

**COMPLIANCE COMPARISON TABLE – Amenity under the Apartment Design Guide  
1 Lawson Square, Redfern**

| Relevant Sections of Apartment Design Guide  | Compliance   |   |
|--|--|---|
|  | Approved Scheme (SSD5249 MOD1)   | Proposed Scheme (SSD5249 MOD2)  |
| <b>Part 4: DESIGNING THE BUILDING - AMENITY</b>  |  |   |
| <b>Solar and Daylight Access</b>   |  |   |
| <b>4A-1</b> <ul style="list-style-type: none"> <li><i>Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm in mid winter.</i></li> <li><i>A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter.</i></li> </ul> | <p>The proposal complies. 114 out of 157 apartments (over 70%) receive a minimum of 2 hours of sunlight to the living areas and private open space between 9am and 3pm mid winter.</p> <p>Refer to Appendix 1 which demonstrates compliance.</p>   | <p>The proposal complies. 119 out of 162 apartments (over 70%) receive a minimum of 2 hours of sunlight to the living areas and private open space between 9am and 3pm mid winter.</p> <p>Refer to Appendix 1 which demonstrates compliance.</p>  |
| <b>4A-2</b> <ul style="list-style-type: none"> <li><i>Daylight access is maximised where sunlight is limited.</i></li> </ul>   | <p>The proposal complies. South facing apartments have living areas oriented to the east and west where possible, providing the opportunity to maximise access to daylight.</p>  | <p>The proposal complies. South facing apartments on lower levels have dual aspect living areas to east/west, as well as the south. South facing apartments on upper levels have living areas which are oriented to the east/west. Glazed openings to all of these living areas have been increased to maximise access to daylight.</p> |
| <b>4A-3</b> <ul style="list-style-type: none"> <li><i>Design incorporates shading and glare control, particularly for warmer months.</i></li> </ul>  | <p>The proposal complies. The brass screens and timber louvres proposed along the northern façade provide shelter to the balconies and living areas. Blockwork screening on the east and western facades also assist in providing shade control for glazed areas.</p>  | <p>The proposal complies. Blade walls between balconies offer shade and glare control for apartments on the northern facade. Stacked balconies ensures they are self-shading. Deep recesses for glazing along the east and west facades also help to provide shade control.</p>   |
| <b>Natural Ventilation</b>   |  |   |
| <b>4B-1</b> <ul style="list-style-type: none"> <li><i>All habitable rooms are naturally ventilated.</i></li> </ul>   | <p>The proposal complies. Operable glazing is provided for all habitable rooms offering natural ventilation.</p>   | <p>The proposal complies. Operable glazing is provided for all habitable rooms offering natural ventilation.</p>  |
| <b>4B-2</b> <ul style="list-style-type: none"> <li><i>The layout and design of single aspect apartments maximises natural ventilation.</i></li> </ul>  | <p>The proposal complies. Single aspect studio apartments are limited to a unit depth of 10.5m, with expansive areas of operable glazing provided to the north. In terms of layout, service areas (bathrooms) are located towards the rear of apartments, increasing opportunity for natural ventilation to habitable rooms.</p> | <p>The proposal complies. Single aspect studio apartments are limited to a unit depth of 10.79m, with expansive areas of operable glazing provided to the north. In terms of layout, service areas (bathrooms) are located towards the rear of apartments, increasing opportunity for natural ventilation to habitable rooms.</p>       |
| <b>4B-3</b> <ul style="list-style-type: none"> <li><i>At least 60% of apartments are naturally cross ventilated in the first 9 storeys of a building.</i></li> <li><i>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass to glass line.</i></li> </ul>   | <p>The proposal complies. Over 60% of apartments are naturally cross ventilated. Maximum apartment depth is 10.5m.</p> <p>Refer to Appendix 1 which demonstrates compliance.</p>   | <p>The proposal complies. 114/162 (70%) of apartments achieve natural cross ventilation. Maximum apartment depth is 10.79m.</p> <p>Refer to Appendix 1 which demonstrates compliance.</p>   |

| Relevant Sections of Apartment Design Guide   | Compliance   |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
|---|--|---|-----------|--------|--------|-------|------------|---------------|-------------|-----------|-------------|---|-----------|-----------|--------|--------|-------|------------|---------------|-------------|-----------|-------------|
|   | Approved Scheme (SSD5249 MOD1)   | Proposed Scheme (SSD5249 MOD2)  |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| <b>Ceiling Heights</b><br><b>4C-1</b> <ul style="list-style-type: none"> <li>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<br/> Habitable rooms: 2.7m<br/> Non habitable: 2.4m</li> </ul>  | The proposal complies.   | The proposal complies.  |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| <b>4C-2</b> <ul style="list-style-type: none"> <li>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</li> </ul>   | The proposal complies. Service areas are stacked to ensure ceiling heights are maximised in habitable rooms.   | The proposal complies. Service areas are stacked where possible to ensure ceiling heights are maximised in habitable rooms. Where layouts change at Level 12, there is a greater floor to floor height to ensure offsets can be accommodated without impacting ceiling heights.   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| <b>4C-3</b> <ul style="list-style-type: none"> <li>Ceiling heights contribute to the flexibility of building use over the life of the building.</li> </ul>  | The proposal complies. 3.5m floor to floor heights provide ample opportunity for any future use of the building, being able to accommodate both commercial and residential use.  | The proposal complies. Utilising existing floor to floor heights for both residential and commercial use proves the flexibility of the building. Proposed additional levels offer a generous floor to floor height of 3.5m, which is also flexible for any future use.  |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| <b>Apartment Size and Layout</b><br><b>4D-1</b> <ul style="list-style-type: none"> <li>Apartments are required to have the following minimum internal areas:<br/> Studio 35m<sup>2</sup><br/> 1 Bedroom 50m<sup>2</sup><br/> 2 Bedroom 70m<sup>2</sup></li> <li>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</li> </ul> | <p><i>Minimum internal area:</i><br/> The proposal complies. The following areas have been provided in the development:</p> <table border="1"> <thead> <tr> <th>Unit Type</th> <th>Unit Area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>45 sqm</td> </tr> <tr> <td>1 bed</td> <td>51- 57 sqm</td> </tr> <tr> <td>1 bed + study</td> <td>59 – 63 sqm</td> </tr> <tr> <td>2 bedroom</td> <td>76 – 83 sqm</td> </tr> </tbody> </table> <p><i>Minimum glass area:</i><br/> The proposal is generally consistent with the objectives of this section. Habitable rooms are provided with glazed areas &gt;10% of the floor area to all apartments except for apartment type 2 adjacent to the void on Tower 1. Openings have been restricted in this location to prevent overlooking between apartments.</p> | Unit Type   | Unit Area | Studio | 45 sqm | 1 bed | 51- 57 sqm | 1 bed + study | 59 – 63 sqm | 2 bedroom | 76 – 83 sqm | <p><i>Minimum internal area:</i><br/> The proposal is generally consistent with the objectives of this section. The following areas have been provided in the development:</p> <table border="1"> <thead> <tr> <th>Unit Type</th> <th>Unit Area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>47 sqm</td> </tr> <tr> <td>1 bed</td> <td>49- 50 sqm</td> </tr> <tr> <td>1 bed + study</td> <td>67 – 95 sqm</td> </tr> <tr> <td>2 bedroom</td> <td>80 – 88 sqm</td> </tr> </tbody> </table> <p>The proposed studio, 1 bed + study and 2 bed apartments have all increased in area compared to the current approval. There are 1 bedroom apartments proposed with an internal area of 49sqm, 2% less than the minimum required 50sqm. The layouts demonstrate efficient planning, and the functionality of space hasn't been compromised where internal area is limited. Considering this is an inner-city development where higher density living is encouraged, and the proposal includes adaptive reuse of an existing building, this variation can be considered negligible.</p> <p><i>Minimum glass area:</i><br/> The proposal complies. All habitable rooms are provided with glazed areas &gt;10% of the floor area. Glazed areas to living rooms have been maximised across all facades.</p> | Unit Type | Unit Area | Studio | 47 sqm | 1 bed | 49- 50 sqm | 1 bed + study | 67 – 95 sqm | 2 bedroom | 80 – 88 sqm |
| Unit Type   | Unit Area  |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| Studio  | 45 sqm   |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| 1 bed   | 51- 57 sqm   |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| 1 bed + study   | 59 – 63 sqm  |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| 2 bedroom   | 76 – 83 sqm  |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| Unit Type   | Unit Area  |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| Studio  | 47 sqm   |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| 1 bed   | 49- 50 sqm   |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| 1 bed + study   | 67 – 95 sqm  |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| 2 bedroom   | 80 – 88 sqm  |   |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |
| <b>4D-2</b> <ul style="list-style-type: none"> <li>Habitable room depths are limited to a maximum of 2.5m x the ceiling height.</li> <li>In open plan layouts the maximum habitable room depth is 8m from a window.</li> </ul>  | The proposal is generally consistent with the objectives of this section. Open plan 2-bed layouts to north facing apartments have a maximum habitable depth of 10.7m.  | The proposal is a significant improvement on the current approval. Maximum habitable room depth has been reduced from the previously approved scheme to 9.3m for the open plan studio apartments (types 2 & 3). Generous north facing glazed areas and balconies have been provided to these apartments in order to maximise amenity. |           |        |        |       |            |               |             |           |             |   |           |           |        |        |       |            |               |             |           |             |

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|   | Approved Scheme (SSD5249 MOD1)   | Proposed Scheme (SSD5249 MOD2)  |  |           |                 |               |           |                  |               |  |  |
| <p><b>4D-3</b></p> <ul style="list-style-type: none"> <li>Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm.</li> <li>Bedrooms have a minimum dimension of 3m.</li> <li>Living rooms have a minimum width of: 3.6m for studio and 1 bed apartments 4m for 2 bedroom apartments.</li> <li>All bedrooms allow a minimum length of 1.5m for robes.</li> </ul>   | <p><b>Bedrooms:</b><br/>The proposal is generally consistent with the objectives of this section. Master bedrooms have a minimum area of 9sqm in the 2-bed apartments. Minimum 3m internal dimension and 1.5m robe length has been achieved.</p> <p><b>Living rooms:</b><br/>The proposal is generally consistent with the objectives of this section. Living areas of the 2 bedroom apartments (types 1 &amp; 3 Tower 1, types 1 &amp; 4 Tower 2) have a minimum width of 3.9m.</p> | <p><b>Bedrooms:</b><br/>The proposal is generally consistent with the objectives of this section. Apartment types 1 &amp; 4 on the lower levels and apartment types 1, 3, 4 &amp; 5 on the upper levels have a minimum dimension of 2.8m to bedrooms, which is &lt;1% difference from the required 3m. Because all bedrooms meet the minimum area of 10sqm or 9sqm, this variation can be considered negligible. Apartment types 2, 3, 5 &amp; 6 on the lower levels don't meet the minimum 1.5m length for robes. There is, however, opportunity for borrowing storage from laundries located adjacent to bedrooms.</p> <p><b>Living rooms:</b><br/>The proposal complies.</p> |  |           |                 |               |           |                  |               |  |  |
| <p><b>Private Open Space and Balconies</b></p> <p><b>4E-1</b></p> <ul style="list-style-type: none"> <li>Apartments are required to have primary balconies as follows:<br/> <table border="0"> <tr> <td>Studio</td> <td>4m<sup>2</sup></td> <td></td> </tr> <tr> <td>1 Bedroom</td> <td>8m<sup>2</sup></td> <td>2m min. depth</td> </tr> <tr> <td>2 Bedroom</td> <td>10m<sup>2</sup></td> <td>2m min. depth</td> </tr> </table> </li> </ul> | Studio   | 4m <sup>2</sup>   |  | 1 Bedroom | 8m <sup>2</sup> | 2m min. depth | 2 Bedroom | 10m <sup>2</sup> | 2m min. depth | <p>The proposal is generally consistent with the objectives of this section. South facing apartment type 6 (Tower 2) is designed without a balcony, as the exposed location is not suitable for usable outdoor space.</p> <p>Minimum balcony areas have been met for other apartment types, however minimum balcony depths (1.2m-1.5m) don't comply.</p> | <p>The proposal is generally consistent with the objectives of this section. South facing 1 bedroom apartments are designed without balconies, as the orientation and opportunity for overlooking to neighbours is not suitable for usable outdoor space. Apartment type 1 of both towers falls short of the minimum 10sqm area for 2 bedroom apartments. This is minor non-compliance since the balconies still allow for the provision of a table and 2 chairs to fit comfortably within the space.</p> <p>Being a high density development adjacent to a railway corridor, as well as an example of adaptive reuse, these variations can be considered appropriate. The proposal focuses on maximising high quality, north facing balconies which enhance the amenity of apartments. Generous communal open space is also provided at Level 15 of Tower 1, and is available to all residents.</p> |
| Studio  | 4m <sup>2</sup>  |   |  |           |                 |               |           |                  |               |  |  |
| 1 Bedroom   | 8m <sup>2</sup>  | 2m min. depth   |  |           |                 |               |           |                  |               |  |  |
| 2 Bedroom   | 10m <sup>2</sup>   | 2m min. depth   |  |           |                 |               |           |                  |               |  |  |
| <p><b>4E-2</b></p> <ul style="list-style-type: none"> <li>Primary private open space and balconies are appropriately located to enhance liveability for residents.</li> </ul>   | <p>The proposal complies. All balconies have been located off living rooms to provide an extension of living spaces. The few balconies that do not face north are protected by blade walls that reflect sunlight and prevent overlooking to and from neighbouring residences.</p>  | <p>The proposal complies. Balconies have been limited to north facing apartments, as they provide the highest amenity and have no opportunity for overlooking to neighbours. Balconies are also located off living rooms to provide an extension of living spaces.</p>  |  |           |                 |               |           |                  |               |  |  |
| <p><b>4E-3</b></p> <ul style="list-style-type: none"> <li>Private open space and balcony designed is integrated into and contributes to the overall architectural form and detail of the building.</li> </ul>   | <p>The proposal complies. The brass screens and timber louvres have been designed to provide shelter to the balconies, whilst also screening the existing building's grid-like north façade. These balconies have varying dimensions to create a multi-faceted façade which characterises the design.</p>  | <p>The proposal complies. As per the previous approval, the north-facing balconies are an essential part of the building's expression. The articulated marble and off-form concrete blade walls transform the existing building's grid-like appearance into a more sensitive and refined composition. These balconies have varying dimensions in order to accommodate the existing building structure and work within the boundary confines. This also ensures the previous approval's faceted northern façade concept is retained.</p>   |  |           |                 |               |           |                  |               |  |  |
| <p><b>4E-4</b></p> <ul style="list-style-type: none"> <li>Private open space and balcony design maximises safety.</li> </ul>  | <p>The proposal complies. All balustrades comply with the relevant BCA requirements for safety.</p>  | <p>The proposal complies. All balustrades comply with the relevant BCA requirements for safety. Blade walls between balconies also prevent opportunity for climbing or falls.</p>   |  |           |                 |               |           |                  |               |  |  |

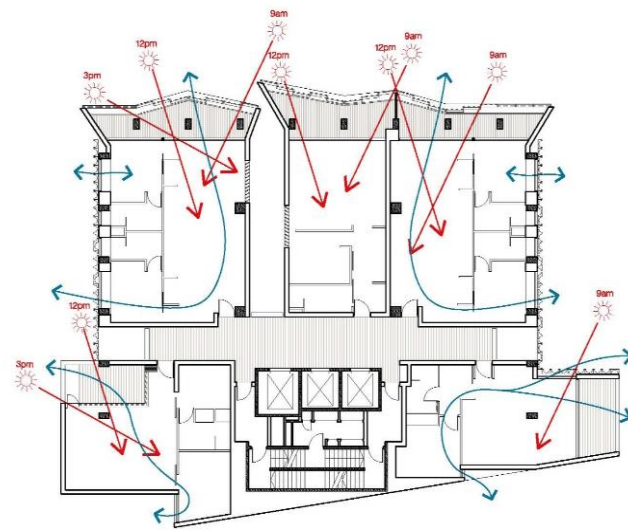
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| <p><b>Common Circulation and Spaces</b></p> <p><b>4F-1</b></p> <ul style="list-style-type: none"> <li>The maximum number of apartments off a circulation core on a single level is 8.</li> <li>For buildings over 10 storeys, the maximum number of apartments sharing a single lift is 40.</li> </ul> | <p>The proposal complies. There is a maximum of 6 apartments per floor serviced by a single core, and 6 lifts servicing 157 apartments overall (26 apartments per lift).</p>  | <p>The proposal complies. There is a maximum of 6 apartments per floor serviced by a single core, and 6 lifts servicing 162 apartments overall (27 apartments per lift).</p>   |
| <p><b>4F-2</b></p> <ul style="list-style-type: none"> <li>Common circulation spaces promote safety and provide for social interaction between residents.</li> </ul>  | <p>The proposal complies. The development provides generous corridor widths and ceiling heights within circulation areas. Natural daylight illuminates these areas through openings at either end. Straight, clear sightlines are provided to all corridors, with apartment entries clearly visible from the main lift lobby.</p>   | <p>The proposal complies. There is a generous lift lobby area provided to encourage social interaction for residents. Apartment entries are generally visible from the lobby, with an exception for apartment types 5 &amp; 6 on the lower levels. In these areas, there is a generous corridor width, and natural daylight provided through openings at either end.</p>   |
| <p><b>Storage</b></p> <p><b>4G-1</b></p> <ul style="list-style-type: none"> <li>In addition to kitchen cupboards and bedroom wardrobes, the following storage is to be provided:<br/> Studio 4m<sup>3</sup><br/> 1 Bedroom 6m<sup>3</sup><br/> 2 Bedroom 8m<sup>3</sup></li> </ul>                     | <p>The proposal is generally consistent with the objectives of this section.</p> <p>In Tower 1 the following storage areas have been provided:<br/> Apartment types 1 &amp; 3 (2 bed) 3.5m<sup>3</sup><br/> Apartment type 2 (1 bed) 6.8m<sup>3</sup><br/> Apartment type 4 (1 bed + study) 2m<sup>3</sup><br/> Apartment type 5 (1 bed + study) 4.9m<sup>3</sup></p>   | <p>The proposal is a significant improvement on the current approval.</p> <p>On levels 1-12 the following storage areas have been provided:<br/> Apartment types 1 &amp; 4 (2 bed) 7.0m<sup>3</sup><br/> Apartment types 2 &amp; 3 (Studio) 2.7m<sup>3</sup><br/> Apartment types 5 &amp; 6 (1 bed) 3.0m<sup>3</sup></p> <p>On levels 12-17 the following storage areas have been provided:<br/> Apartment types 1 &amp; 3 (2 bed) 10m<sup>3</sup><br/> Apartment type 2 (1 bed + study) 6.7m<sup>3</sup><br/> Apartment types 4 &amp; 5 (1 bed) 2.7m<sup>3</sup></p> <p>On levels 15-17 of Tower 1 the following storage areas have been provided:<br/> Apartment type 1 (1 bed + study) 5.2m<sup>3</sup></p> |
| <p><b>4G-2</b></p> <ul style="list-style-type: none"> <li>Additional storage is conveniently located, accessible and nominated for individual apartments.</li> </ul>   | <p>Not applicable. Additional storage outside the apartments has not been provided.</p>   | <p>Not applicable. Additional storage outside the apartments has not been provided.</p>  |
| <p><b>Acoustic Privacy</b></p> <p><b>4H-1</b></p> <ul style="list-style-type: none"> <li>Noise transfer is minimised through the siting of buildings and building layout.</li> </ul>   | <p>The proposal complies. The existing building separation between the towers of approx. 12.4m is retained. Apartment entries and communal corridors are stacked above each other, with non-habitable rooms generally being located adjacent to these areas which act as a noise buffer. 250mm thick party walls ensure there is adequate acoustic separation between apartments. There are no residential apartments proposed on the same floor as plant rooms or at ground level.</p> | <p>The proposal complies. The existing building separation between the towers of approx. 12.4m is retained. As per the previous approval, apartment entries and communal corridors are stacked above each other, with non-habitable rooms generally being located adjacent to these areas which act as a noise buffer. 250mm thick party walls ensure there is adequate acoustic separation between apartments. There are no residential apartments proposed on the same floor as plant rooms or at ground level.</p>  |

|  |  |  |
|--|--|--|
| <p><b>4H-2</b></p> <ul style="list-style-type: none"> <li>Noise impacts are mitigated within apartments through layout and acoustic treatments.</li> </ul> | <p>The proposal complies. Living areas are grouped together in distinctly separate zones to bedroom areas. Wardrobes are used as a buffer to bathrooms in all layouts.</p> | <p>The proposal complies. As per the previous approval, living areas are grouped together in distinctly separate zones to bedroom areas. Blade walls are used to separate balconies and prevent noise transmission between apartments.</p> |
|--|--|--|

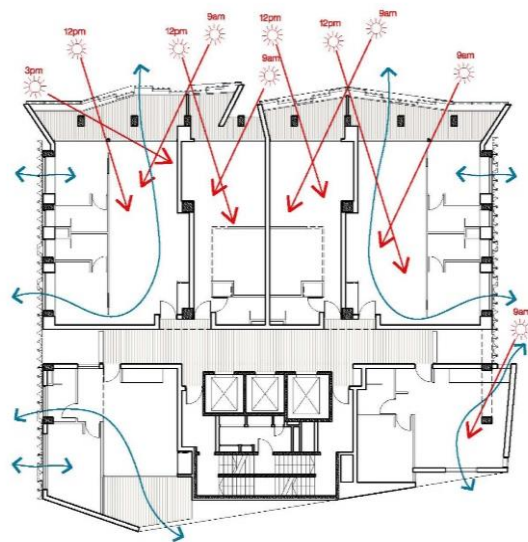
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| <p><b>Noise and Pollution</b></p> <p><b>4J-1</b></p> <ul style="list-style-type: none"> <li>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</li> </ul> | <p>The proposal complies. The building envelope is set back significantly from Lawson Square, with the ground floor podium acting as a noise shield to apartments above. Apartments along the western façade adjacent to the rail corridor are dual aspect, so glazing has been maximised on the northern façade to provide solar access. Commercial tenancies are located at the lower levels of Tower 2 as a vertical separation from ground level noise. The communal open space at Level 15 acts as a buffer to the railway corridor for upper level apartments of Tower 1.</p> | <p>The proposal complies. As per the previous approval, the building envelope is set back significantly from Lawson Square, with the ground floor podium acting as a noise shield to apartments above. Apartments along the western façade adjacent to the rail corridor are dual aspect, so glazing has been maximised on the northern façade to provide solar access. Commercial tenancies are located at the lower levels of Tower 2 as a vertical separation from ground level noise. The communal open space at Level 15 also acts as a buffer to the railway corridor for upper level apartments of Tower 1.</p> |
| <p><b>4J-2</b></p> <ul style="list-style-type: none"> <li>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</li> </ul>                     | <p>The proposal complies. Blockwork screens provide noise shielding for the east and western facades. Openings along the western façade adjacent to the rail corridor have been limited.</p>  | <p>The proposal complies. The western façade adjacent to the rail corridor features a deep cladding zone, with glazed areas set within deep recesses. This ensures there is adequate acoustic separation from the rail corridor. Solid blade walls between balconies and the rail corridor on the also provide noise shielding.</p>  |

Appendix 1 – Solar Access and Cross Ventilation Diagrams for June 21 (mid winter)

Approved Scheme (SSD5249 MOD1)

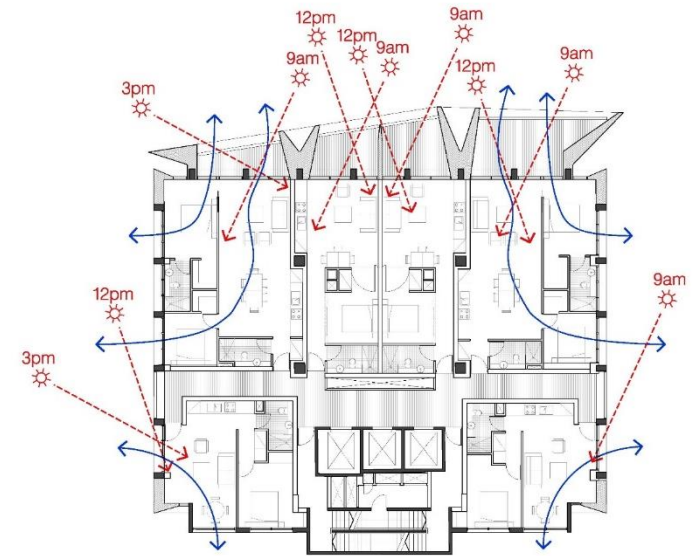


Tower 1

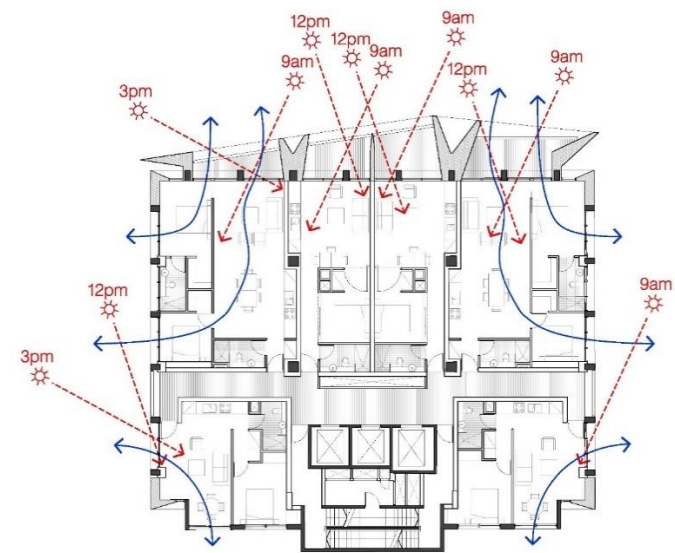


Tower 2

Proposed Scheme (SSD5249 MOD2)



Tower 1



Tower 2