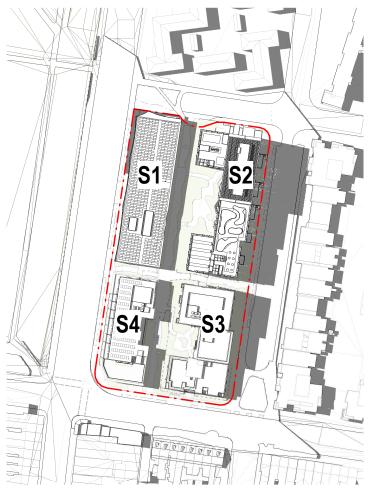


Existing site structure shadow over boundary

### **Appendix 02** SHADOW DIAGRAMS - SUMMER SOLSTICE



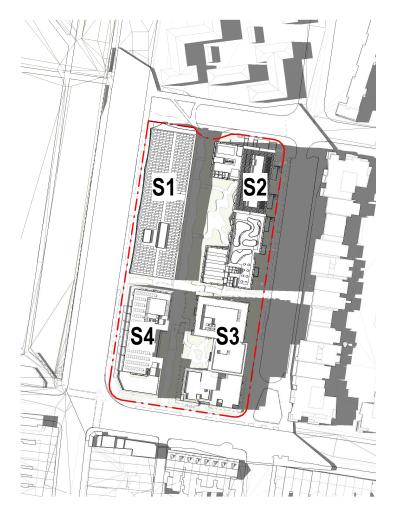




12 PM

1 PM

2 PM



3 PM

### Appendix 02 SHADOW DIAGRAMS WINTER SOLSTICE

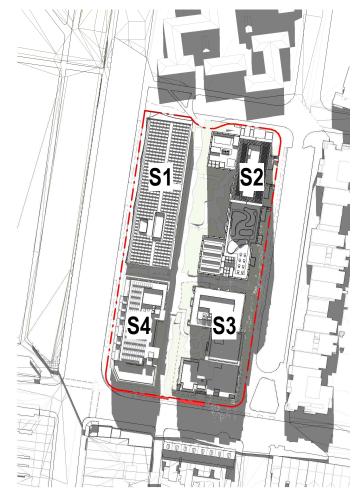


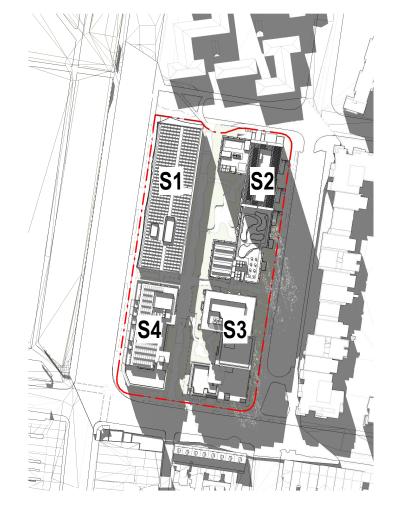
9 AM

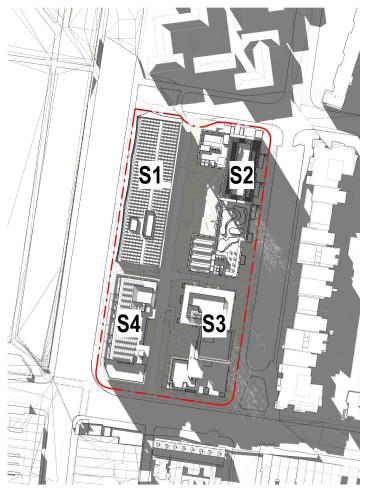
10 AM

11 AM

### **Appendix 02** SHADOW DIAGRAMS WINTER SOLSTICE



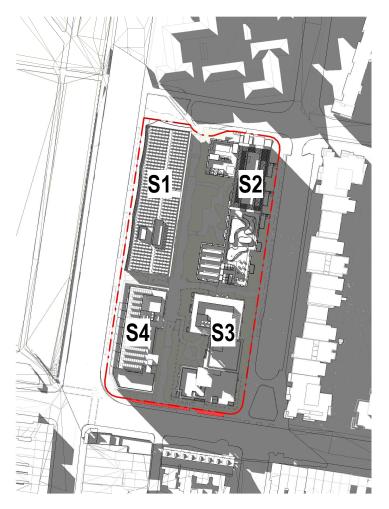




12 PM

1 PM

2 PM



3 PM

#### **Appendix 02** Shadow diagrams equinox



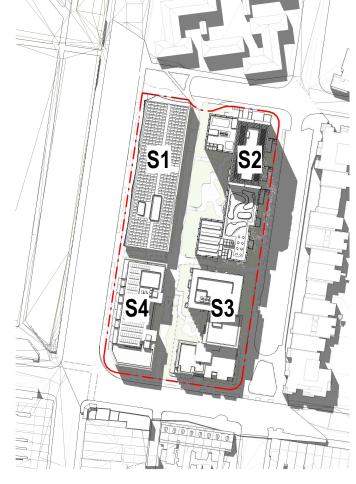
9 AM

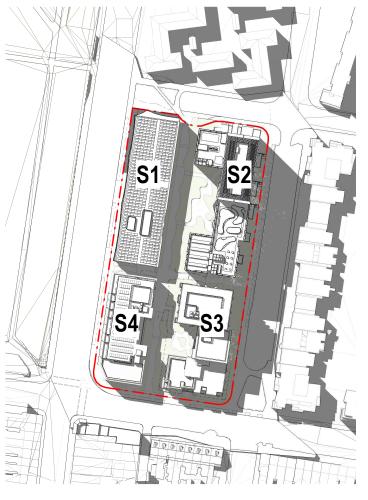
10 AM

11 AM

### **Appendix 02** Shadow diagrams equinox

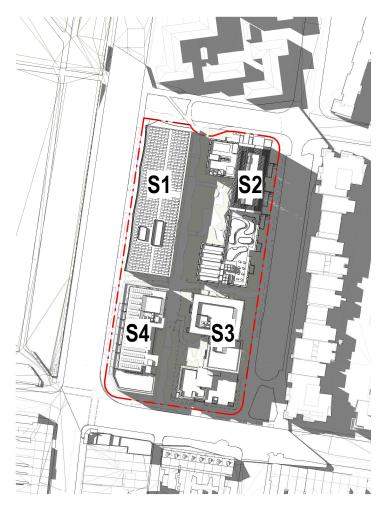






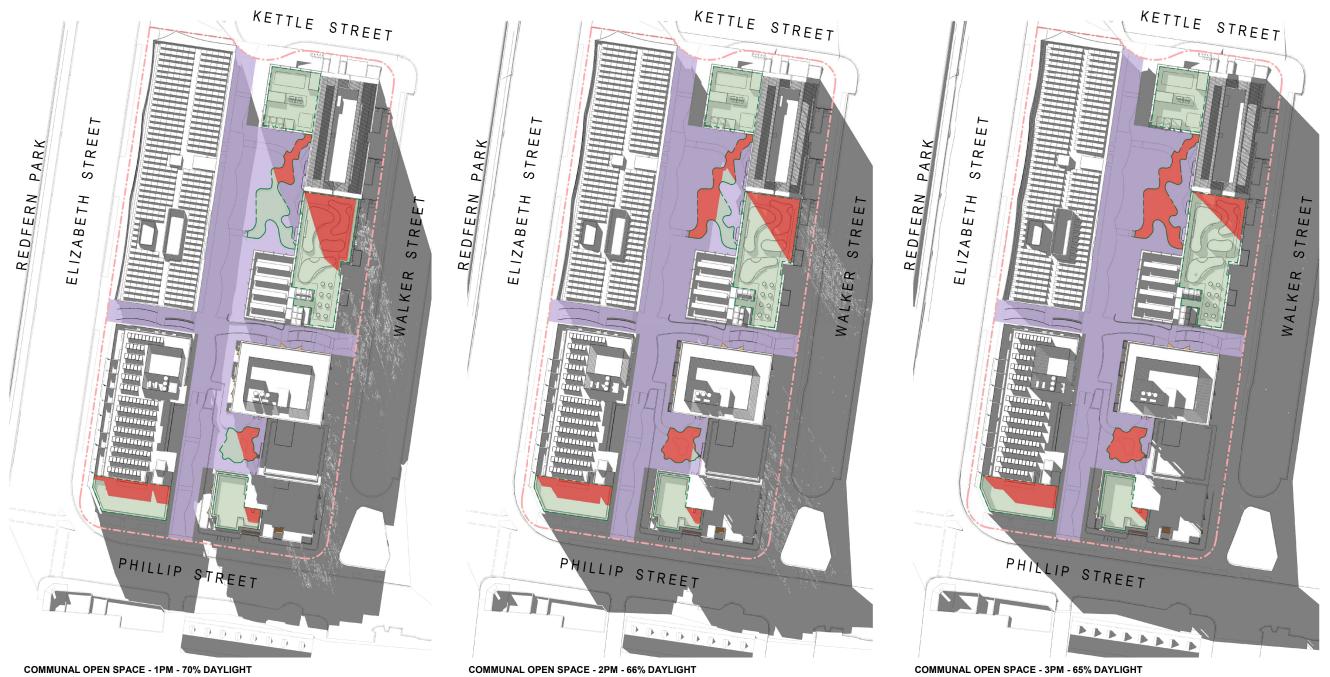
1 PM

2 PM



3 PM

#### Appendix 02 SHADOW DIAGRAMS COMMUNAL OPEN SPACE



COMMUNAL OPEN SPACE - 1PM - 70% DAYLIGHT

#### COMMUNAL OPEN SPACE



EQUITABLE PRINICIPAL C.O.S ACCESS PRINCIPAL C.O.S IN GROUND COURTYARDS: 276m<sup>2</sup>

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

# Appendix 03

**YIELD TABLE** 

#### Site Summary

26495 Max. Floor Space Area(GFA\*)

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		•	•

#### **YIELD TABLE**

#### S1 Mix / Yield Summary

		Apartments Areas							Summary		
	Target NSA	35	50	65	70	85	95				
Duilding											
Building	Level	S	1B	1BA	2B	2BA	3B	Total Units			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

	eld Summary								0				
		Apartments Areas	1	1					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	1		
S2	LEVEL 1	2	5	0	7	0	1	15	0	1159	J		
S2	LEVEL 2	2	5	0	10	0	1	18	0	1369	3		
S2	LEVEL 3	2	5	0	10	0	1	18	0	1369	3		
S2	LEVEL 4	2	5	0	10	0	1	18	0	1369	J		
S2	LEVEL 5	2	5	0	10	0	1	18	0	1369	J		
S2	LEVEL 6	2	5	0	10	0	1	18	0	1369	J		
S2	LEVEL 7	2	5	0	10	0	1	18	0	1369	J		
S2	LEVEL 8	2	5	0	10	0	1	18	0	1369	J		
S2	LEVEL 9	2	5	0	10	0	1	18	0	1369	J		
S2	LEVEL 10	0	0	0	0	0	0	0	0	131	1		
S2	LEVEL 11	1	5	0	1	0	0	7	0	427	7		
S2	LEVEL 12	1	5	0	1	0	0	7	0	427	7		
S2	LEVEL 13	1	5	0	1	0	0	7	0	427	7		
S2	Total	27	67	0	93	0	10	197	0	14557	7		
	Mix	14%	34%	0%	47%	0%	5%		•	•	-		

# Appendix 03 VIELD 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%		-	-	-

#### 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%				

GFA	(all)/	GB	A	
73%				

NSA/GFA(all)	
88%	

NSA/GBA
64%

#### commercial gfa+residential

GFA (all)/GBA	
74%	
74%	

NSA/GFA(all)	
88%	

**NSA/GBA** 65%

GFA (all)/GBA	
72%	

NSA/GFA(all)	
92%	

NSA/GBA	
66%	

S2 Unit Sche	dule	E.G. S2.G01		E.G. S2.2B.01	Areas	_			Compliance	LHA	
		Apt.			Internal		Storage	Storage	Storage		
Building	Level	No.	Mix Type	Apt. Type	Area	Balcony Area	(In unit incl. robe)	(Basement)	(TOTAL)	Crossvent	2 hours sol
62	GROUND	G01	2 BED 1 BATH	2B_03	86	21	8.4	0	8	YES	YES
S2	GROUND	G02	1 BED 1 BATH	1B_09	73 51	31 17	6.3	0	6	NO	YES
<u>2</u>	GROUND	G03	1 BED 1 BATH	1B_08 1B 04a	51	17	6.3	0	6	NO	YES
52 52	GROUND	G04 G05	1 BED 1 BATH 1 BED 1 BATH	1B_04a 1B_03	71	9	6.0	5	б б	YES NO	YES NO
52 52	GROUND	G05 G06	STUDIO	ST_06a	38	12	6.3 2.1	0	0	NO	NO
52	GROUND	G06 G07		1B_05	52	8	3.6	3	7	YES	NO
52 52	GROUND	G07 G08	1 BED 1 BATH	1B_05 1B_01	52	8	3.0	3	6		
			1 BED 1 BATH	-		-		-	-	YES	NO
S2	GROUND	G09	1 BED 1 BATH	1B_02	52	0	6.1	0	6	NO	NO
S2	GROUND	G10	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	NO
S2	GROUND	G11	STUDIO	ST_01	30	0	2.3	2	4	NO	NO
S2	GROUND	G12	STUDIO	ST_01	30	0	2.3	2	4	NO	NO
S2	GROUND	G13	STUDIO	ST_02	34	0	2.3	2	4	NO	NO
S2	GROUND	G14	STUDIO	ST_01	30	0	2.3	2	4	NO	NO
S2	GROUND	G15	3 BED 1 BATH	3B_01	95	11	10.3	0	10	YES	NO
S2	GROUND	G16	2 BED 1 BATH	2B_02	74	12	8.0	0	8	YES	YES
S2	GROUND	G17	STUDIO	ST_03	40	7	2.0	2	4	NO	YES
S2	LEVEL 1	101	STUDIO	ST_01	30	0	2.3	2	4	NO	NO
S2	LEVEL 1	102	1 BED 1 BATH	1B_04b	56	0	6.0	0	6	YES	YES
S2	LEVEL 1	103	2 BED 1 BATH	2B_04	79	0	8.0	0	8	YES	YES
52 52	LEVEL 1	104	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 1	105	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 1	106	2 BED 1 BATH	2B_00	79	0	8.0	0	8	YES	YES
52 52	LEVEL 1	100	1 BED 1 BATH	1B_03	75	9	6.3	0	8	NO	NO
52	LEVEL 1	107	STUDIO	ST_06b	38	9	2.1	2	4	NO	NO
52 52	LEVEL 1 LEVEL 1	108	1 BED 1 BATH	1B_05	38 56	9		2	7	YES	
				_		0	3.6	3	1		NO
52	LEVEL 1	110	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	YES
32	LEVEL 1	111	1 BED 1 BATH	1B_02	52	0	6.1	0	6	NO	YES
32	LEVEL 1	112	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	YES
S2	LEVEL 1	113	3 BED 1 BATH	3B_01	95	11	10.3	0	10	YES	NO
52	LEVEL 1	114	2 BED 1 BATH	2B_02	74	12	8.0	0	8	YES	YES
32	LEVEL 1	115	1 BED 1 BATH	1B_06	54	8	6.1	0	6	NO	YES
S2	LEVEL 2	201	STUDIO	ST_04	35	6	2.1	2	4	NO	YES
S2	LEVEL 2	202	2 BED 1 BATH	2B_06	71	13	4.1	4	8	YES	YES
52	LEVEL 2	203	1 BED 1 BATH	1B_07	59	7	6.1	0	6	NO	YES
52	LEVEL 2	204	2 BED 1 BATH	2B_04	79	0	8.0	0	8	YES	YES
S2	LEVEL 2	205	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 2	206	2 BED 1 BATH	2B_04	79	0	8.0	0	8	YES	YES
52	LEVEL 2	207	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 2	208	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 2	209	2 BED 1 BATH	2B_03 2B_04	79	0	8.0	0	8	YES	YES
52	LEVEL 2	209	1 BED 1 BATH	1B_03	75	9	6.3	0	8	NO	NO
	LEVEL 2		STUDIO	ST_06b	38	9		2	4		
S2		211		_		0	2.1	-	4	NO	NO
S2	LEVEL 2	212	1 BED 1 BATH	1B_05	52	8	3.6	3	/	YES	NO
S2	LEVEL 2	213	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	YES
S2	LEVEL 2	214	1 BED 1 BATH	1B_02	52	0	6.1	0	6	NO	YES
S2	LEVEL 2	215	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	YES
S2	LEVEL 2	216	3 BED 1 BATH	3B_01	95	11	10.3	0	10	YES	YES
52	LEVEL 2	217	2 BED 1 BATH	2B_02	74	12	8.0	0	8	YES	YES
52	LEVEL 2	218	1 BED 1 BATH	1B_06	54	8	6.1	0	6	NO	YES
S2	LEVEL 3	301	STUDIO	ST_04	35	6	2.1	2	4	NO	YES
S2	LEVEL 3	302	2 BED 1 BATH	2B_06	71	13	4.1	4	8	YES	YES
S2	LEVEL 3	303	1 BED 1 BATH	1B_07	59	7	6.1	0	6	NO	YES
S2	LEVEL 3	304	2 BED 1 BATH	2B_04	79	0	8.0	0	8	YES	YES
52	LEVEL 3	305	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 3	306	2 BED 1 BATH	2B_04	79	0	8.0	0	8	YES	YES
52	LEVEL 3	307	2 BED 1 BATH	2B_04 2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 3	308	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 3	308	2 BED 1 BATH	2B_05 2B_04	79	0	8.0	4	8	YES	YES
52 52					79	9	6.3	0	-		
	LEVEL 3	310	1 BED 1 BATH	1B_03		-		•	6	NO	NO
52	LEVEL 3	311	STUDIO	ST_06b	38	0	2.1	2	4	NO	NO
32	LEVEL 3	312	1 BED 1 BATH	1B_05	52	8	3.6	3	7	YES	NO
32	LEVEL 3	313	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	YES
52	LEVEL 3	314	1 BED 1 BATH	1B_02	52	0	6.1	0	6	NO	YES
52	LEVEL 3	315	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	YES
52	LEVEL 3	316	3 BED 1 BATH	3B_01	95	11	10.3	0	10	YES	YES
52	LEVEL 3	317	2 BED 1 BATH	2B_02	74	12	8.0	0	8	YES	YES
52	LEVEL 3	318	1 BED 1 BATH	1B_06	54	8	6.1	0	6	NO	YES
52	LEVEL 4	401	STUDIO	ST_04	35	6	2.1	2	4	NO	YES
62	LEVEL 4	402	2 BED 1 BATH	2B_06	71	13	4.1	4	8	YES	YES
52	LEVEL 4	403	1 BED 1 BATH	1B_07	59	7	6.1	0	6	NO	YES
52	LEVEL 4	404	2 BED 1 BATH	2B_04	79	0	8.0	0	8	YES	YES
62	LEVEL 4	405	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 4	406	2 BED 1 BATH	2B_04	79	0	8.0	0	8	YES	YES
52	LEVEL 4	407	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 4	408	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52 52	LEVEL 4	408	2 BED 1 BATH	2B_03 2B_04	79	0	8.0	4 0	8	YES	YES
52 52						9		-			
	LEVEL 4	410	1 BED 1 BATH	1B_03	71	3	6.3	0	6	NO	NO
52	LEVEL 4	411	STUDIO	ST_06b	38	U	2.1	2	4	NO	NO
52	LEVEL 4	412	1 BED 1 BATH	1B_05	52	8	3.6	3	7	YES	NO
52	LEVEL 4	413	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	YES
62	LEVEL 4	414	1 BED 1 BATH	1B_02	52	0	6.1	0	6	NO	YES
62	LEVEL 4	415	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	YES
	LEVEL 4	416	3 BED 1 BATH	3B_01	95	11	10.3	0	10	YES	YES
52		417	2 BED 1 BATH	2B_02	74	12	8.0	0	8	YES	YES
	LEVEL A		- 000 1 0AIII		p •			1 <sup></sup>	× ·		
52	LEVEL 4		1 BED 1 BATH	1B 06	54	8	6.1	0	6	NO	VES
52 52	LEVEL 4	418	1 BED 1 BATH	1B_06	54	8	6.1	0	6	NO	YES
52 52 52 52 52 52 52			1 BED 1 BATH STUDIO 2 BED 1 BATH	1B_06 ST_04 2B_06	54 35 71	8 6 13	6.1 2.1 4.1	0 2 4	6 4 8	NO NO YES	YES YES YES

S2 S2 S2 S2 S2 S2 S2 S2 S2 S2 S2 S2	LEVEL 5 LEVEL 5	Apt. No. 504	Міх Туре	a	Internal		Storage	Storage	Storage		
52 52 52 52 52 52 52 52 52 52 52 52 52	LEVEL 5 LEVEL 5				Area	Balcony Area	(In unit incl. robe)	(Basement)	(TOTAL)	Crossvent	2 hours sola
52 52 52 52 52 52 52 52 52 52 52	LEVEL 5		2 BED 1 BATH	Apt. Type 2B_04	79	0	8.0	0	8	YES	YES
2 2 2 2 2 2 2 2 2 2 2 2 2		505	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
2 2 2 2 2 2 2	LEVEL 5	506	2 BED 1 BATH	2B_04	79	0	8.0	0	8	YES	YES
32 32 32	LEVEL 5	507	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52 52	LEVEL 5	508	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
52	LEVEL 5	509	2 BED 1 BATH	2B_04	79	0	8.0	0	8	YES	YES
	LEVEL 5	510	1 BED 1 BATH	1B_03	71	9	6.3	0	6	NO	NO
20	LEVEL 5	511	STUDIO	ST_06b	38	0	2.1	2	4	NO	NO
	LEVEL 5	512	1 BED 1 BATH	1B_05	52	8	3.6	3	7	YES	NO
	LEVEL 5	513	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	YES
	LEVEL 5	514	1 BED 1 BATH	1B_02	52	0	6.1	0	6	NO	YES
	LEVEL 5	515	2 BED 1 BATH	2B_01	71	8	4.0	4	8	YES	YES
	LEVEL 5	516	3 BED 1 BATH	3B_01	95	11	10.3	0	10	YES	YES
	LEVEL 5	517	2 BED 1 BATH	2B_02	74	12	8.0	0	8	YES	YES
	LEVEL 5	518	1 BED 1 BATH	1B_06	54	8	6.1	0	6	NO	YES
	LEVEL 6	601	STUDIO	ST_04	35	-	2.1	2	4	NO	YES
	LEVEL 6	602	2 BED 1 BATH	2B_06	71 59	13	4.1	4	8	YES	YES
	LEVEL 6 LEVEL 6	603 604	1 BED 1 BATH 2 BED 1 BATH	1B_07 2B_04	59 79	0	6.1 8.0	0	6 8	NO YES	YES
	LEVEL 6	605	2 BED 1 BATH	2B_04 2B_05	80	0	6.3	4	o 10	YES	YES
	LEVEL 6	606	2 BED 1 BATH	2B_03 2B_04	79	0		-			
	LEVEL 6	606	2 BED 1 BATH	2B_04 2B_05	79 80	0	8.0 6.3	0 4	8	YES YES	YES
	LEVEL 6	607	2 BED 1 BATH 2 BED 1 BATH	2B_05 2B_05	80 80	0	6.3	4	10	YES	YES
	LEVEL 6	608	2 BED 1 BATH	2B_05 2B_04	79	0	8.0	4	8	YES	YES
	LEVEL 6	610	1 BED 1 BATH	2B_04 1B_03	79	9	6.3	0	8	NO	NO
	LEVEL 6	610 611	STUDIO	IB_03 ST_06b	38	9	6.3 2.1	2	4	NO	NO
	LEVEL 6	611	1 BED 1 BATH	1B 05	38 52	8	3.6	3	7	YES	NO
	LEVEL 6	612	2 BED 1 BATH	1B_05 2B_01	52 71	8	3.6 4.0	3	8	YES	YES
	LEVEL 6	613 614			71 52	8	4.0 6.1	4 0	8	YES NO	YES
	LEVEL 6	614 615	1 BED 1 BATH 2 BED 1 BATH	1B_02 2B_01	52 71	8	6.1 4.0	0 4	6 8	YES	YES
	LEVEL 6	615 616	3 BED 1 BATH	2B_01 3B_01	71 95	8		4 0	-	YES	YES
		616	2 BED 1 BATH	3B_01 2B_02	95 74	11	10.3	0	10 8		
	LEVEL 6		2 BED 1 BATH 1 BED 1 BATH	-			8.0	0	0	YES	YES
	LEVEL 6 LEVEL 7	618 701	1 BED 1 BATH STUDIO	1B_06 ST_04	54 35	8	6.1	0	6	NO	YES
	LEVEL 7	701 702		ST_04 2B_06	35 71	6 13	2.1	4	8	NO	YES
			2 BED 1 BATH			13	4.1	4	-	YES	YES
	LEVEL 7	703	1 BED 1 BATH	1B_07	59	/	6.1	0	6	NO	YES
	LEVEL 7	704	2 BED 1 BATH	2B_04	79	0	8.0	0	8	YES	YES
	LEVEL 7	705	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
	LEVEL 7	706	2 BED 1 BATH	2B_04	79	-	8.0	0	8	YES	YES
	LEVEL 7	707	2 BED 1 BATH	2B_05	80	0	6.3	4	10	YES	YES
	LEVEL 7	708	2 BED 1 BATH	2B_05	80	5	6.3	4	10	YES	YES
	LEVEL 7	709 710	2 BED 1 BATH	2B_04	79	0 9	8.0	0	8	YES	YES
	LEVEL 7	-	1 BED 1 BATH	1B_03	71	9	6.3	0 2	6	NO	NO
	LEVEL 7	711	STUDIO 1 BED 1 BATH	ST_06b	38	0	2.1	2	4	NO	NO
	LEVEL 7 LEVEL 7	712	2 BED 1 BATH	1B_05	52 71	8	3.6	3	/	YES	NO
	LEVEL 7	713 714	1 BED 1 BATH	2B_01	52	0	4.0 6.1	4 0	8	YES NO	YES
	LEVEL 7	714	2 BED 1 BATH	1B_02 2B_01	52 71	8	4.0	4	8	YES	YES
	LEVEL 7	715	3 BED 1 BATH	3B_01	95	8 11		4	o 10	YES	
	LEVEL 7	716		2B_02	95 74	12	10.3	0			YES
		717	2 BED 1 BATH	1B 06	54	8	8.0 6.1	0	8	YES	YES
	LEVEL 7 LEVEL 8	801	1 BED 1 BATH STUDIO	IB_06 ST_04	35	8		2	6	NO NO	YES
		802	2 BED 1 BATH	2B_06			2.1		4		
	LEVEL 8				71	13 7	4.1	4	8	YES	YES
	LEVEL 8	803	1 BED 1 BATH	1B_07	59 79	0	6.1	0	6	NO	YES
	LEVEL 8	804 805	2 BED 1 BATH 2 BED 1 BATH	2B_04 2B_05	79 80	0	8.0	0 4	8	YES	
	LEVEL 8				80 79	0	6.3		10 °	YES	YES
	LEVEL 8	806	2 BED 1 BATH	2B_04		0	8.0	0	8	YES YES	YES
		807	2 BED 1 BATH	2B_05	80	-	6.3	4	10		
	LEVEL 8	808	2 BED 1 BATH	2B_05	80 79	0	6.3	4	10	YES	YES
	LEVEL 8	809	2 BED 1 BATH	2B_04		0 9	8.0	0	8	YES	YES
	LEVEL 8	810	1 BED 1 BATH STUDIO	1B_03	71 38	9	6.3	0	6	NO	NO NO
	LEVEL 8 LEVEL 8	811 812	1 BED 1 BATH	ST_06b 1B_05	38 52	8	2.1 3.6	2 3	4	NO YES	YES
	LEVEL 8	812 813	2 BED 1 BATH	1B_05 2B_01	52 71	8		3	0		
	LEVEL 8	813 814	2 BED 1 BATH 1 BED 1 BATH	2B_01 1B_02	71 52	8	4.0 6.1	4 0	8	YES NO	YES
		814 815	2 BED 1 BATH	1B_02 2B_01	52 71	8	4.0	4	8	YES	YES
	LEVEL 8 LEVEL 8	815 816	2 BED 1 BATH 3 BED 1 BATH	2B_01 3B_01	71 95	8		4 0		YES	YES
	LEVEL 8	816	2 BED 1 BATH	3B_01 2B_02	95 74	11	10.3		10 °		
					74 54	12	8.0 6.1	0 0	8	YES NO	YES
	LEVEL 8 LEVEL 9	818 901	1 BED 1 BATH STUDIO	1B_06 ST_04	54 35	8		2	6	NU	YES
	LEVEL 9	901 902	2 BED 1 BATH	2B_06	35 71	13	2.1	2 4	8	+	YES
	LEVEL 9	902 903	1 BED 1 BATH	2B_06 1B_07	59	7	4.1	4 0	-	+	
			1 BED 1 BATH 2 BED 1 BATH		59 79	0	6.1	0	6 8	+	YES YES
	LEVEL 9 LEVEL 9	904 905		2B_04 2B_05	79 80	0	8.0	0 4		+	YES
	LEVEL 9	905 906	2 BED 1 BATH 2 BED 1 BATH	2B_05 2B_04	80 79	0	6.3	4 0	10 °	+	
	LEVEL 9	906 907	2 BED 1 BATH	2B_04 2B_05	79 80	0	8.0 6.3	0 4	8 10	+	YES YES
						0				+	
	LEVEL 9	908	2 BED 1 BATH	2B_05	80	0	6.3	4	10	+	YES
	LEVEL 9	909	2 BED 1 BATH	2B_04	79	0	8.0	0	8	+	YES
	LEVEL 9	910	1 BED 1 BATH	1B_03	71	9	6.3	0	6	+	YES
	LEVEL 9	911	STUDIO	ST_06b	38	0	2.1	2	4	+	YES
	LEVEL 9	912	1 BED 1 BATH	1B_05	52	8	3.6	3	7	+	YES
	LEVEL 9	913	2 BED 1 BATH	2B_01	71	8	4.0	4	8	+	YES
	LEVEL 9	914	1 BED 1 BATH	1B_02	52	0	6.1	0	6	+	YES
	LEVEL 9	915	2 BED 1 BATH	2B_01	71	8	4.0	4	8	+	YES
	LEVEL 9	916	3 BED 1 BATH	3B_01	95 74	11	10.3	0	10	+	YES
	LEVEL 9	917	2 BED 1 BATH	2B_02		12	8.0	0	8	+	YES
	LEVEL 9	918	1 BED 1 BATH	1B_06	54	8	6.1	0	6	+	YES
52	LEVEL 11 LEVEL 11	1101 1102	2 BED 1 BATH 1 BED 1 BATH	2B_06 1B_10	71 50	13 4	4.1 6.1	4 0	8		YES YES

S2	LEVEL 11	1103	1 BED 1 BATH 1B	11	50	7	6.1	0	6	- /		YES
S2	LEVEL 11	1103	1 BED 1 BATH 1B_		56	10	6.0	0	6			YES
					50			3	-			
S2	LEVEL 11	1105	1 BED 1 BATH 1B_		-	10	3.3	0	6			YES
S2	LEVEL 11	1106	1 BED 1 BATH 1B_		50	0	5.9	3	g			YES
S2	LEVEL 11	1107	STUDIO ST_	05	44	8	2.3	2	4			YES
S2	LEVEL 12	1201	2 BED 1 BATH 2B_	06	71	13	4.1	4	8			YES
S2	LEVEL 12	1202	1 BED 1 BATH 1B_	10	50	4	6.1	0	6	;		YES
S2	LEVEL 12	1203	1 BED 1 BATH 1B_	11	50	7	6.1	0	6			YES
S2	LEVEL 12	1204	1 BED 1 BATH 1B_	12	56	10	6.0	0	6	i		YES
S2	LEVEL 12	1205	1 BED 1 BATH 1B_		51	10	3.3	3	6			YES
S2	LEVEL 12	1206	1 BED 1 BATH 1B		50	0	5.9	3	g			YES
					44	-		0				
S2	LEVEL 12	1207				8	2.3	2	4			YES
S2	LEVEL 13	1301	2 BED 1 BATH 2B_		71	13	4.1	4	8			YES
S2	LEVEL 13	1302	1 BED 1 BATH 1B_		50	4	6.1	0	6			YES
S2	LEVEL 13	1303	1 BED 1 BATH 1B_	11	50	7	6.1	0	6			YES
S2	LEVEL 13	1304	1 BED 1 BATH 1B_	12	56	10	6.0	0	6	;		YES
S2	LEVEL 13	1305	1 BED 1 BATH 1B_	13	51	10	3.3	3	6			YES
S2	LEVEL 13	1306	1 BED 1 BATH 1B_	14	50	0	5.9	3	g	)		YES
S2	LEVEL 13	1307	STUDIO ST_		44	8	2.3	2	4			YES
	Total	197			12802	-		100			101	161
3 Unit Sch	hedule	E.G. S3.G01	-	E.G. \$3.2B.0	11 Areas	_	[Starray	1	1		Compliance	
uilding	Level	Apt No.	Міх Туре	Apt Type	Internal Area	Balcony Area	Storage (In unit incl. robe)	Storage (Basement)	Storage (TOTAL)	Storage Requirement	Crossvent	2 hrs solar
3	GROUND	G01	2 BED 1 BATH	2B.01	70.8	10.3	5.3	4	9	8	YES	NO
3	GROUND	G02	2 BED 1 BATH	2B.02	76.1	10	8.0	0	8	8	YES	NO
3	GROUND	G03	1 BED 1 BATH	1B.05	53.9	9	3.2	3	6	6	NO	NO
3	GROUND	G04	2 BED 1 BATH	2B.03	77.6	11.4	8.2	0	8	8	YES	YES
3	GROUND	G05	1 BED 1 BATH	1B.02	64.9	8.1	6.5	0	6	6	NO	YES
3	GROUND	G06	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	GROUND	G07	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	GROUND	G08	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	GROUND	G09	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	YES
3	GROUND	G10	1 BED 1 BATH	1B.03	61.6	9.2	6.4	0	6	6	NO	YES
3	GROUND	G11	1 BED 1 BATH	1B.04	52.4	8.9	4.1	3	7	6	NO	YES
3	GROUND	G12 G13	2 BED 1 BATH (ADP) 2 BED 1 BATH (ADP)	2BA.02 2BA.01	77.1 78.1	9.8 11.5	4.2 8.8	4	8	8	YES	YES NO
3	GROUND	G13 G14	STUDIO	S.01	35.9	8.1	4.2	0	4	4	NO	NO
3	GROUND	G14 G15	1 BED 1 BATH	1B.06	63.5	12.7	3.5	3	7	6	YES	NO
3	LEVEL 1	101	2 BED 1 BATH	2B.01	74.7	10.2	8.5	0	8	8	YES	NO
3	LEVEL 1	102	2 BED 1 BATH	2B.02	76.1	10.2	8.2	0	8	8	YES	NO
3	LEVEL 1	103	STUDIO	S.02	35.9	5.4	3.3	2	5	4	NO	NO
3	LEVEL 1	104	1 BED 1 BATH	1B.05	53.9	9	3.4	3	6	6	NO	NO
3	LEVEL 1	105	2 BED 1 BATH	2B.03	77.5	11.4	8.2	0	8	8	YES	YES
3	LEVEL 1	106	1 BED 1 BATH	1B.02	64.9	8.1	6.5	0	6	6	NO	YES
3	LEVEL 1	107	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	LEVEL 1	108	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	LEVEL 1	109	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	LEVEL 1	110	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	YES
3	LEVEL 1	111	1 BED 1 BATH	1B.03	61.6	9.2	6.4	0	6	6	NO	YES
3	LEVEL 1	112	1 BED 1 BATH	1B.04	52.4	8.9	4.1	3	7	6	NO	YES
3	LEVEL 1	113	2 BED 1 BATH (ADP)	2BA.02	77.1	9.7	4.2	4	8	8	YES	YES
3	LEVEL 1	114	2 BED 1 BATH (ADP)	2BA.01	77.7	9.8	8.8	0	9	8	YES	YES
3	LEVEL 1	115	STUDIO	S.01	35.9	3.3	4.2	0	4	4	NO	NO
3	LEVEL 1	116	2 BED 1 BATH	2B.04	74.5	10	4.6	4	9	8	YES	YES
3	LEVEL 2	201	2 BED 1 BATH	2B.01	74.7	10.2	8.5	0	8	8	YES	YES
3	LEVEL 2 LEVEL 2	202	2 BED 1 BATH STUDIO	2B.02 S.02	76.1	10.4	8.2	0	8	8	YES	NO
3	LEVEL 2	203 204	1 BED 1 BATH	1B.05	35.9 53.9	5.4 9	3.3 3.4	3	5	6	NO	NO NO
3	LEVEL 2	204	2 BED 1 BATH	2B.03	77.5	11.4	8.2	0	6 8	8	YES	YES
3	LEVEL 2	205	1 BED 1 BATH	1B.02	64.9	8.1	6.5	0	6	6	NO	YES
3	LEVEL 2	207	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	LEVEL 2	208	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	LEVEL 2	209	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	LEVEL 2	210	1 BED 1 BATH	1B.01	52.5	8.6	3.9	3	7	6	YES	YES
3	LEVEL 2	210	1 BED 1 BATH	1B.03	61.6	9.2	6.4	0	6	6	NO	YES
3	LEVEL 2	212	1 BED 1 BATH	1B.04	52.4	8.9	4.1	3	7	6	NO	YES
3	LEVEL 2	213	2 BED 1 BATH (ADP)	2BA.02	77.1	9.7	4.2	4	8	8	YES	YES
3	LEVEL 2	214	2 BED 1 BATH (ADP)	2BA.01	77.7	9.8	8.8	0	9	8	YES	YES
3	LEVEL 2	215	STUDIO	S.01	35.9	3.3	4.2	0	4	4	NO	YES
3	LEVEL 2	216	2 BED 1 BATH	2B.04	74.5	10	4.6	4	9	8	YES	YES
3	LEVEL 3	301	2 BED 1 BATH	2B.01	74.7	10.2	8.5	0	8	8	YES	YES
3	LEVEL 3	302	2 BED 1 BATH	2B.02	76.1	10.4	8.2	0	8	8	YES	YES
3	LEVEL 3	303	STUDIO	S.02	35.9	5.4	3.3	2	5	4	NO	NO
3	LEVEL 3	304	1 BED 1 BATH 2 BED 1 BATH	1B.05	53.9	9	3.4	3	6	6	NO	NO
3	LEVEL 3 LEVEL 3	305 306	1 BED 1 BATH	2B.03 1B.02	77.5 64.9	11.4 8.1	8.2 6.5	0	8	8	YES	YES
3	LEVEL 3	306	1 BED 1 BATH	1B.02 1B.01	64.9 52.5	8.1	6.5 3.9	0	6 7	6	YES	NO
3	LEVEL 3	307	1 BED 1 BATH	1B.01 1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	LEVEL 3	309	1 BED 1 BATH	1B.01 1B.01	52.5	8.6	3.9	3	7	6	YES	NO
3	LEVEL 3	310	1 BED 1 BATH	1B.01 1B.01	52.5	8.6	3.9	3	7	6	YES	YES
3	LEVEL 3	311	1 BED 1 BATH	1B.03	61.6	9.2	6.4	0	6	6	NO	YES
3	LEVEL 3	312	1 BED 1 BATH	1B.04	52.4	8.9	4.1	3	7	6	NO	YES
3	LEVEL 3	313	2 BED 1 BATH (ADP)	2BA.02	77.1	9.7	4.2	4	8	8	YES	YES
3	LEVEL 3	314	2 BED 1 BATH (ADP)	2BA.01	77.7	9.8	8.8	0	9	8	YES	YES
3	LEVEL 3	315	STUDIO	S.01	35.9	3.3	4.2	0	4	4	NO	YES
3	LEVEL 3	316	2 BED 1 BATH	2B.04	74.5	10	4.6	4	9	8	YES	YES
3	LEVEL 4	401	3 BED 1 BATH	3B.01	95.3	11.6	5.5	5	10	10	YES	YES
3	LEVEL 4	402	2 BED 1 BATH	2BA.03	69.3	9.4	10.2	0	10	8	YES	NO
3	LEVEL 4	403	1 BED 1 BATH	1B.01	52.5	9.3	3.9	3	7	6	YES	YES
3	LEVEL 4	404	1 BED 1 BATH	1B.03	61.6	9.2	6.4	0	6	6	NO	YES
3	LEVEL 4	405	1 BED 1 BATH	1B.04	52.4	8.9	4.1	3	7	6	NO	YES
3	LEVEL 4	406	2 BED 1 BATH (ADP)	2BA.02	77.1	9.7	4.2	4	8	8	YES	YES
3	LEVEL 4	407	2 BED 1 BATH (ADP)	2BA.01	77.7	9.8	8.8	0	9	8	YES	YES
-	LEVEL 4	408	STUDIO	S.01	35.9	3.3	4.2	0	4	4	NO	YES
3		409	2 BED 1 BATH	2B.04	74.5	10	4.6	4	9	8	YES	YES
3 3	LEVEL 4											
3 3 3	LEVEL 5	501	3 BED 1 BATH	3B.01	95.3	11.6	5.5	5	10	10	YES	YES
3 3				3B.01 2BA.03 1B.01	95.3 69.3 52.5	11.6 9.4 9.3	5.5 10.2 3.9	5 0 3	10 10 7	10 8 6	YES YES YES	YES NO YES

Internal Storage Storage Storage (In unit incl. robe) (Basement) (TOTAL) (

S2 Unit Schedule E.G. S2.G01

Building

Apt.

S3 Unit So	chedule	E.G. S3.G01		E.G. \$3.2B.01	1 Areas						Compliance	
Building	Level	Apt No.	Міх Туре	Apt Type	Internal Area	Balcony Area	Storage (In unit incl. robe)	Storage (Basement)	Storage (TOTAL)	Storage Requirement	Crossvent	2 hrs solar
S3	LEVEL 5	505	1 BED 1 BATH	1B.04	52.4	8.9	4.1	3	7	6	NO	YES
S3	LEVEL 5	506	2 BED 1 BATH (ADP)	2BA.02	77.1	9.7	4.2	4	8	8	YES	YES
S3	LEVEL 5	507	2 BED 1 BATH (ADP)	2BA.01	77.7	9.8	8.8	0	9	8	YES	YES
53	LEVEL 5	508	STUDIO	S.01	35.9	3.3	4.2	0	4	4	NO	YES
S3	LEVEL 5	509	2 BED 1 BATH	2B.04	74.5	10	4.6	4	9	8	YES	YES
53	LEVEL 6	601	3 BED 1 BATH	3B.01	95.3	11.6	5.5	5	10	10	YES	YES
53	LEVEL 6	602	2 BED 1 BATH	2BA.03	69.3	9.4	10.2	0	10	8	YES	NO
S3	LEVEL 6	603	1 BED 1 BATH	1B.01	52.5	9.3	3.9	3	7	6	YES	YES
S3	LEVEL 6	604	1 BED 1 BATH	1B.03	61.6	9.2	6.4	0	6	6	NO	YES
S3	LEVEL 6	605	1 BED 1 BATH	1B.04	52.4	8.9	4.1	3	7	6	NO	YES
S3	LEVEL 6	606	2 BED 1 BATH (ADP)	2BA.02	77.1	9.7	4.2	4	8	8	YES	YES
S3	LEVEL 6	607	2 BED 1 BATH (ADP)	2BA.01	77.7	9.8	8.8	0	9	8	YES	YES
S3	LEVEL 6	608	STUDIO	S.01	35.9	3.3	4.2	0	4	4	NO	YES
S3	LEVEL 6	609	2 BED 1 BATH	2B.04	74.5	10	4.6	4	9	8	YES	YES
S3	LEVEL 7	701	1 BED 1 BATH	1B.03	61.6	9.2	6.4	0	6	6	YES	YES
S3	LEVEL 7	702	1 BED 1 BATH	1B.04	52.4	8.9	4.1	3	7	6	NO	YES
S3	LEVEL 7	703	2 BED 1 BATH (ADP)	2BA.02	77.1	9.7	4.2	4	8	8	YES	YES
S3	LEVEL 7	704	2 BED 1 BATH (ADP)	2BA.01	77.7	9.8	8.8	0	9	8	YES	YES
S3	LEVEL 7	705	STUDIO	S.01	35.9	3.3	4.2	0	4	4	NO	YES
S3	LEVEL 7	706	2 BED 1 BATH	2B.04	74.5	10	4.6	4	9	8	YES	YES
S3	LEVEL 8	801	1 BED 1 BATH	1B.03	61.6	9.2	6.4	0	6	6	YES	YES
S3	LEVEL 8	802	1 BED 1 BATH	1B.04	52.4	8.9	4.1	3	7	6	NO	YES
53	LEVEL 8	803	2 BED 1 BATH (ADP)	2BA.02	77.1	9.7	4.2	4	8	8	YES	YES
S3	LEVEL 8	804	2 BED 1 BATH (ADP)	2BA.01	77.7	9.8	8.8	0	9	8	YES	YES
53	LEVEL 8	805	STUDIO	S.01	35.9	3.3	4.2	0	4	4	NO	YES
S3	LEVEL 8	806	2 BED 1 BATH	2B.04	74.5	10	4.6	4	9	8	YES	YES
S3	LEVEL 9	901	1 BED 1 BATH	1B.03	61.6	9.2	6.4	0	6	6		YES
S3	LEVEL 9	902	1 BED 1 BATH	1B.04	52.4	8.9	4.1	3	7	6		YES
S3	LEVEL 9	903	2 BED 1 BATH (ADP)	2BA.02	77.1	9.7	4.2	4	8	8		YES
S3	LEVEL 9	904	2 BED 1 BATH (ADP)	2BA.01	77.7	9.8	8.8	0	9	8		YES
S3	LEVEL 9	905	STUDIO	S.01	35.9	3.3	4.2	0	4	4		YES
S3	LEVEL 9	906	2 BED 1 BATH	2B.04	74.5	10	4.6	4	9	8		YES
	Total	108			2113.1			. 60	)		66	77

		S4 Unit Schedule E.G. S3.G01									Compliance		
Building	Level	Apartment Number	Mix Type	Apartment Type	Intornal Aroa	Balcony Area	Storage (In unit incl. robe)	Storage (Basement)	Storage (TOTAL)	Crossvent	2 hrs solar		
S4	LEVEL 1	101	2 BED 1 BATH	2B.01	69.5	9.9	4.4			YES	NO		
54 S4	LEVEL 1	102	1 BED 1 BATH (ADP)	1BA.01	58	8	3.2	2	6	NO	NO		
54 S4	LEVEL 1	102	2 BED 1 BATH	2B.02	78.2	14.9	8.5	0	9	YES	YES		
54 S4	LEVEL 1	100	STUDIO	S.03	39.4	7.7	2.3	2	4	NO	NO		
54 S4	LEVEL 1	105	1 BED 1 BATH	1B.01	52.8	7.9	4.3	2	7	YES	YES		
54 S4	LEVEL 1	106	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
54 S4	LEVEL 1	107	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
54 S4	LEVEL 1	108	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
34 S4	LEVEL 1	100	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
54 S4	LEVEL 1	110	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
54 S4	LEVEL 1 LEVEL 1	111	STUDIO	S.01	41.1	7.9 6.7		3	/	NO	NO		
		112		2BA.01	88	6.7 9.8	3.4	2	5 9	YES	YES		
S4	LEVEL 1	113	2 BED 1 BATH (ADP)	1BA.01	58.2	9.8 8.4	8.7	0	9	NO	NO		
S4	LEVEL 1	113	1 BED 1 BATH (ADP)	2B.01	58.2 69.7	-	3.2	3	6	YES	NO		
S4	LEVEL 1	201	2 BED 1 BATH	2B.01 2B.01	69.7 69.5	9.8	4.4	4	8	YES	NO		
S4	LEVEL 2		2 BED 1 BATH			9.9 8	4.4	4	8				
S4	LEVEL 2	202 203	1 BED 1 BATH (ADP)	1BA.01 2B.02	58 78.2	0	3.2	3	6	NO YES	NO YES		
S4	LEVEL 2		2 BED 1 BATH		78.2 39.4	14.9	8.5	0	9	NO	NO		
S4	LEVEL 2	204	STUDIO	S.03		7.7	2.3	2	4				
S4	LEVEL 2	205	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 2	206	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 2	207	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 2	208	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 2	209	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 2	210	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 2	211	STUDIO	S.01	41.1	6.7	3.4	2	5	NO	NO		
S4	LEVEL 2	212	2 BED 1 BATH (ADP)	2BA.01	88	9.8	8.7	0	9	YES	YES		
S4	LEVEL 2	213	1 BED 1 BATH (ADP)	1BA.01	58.2	8.4	3.2	3	6	NO	NO		
S4	LEVEL 2	214	2 BED 1 BATH	2B.01	69.7	9.8	4.4	4	8	YES	NO		
S4	LEVEL 3	301	2 BED 1 BATH	2B.01	69.5	9.9	4.4	4	8	YES	NO		
S4	LEVEL 3	302	1 BED 1 BATH (ADP)	1BA.01	58	8	3.2	3	6	NO	NO		
S4	LEVEL 3	303	2 BED 1 BATH	2B.02	78.2	14.9	8.5	0	9	YES	YES		
S4	LEVEL 3	304	STUDIO	S.03	39.4	7.7	2.3	2	4	NO	YES		
S4	LEVEL 3	305	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 3	306	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 3	307	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 3	308	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 3	309	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 3	310	1 BED 1 BATH	1B.01	52.8	7.9	4.3	3	7	YES	YES		
S4	LEVEL 3	311	STUDIO	S.01	41.1	6.7	3.4	2	5	NO	YES		
S4	LEVEL 3	312	2 BED 1 BATH (ADP)	2BA.01	88	9.8	8.7	0	9	YES	YES		
S4	LEVEL 3	313	1 BED 1 BATH (ADP)	1BA.01	58.2	8.4	3.2	3	6	NO	YES		
S4	LEVEL 3	314	2 BED 1 BATH	2B.01	69.7	9.8	4.4	4	8	YES	YES		
S4	LEVEL 4	401	3 BED 2 BATH	3B.01	98.7	21.3	10.7	0	11	YES	YES		
S4	LEVEL 4	402	2 BED 1 BATH (ADP)	2BA.02	79.3	11	4.6	4	9	YES	YES		
S4	LEVEL 4	403	2 BED 1 BATH	2B.03	72.1	22.4	4.6	4	9	YES	YES		
S4	LEVEL 4	404	1 BED 1 BATH	1B.02	49.7	10.9	3.1	3	6	YES	YES		
S4	LEVEL 4	405	1 BED 1 BATH	1B.02	49.7	10.9	3.1	3	6	YES	YES		
S4	LEVEL 4	406	STUDIO	S.02	36.3	9.9	2.3	2	4	NO	YES		
S4	LEVEL 4	407	3 BED 2 BATH	3B.02	91.7	37.3	10.0	0	10	YES	YES		
S4	LEVEL 4	408	3 BED 2 BATH	3B.03	90.6	16	5.7	5	11	YES	YES		
	Total	50		•		•	•	42		3	7		

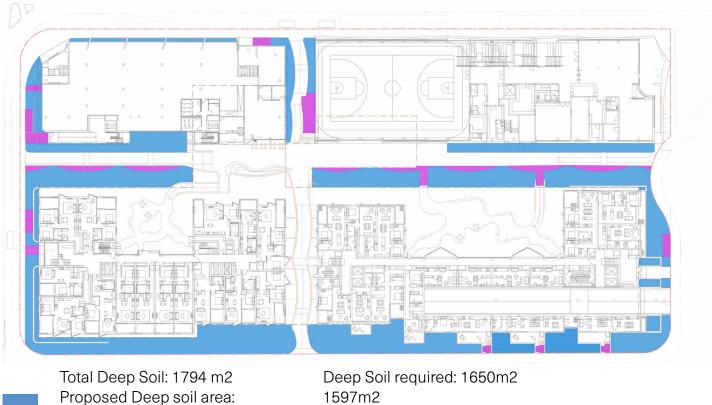
### Appendix 04 DIAGRAMS DEMONSTRATING DESIGN GUIDE CONSISTENCY

#### URBAN TREE CANOPY



Proposed Canopy area: 1961 m2 (18% of Site area)

DEEP SOIL



Proposed Deep soil area: Proposed Permeable pavement: 1597m2 197 m2

### Appendix 04 DIAGRAMS DEMONSTRATING DESIGN GUIDE CONSISTENCY

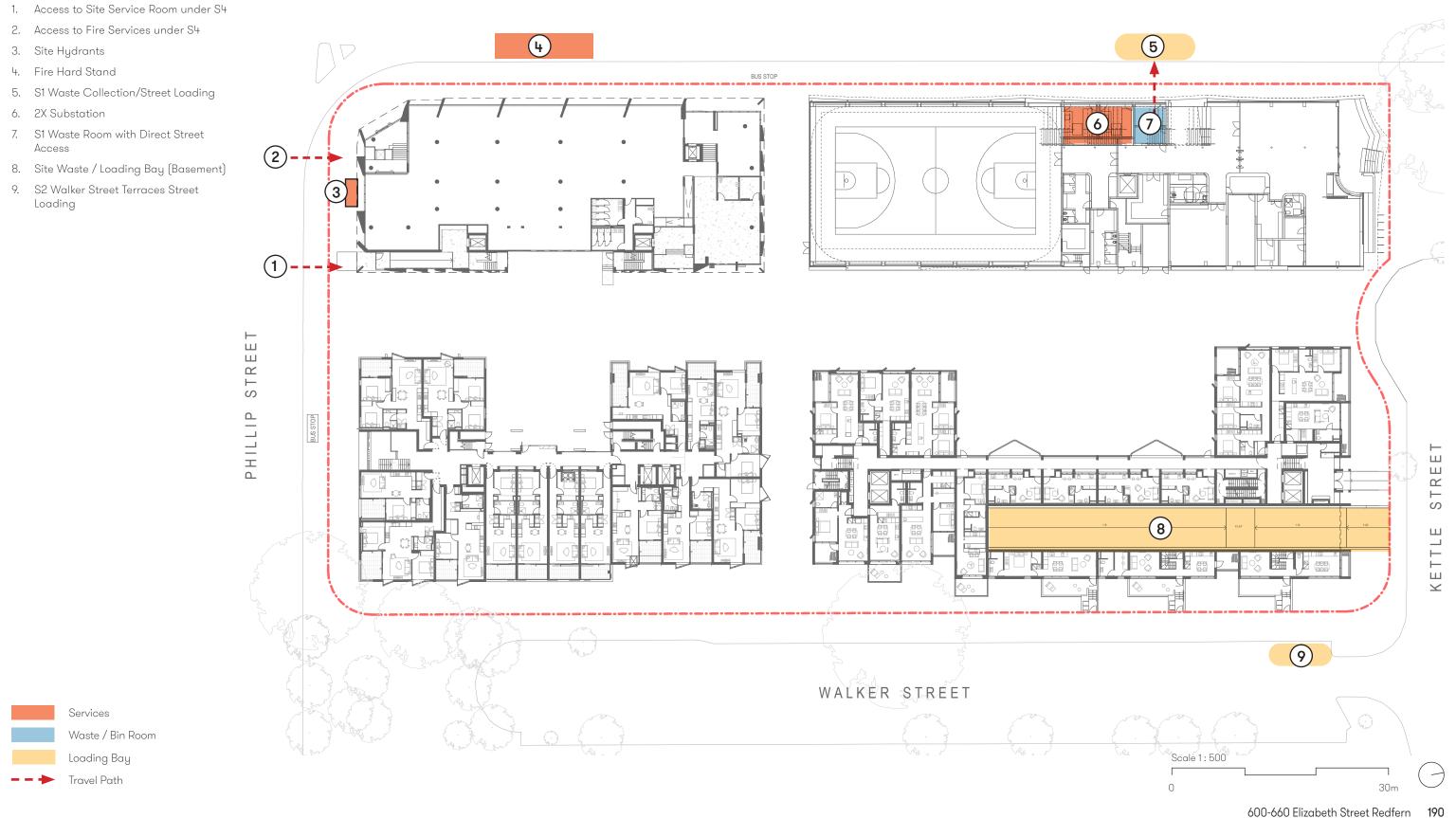
#### LIGHTING ZONING STRATEGY

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 a 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

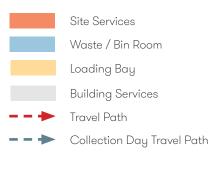
#### Appendix 05 SERVICING AND WASTE STRATEGY - GROUND FLOOR

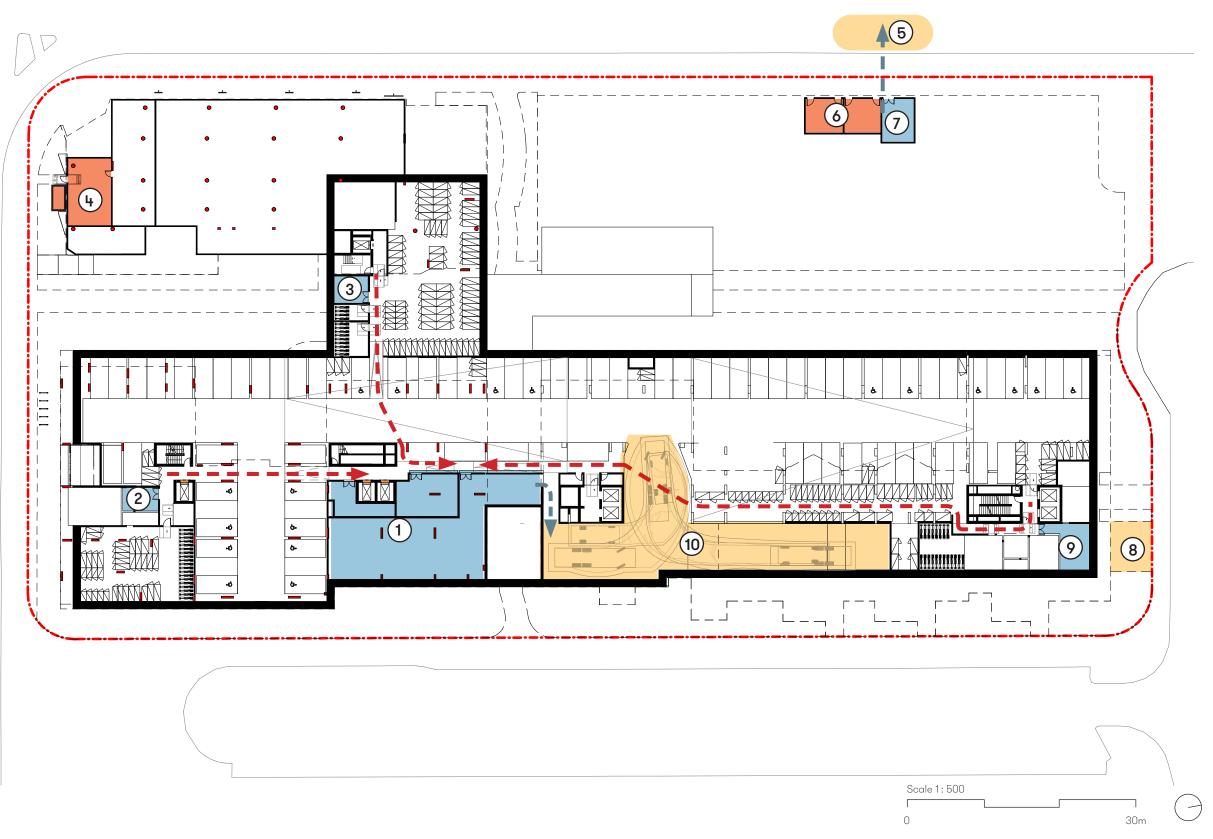


ELIZABETH STREET

### 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

#### DRP 2 FEEDBACK AND RESPONSES

DRP1 FEEDBACK SUMMARISED COMMENTS (21 NOVEMBER 2023)	DRP2 RESPONSE	DRP2 FEEDBACK SUMMARISED COMMENTS (30 JANUARY 2024)	DRP3 RESPONSE		
General		Waste and Servicing			
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.	Revise location of the loading dock and explore alternative waste management options including basement and at-grade waste collection.	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		
Central Communal Open Space			presentation). The S1 PCYC building will have waste collected from Elizabeth Street, with the waste room and substation located fronting the street.		
Landscape principles to be developed and clarify role of all spaces and how they are defined.	Landscape principles were developed and a framework presented.	Through-site link			
Waste and Servicing		Explore intuitive wayfinding improvements through the site, with a clear hierarchy of spaces, and a more direct	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,		
Further review and contextual consideration of the overall loading and servicing strategy is required.	Further details of the waste servicing strategy were tabled.	through-site link.	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.		
Deep Soil		Resolve winding narrow pathways that result in CPTED	The Phillip Street pocket park has been removed from the proposal, which in turn removes all winding paths from this location. The		
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.	issues.	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.		
Through Site Link		Reconsider level changes across through-site link, and	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 existir 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 provid 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 resident		
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	Further analysis and detail in relation to the	their potential use for defining communal spaces.			
security and level changes.	through site link was presented at DKP 2.	Landscape and Public Domain			
Other			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		
Future DRPs should include more information regarding he ground floor and footpath levels, tree canopy and architectural material (eg. coordinated drawings, sketches, montages, 3D model views, dynamic models, lythroughs).	More detailed information to address this was presented.	Further develop strategy and design for delineation between public open spaces and private open spaces, and access to communal areas.	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.		
		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.	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.		
		Clarify Elizabeth Street streetscape including street tree management/replacement strategy for presentation at DRP3.	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	DRP2 FEEDBACK SUMMARISED COMMENTS (30 JANUARY 2024)	DRP3 RESPONSE
Consider sight lines and safety impacts of plant selection.	As part of the redesigned ground level landscaping, plant species have been further considered to provide safe lines of site through the site. It	Building S4	
Building S1 (PCYC) Explore potential for PCYC building to accommodate	is noted that the Phillip Street pocket park has also been removed.	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.	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.
needs of alternative users with different access arrangements.	Jam. Along with further consultation with PCYC, the design has been refined to reflect the intended user groups and activities.	Refine design of Elizabeth Street and Phillip Street corner	The corner apartments have been replanned and the way the building addresses the corner has been further considered. The ground level
Explore materiality and visual transparency for eastern elevation that is the backdrop to the internal courtyard	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,	apartments and present at DRP3, considering contiguous relationship with the PCYC building.	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.
space, and manage acoustics.	strategically located cutouts to allow visual connection and ventilation.	Refine landscaping and building elements that give clarity	The interface with Elizabeth Street has been refined and includes a stepped, setback base with landscape planters to soften the interface
Consider roof design which will be overlooked. Take a cost effective approach to material selection, fit out and specification.	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.	on how S4 meets Elizabeth Street.	with the building beyond the required dedication for footpath widening.
Building S2			
Further investigate impact of prioritizing street trees on residential terraces in Walker Street setback.	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			
Investigate more similarly sized S3 and S4 lobbies for tenure blind approach.	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.		
Investigate opportunities for building to accommodate lost yield in other buildings from waste, delivery and serving management strategy changes.	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.		
Provide further detail in relation to how S3 addresses surrounding publicly accessible areas.	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.		

### Appendix 06 DRP 3 FEEDBACK AND RESPONSES

DRP3 FEEDBACK SUMMARISED COMMENTS (MARCH 12TH, 2024)	DRP4 RESPONSE	DRP3 FEEDBACK SUMMARISED COMMENTS (MARCH 12TH, 2024)	
Landscaping and Public Domain		Building S1 (PCYC)	
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.	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.	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	The design has dedication at G protrudes up to arrangement, al
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.	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 drawi are also provided showing the level changes in these areas.	and still positively comes to ground. 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.	Further develope pack, as well as Elizabeth Street drawings which
Explore a complete landscape buffer around the perimeter of the S2 building to the courtyard.	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.	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.	The northern en scalloped façad coverage in lieu
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.	Proposed species are provided in the Aspect Studio pack. This includes cues taken from the endemic landscape of the area.	Explore an enlargement of the external arrival area to allow for gathering.	The northern en for informal gat
Where balconies occur above gardens, a setback to the pedestrian accessible area is generally required to protect pedestrians below from objects accidentally being	Noted and will be subject to further design detailing.	Further clarity is sought to understand the intentions for visual links, art, murals and how they contribute to the experience of the building.	Additional visua part of the desig entrance, throug
dropped from overhead balconies.		The Panel recommended that easy roof access for regular maintenance and cleaning be provided.	Key elements of An open-air stai
Provide sun's-eye diagrams to show sunlight to the through-site link and courtyards throughout the day and year-round.	Sun-eye diagrams are provided as part of Hayball's site-wide drawi		Section drawing
Where ground level private open space is provided as concrete slabs or similar, the Panel recommend		Provide internal views to understand the internal quality of the space.	Internal views ar
cantilevered/ suspended structures or decking so that deep soil volumes can be conserved.	Refer to the sections provided in Aspect Studio's pack.	Provide further detail on the design of the Elizabeth Street streetscape to illustrate how high level projections into the	
Prepare a series of sections showing the relationship between the basement and the through-site link levels across the site.	The sections are provided in Aspect Studio's pack.	2m setback zone would work. Building S2	Design Code. Re
Incorporate recycled and reclaimed materials where appropriate, and establish a materials palette to understand the connection between public domain and the buildings.	Potential use of recycled materials is shown in the material's palette as part of the Aspect Studio design pack.	Consider acoustic amenity including the proximity of mechanical rooftop plant and the adjacent rooftop communal areas.There can be no low-level cooling towers	The solar and ai family park level architectural so
Incorporate recycled and reclaimed materials where appropriate, and establish a materials palette to understand the connection between public domain and	Potential use of recycled materials is shown in the material's palette as part of the Aspect Studio design pack.	in the vicinity of resident's windows. Consider in-apartment storage and whether more	rooftop and prov Family Park leve Apartment plant
the buildings. Provide further clarity on how the landscape will define	The landscape design in these areas has been refined so that the	storage could be provided.	for storage in ap
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.	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 draw are also provided showing the level changes in these areas.	Igs 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.	Partially as a rea have been revise
		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'.	Further design c provided in the r for ventilation of would not be vis

### Appendix 06 DRP 3 FEEDBACK AND RESPONSES

DRP4 RESPONSE
as been refined and does not protrude into the footpath Ground Level. Above this, the scalloped façade to 450mm into the dedication. This is the preferred , alignment and expression of the building.
oped plans are provided in Architecture AND's as a photomontage which shows more clearly the set frontage. Aspect Studio have also included section ch detail key interfaces with Elizabeth Street.
entry has been redesigned such that the cade overhangs the entrance providing eu of a separate concrete canopy.
entry has been redesigned to allow more space jathering prior to entering the facility. ual links (areas of glazed façade) have been included as esign development, particularly at key areas such as the main ough-site link and Elizabeth Street to and from the sports court. of the roof design have been retained and further developed.
tair has been included for easy maintenance access.
s are provided in Architecture AND's presentation pack.
b have provided a street interface concept design building edges and City of Sydney Streets . Refer to the Aspect Studio design pack.
air conditioning condenser area is consolidated on the evel, away from residential dwellings. The area is treated with screening elements that reference the design of the tower provide appropriate attenuation of acoustic impacts. Refer to the evel plan and the 3D view of the area in Silverster Fuller's pack.
anning has been further progressed and opportunities apartments incorporated where appropriate.
result of the design jam sessions, the outdoor corridors vised to include breakout areas for seating/dwelling.
n detailing of the rooftop has been undertaken and is ne relevant section of the report. A central cutout is proposed n of the plant, but the rooftop form is retained and the plant visible from any public domain areas surrounding the site.

DRP3 FEEDBACK SUMMARISED COMMENTS (MARCH 12TH, 2024)	DRP4 RESPONSE	DRP3 FEEDBACK SUMMARISED COMMENTS (MARCH 12TH, 2024)	DRP4 RESPONSE
Provide further clarity on the open corridor's interface with the courtyard and how this meets the ground plane.	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.	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	The entry to S4 has been revised so that it has direct street access via a lobby from Phillip Street, meaning all residential
Provide further detailed work on the internal layouts of the "live-work" apartments on Ground Level.	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	buildings have very clear entries, however the entry points at S4 could be difficult to locate. Consider whether the lack of awnings on the western	buildings now have a direct street address and entrance.
Provide further exploration into the provision of internal and external storage.	area in the open corridor that may be used by tenants. Storage is provided within apartments and will be further detailed as part of the EIS documentation and the yield schedule.	elevation would impact glare and summer heat load to the commercial space. External shading should be considered.	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.
Building S3		The Panel recommended the design team consider protection from inclement weather and the fenestration to the entries and outdoor corridors.	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.
Explore opportunities for a sense of ownership and personalisation within the open corridors, possibly taking cues from Building S2.	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.	The rhythm of the built form is working well on the upper levels, however, needs further thought at ground level.	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
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.	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.	Consider the acute angles of the balconies and whether	a finer grain to the ground level commercial space. The angled balconies have been refined and their interface with the internal apartments redesigned. The sharp acute angles of the balconies have
Undertake further design refinement for the Phillip Street frontage to ensure it does not read as a series of walls.	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.	the shape would restrict the usability once furnished.	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.
Undertake further design refinement in relation to the internal layout of the narrow apartments to achieve cross	The layout of the cross-through apartments has been amended to ensure appropriate ventilation can be achieved through	Consider whether utilising the fire stairs is the best way to access the ground level communal outdoor space.	The ground floor lobbies can be used to access the courtyards.
ventilation other than the high-level bedroom window, such as a fly screen security door.	screen doors and high-level bedroom windows.	The roof resolution should be carefully considered.	Roof design has been further resolved and is shown in the architectural drawings.
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.	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.	Provide further refinement of the building's interaction with the ground plane.	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.
Building S4 Reconsider the use of a chamfered edge on the building's		Provide further resolution of the building's entry points.	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.
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	restern corner when the site has a curved corner. rner is considered to be the 'front door' to the ct and the resolution and attention to detail is . The commercial entry is acknowledged as ant, but initial sketches made it feel overstated. r consideration required to achieve a strong, yet tually appropriate, architectural expression to this ant corner. 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. tually appropriate, architectural expression to this	Explore façade treatments for protection from inclement weather and summer shading	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.
important, but initial sketches made it feel overstated. Further consideration required to achieve a strong, yet contextually appropriate, architectural expression to this important corner.		Provide further refinement of built form at ground level.	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.
The interaction of the building with the ground plane needs further refinement.	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.	Provide further refinement of acute angles of the balconies.	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
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.	The floor level of S4 Ground Level has been lowered to improve the interface with the surrounding ground plane.		apartment which could be utilised as a reading nook or similar.