23/10/2024

Helen Rosen
Senior Development Manager
CBUS Property
Suite 1, Level 23, 1 Farrer Place
Sydney NSW 2000
E HRosen@cbusproperty.com.au

Dear Helen,

Re: 173 – 179 Walker Street and 11 – 17 Hampden Street, North Sydney – State Significant Development Application

I, Ben Pomroy confirm that pursuant to Clause 29 (1 & 2) of the Environmental Planning and Assessment Regulation 2021 (EPA Reg), I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003, as defined by Clause 3 of the EPA Reg.

I directed the design of the proposed Residential development stated above and I provide the accompanying explanation to verify that the proposed development achieves the design quality principles set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 – Design of Residential Apartment Development

I also provide the accompanying summary to verify, in terms of the Apartment Design Guide, how the proposed development achieves the objectives of Part 3 & 4 of that guide.

Yours sincerely,

Ben Pomroy
Principal

Nominated Architect (NSW):	Ben Pomroy
Registration Number:	7918

Encl. SEPP (Housing) Design Quality Principles Statement
Apartment Design Guide Objectives – Part 3 & 4

CC. Andrew Duggan, Ethos Urban

SEPP (Housing) Design Quality Principles Statement

East Walker Street
173 – 179 Walker Street & 11 – 17 Hampden Street

North Sydney NSW

Project no. 223139 Status SSDA Rev C Date 23/10/2024

Principle 1: Context & Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship, and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape, and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Comment:

The subject property comprises of four allotments addressing Walker Street and three allotments addressing Hampden Street in the suburb of North Sydney. The allotments currently hold four-storey residential flat buildings, and two detached houses. The site is often referred to as the East Walker Street Precinct, which is bounded by Hampden Street to the north, Warringah Freeway to the east and Walker Street to the west. The site is adjacent to the north-eastern boundary of the North Sydney CBD.

The site is ideally positioned within North Sydney to take advantage of the amenity and connectivity the urban environment provides. The transport-oriented location offers a range of public transport options, including the new Victoria Cross Metro Station within 300m, and the North Sydney Train Station within 750m of the site. Positioned at the edge of a High-Density Residential zone, the site is well placed to support development of a scale commensurate with its neighbours, while benefiting from an easterly aspect to the harbour that afforded by its position adjacent to Warringah Freeway.

The proposed development responds to the existing context and recognises the importance of transitioning between the scale and intensity of the North Sydney CBD, to the finer grain, landscaped character of the suburban area. The dual street frontage affords a generous address to the proposal, which allows the development to sensitively respond to the unique conditions of both Hampden and Walker Streets

The development responds to the NSW Government's call to increase housing supply within well located sites near public transport. The proposal provides an opportunity to delivery affordable housing in a premium, inner-Sydney location with access to ample local services and infrastructure. The new buildings will contribute to the identity of the area, with incorporation of high-quality landscape and articulated built form to each facade, whilst being considerate to adjoining neighbours and the streetscape through a crafted urban design response that responds to existing and future forms.

Principle 2: Built Form & Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation, and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Comment:

The site is subject to three height plans under the North Sydney Local Environment Plan, each measured to The Australian Height Datum; RL84m to the eastern part of the site, RL89m to the south, and RL148m to the north-west corner, limited by an overshadowing provision to Doris Fitton Park, as set out in Clause 6.19C of the North Sydney LEP. The project has adopted a 30% height bonus, pursuant to the in-fill affordable housing provisions of State Environmental Planning Policy (Housing) 2021.

A detailed context study has been undertaken to ensure the proposed development density is appropriate for the site and existing urban context, and that the impacts of the increased height are limited. This study identified the following:

- There was no opportunity to increase height to the eastern part of the site. The LEP form caused substantial overshadowing to the north facing units on 88 Berry Street. Increasing the setback to the southern boundary had little effect and resulted in a building footprint that was too small to viably hold apartments. The outcome was the form needed to reduce lower than the LEP compliant height, and not adopt any height bonus.
- The increased height to the north-west corner of the site was limited by the 12pm – 2pm shadow plane to Doris Fitton Park. There was opportunity to add some height by terracing back the upper levels to the north, however this was restricted to approximately 7m of the available 28m bonus.
- The southern part of the site had the greatest potential for increased height. The additional height was low enough to not cause any shadowing to Doris Fitton Park. The southern neighbour at 171 Walker Street is setback approximately 30m from the site boundary, and all apartments are oriented south towards the primary view, meaning overshadowing impacts to this building are minimal. Their communal pool area is located on the north-west corner of the site, indicating a street setback would maintain solar access to this area in the afternoons. 88 Berry Street to the east was primarily impacted by the tower form, and given their western façade is effectively built on the common site boundary, additional height on the subject site had little consequence. The relatively small building footprint available on this part of the site, and the limited footprint of neighbouring towers, ensured views from western neighbours would be maintained.

The built form of the proposed development is appropriate within the Walker and Hampden streetscapes and achieves the objectives of the relevant built form controls. Each building form has been developed with careful consideration to visual privacy, acoustic privacy, and solar access to all units, and to mediating visual privacy and overshadowing. The site required rigorous plan studies, leading to the building being designed from the inside-out. Unit orientations manage the constraints of the site by directing aspect to the sun and the views, and ensure every dwelling is treated with equal consideration to amenity. The building facades have been articulated and setback to provide an appropriate level of visual bulk when viewed from surrounding areas and will achieve the desired future character of the area. The orientation maximises view potentials without being dominant to the streetscape or neighbouring lots.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Comment:

The site's allowable total FSR under the North Sydney Local Environment Plan is 6.1:1. The project has adopted a 30% GFA bonus, pursuant to the in-fill affordable housing provisions of State Environmental Planning Policy (Housing) 2021. The resultant FSR is 7.93:1, which will include minimum 1.19:1 affordable housing (15% of proposed FSR).

The additional GFA has been allocated to three key areas, each with consideration to the impact on surrounding context and improved amenity for future residents:

- Three additional storeys to Building A, holding 21 affordable apartments, local mechanical plant, and solar panels.
- Two additional storeys to Building B1, holding single penthouse apartment, a small building plant area, and solar panels.
- Provision of wintergardens to all apartments oriented towards the east to mitigate the acoustic impacts of Warringah Freeway.

The amenity within each apartment is high due to the careful arrangement of forms that ensures a high degree of solar access and natural ventilation. Internal and external communal areas have been provided for all residents in excess of the minimum requirements, ensuring they are adequately sized to cater for residents of the site.

The site is well located for public transport to the city and beyond, and to local commercial and natural amenity, as outlined in Principle 1.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

Comment:

The design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainable materials will be deployed throughout external, internal and landscape spaces where viable.

An energy efficient building response is developed through passive design and sun control elements. The building design is characterised by exceptional and dynamic qualities of space, natural light, air flow and solar access to achieve high personal comfort and low energy consumption. The living areas of the apartments have been orientated to maximise sunlight, daylight and natural ventilation. All apartments are accessed from efficient corridors with access to natural light, with natural ventilation also provided to the Building A corridors.

Overall, the project has greater than 70% of apartments with at least 2 hours solar access between 9.00am and 3.00pm in mid-winter. The southern aspect offers key views across the harbour and to the city, however care has been taken to ensure no apartments orient solely to the south, the stepped form ensures that all apartments oriented towards this view are also dual aspect. Detailed façade studies in collaboration with ESD consultants have led to a tailored response to each building, ensuring comfortable living environments throughout summer. Deep balconies and solid down turns above glazing provide shade to the apartments, supported by high performance glazing and natural ventilation.

The small floorplate in Building A, and the stepped form of Building B1 provide high quality natural ventilation opportunities, resulting in over 80% of apartments being naturally cross ventilated. All the units have been designed to maximise natural ventilation, through the design of dual aspect units and kitchens within 8 metres of windows, supported by provision of ceiling fans to all living rooms and bedrooms. The development will not be reliant upon automatic climate control to provide appropriate amenity for residents.

The carbon footprint is further reduced by high efficiency air conditioning; energy efficient appliances; fittings and services such as water reduction showerheads; dual flush toilets; electric cook tops; microwave ovens; and energy efficient hot water systems. A solar panel system has been incorporated within the development to provide power to common area facilities such as lifts and lobbies.

Deep soil zones are provided around the site for groundwater recharge, supported by ample structured planting to contribute to a favourable microclimate. Waste minimisation and recycling strategies have been incorporated into the development, including recycling bins on each level and separate organic waste facilities.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long-term management.

Comment:

Opportunities to maximise the amount of landscape on the site are embedded in the project planning. The removal of large podium forms allows the building footprints to be minimised and for the ground plane to be dedicated to planting. Deep soil areas have been located to provide maximum benefit to the local area, and to ensure adequate soil volumes to support significant tree planting. Continuous deep soil areas are located on both street frontages, collocated with street planting to ensure the landscaped character of North Sydney is maintained and enhanced. A large are of deep soil and landscaping to the corner of Hampden and Walker Streets expands on the significant tree planting found in the centre of Hampden Street and provides pedestrian and visual amenity. Deep soil areas along the common boundaries with 171 Walker Street and 88 Berry Street provide an opportunity for a landscape buffer between buildings. These areas provide a green outlook for current and future residents of the precinct and offer visual privacy in this urban environment.

Formal landscaping is woven into the design of the ground plane, creating a shared space that is enjoyable to occupy, pass through, and look upon. The landscape design forms both private spaces and larger group areas set amongst structured planting and connects the pedestrian journey across multiple levels throughout the site. The communal areas have been arranged to ensure a diverse range of spaces that enjoy a balance of sunlight and shade across the day. The amenity offered to residents includes outdoor dining and BBQ areas, indoor and outdoor dining, work-from-home facilities, and communal lounges.

The landscape strategy is embedded in the architectural design, creating seamless transitions from inside to out. Planting elements continue up the façade on the lowest levels of both buildings, contributing to the local context and experience of the residents.

Detailed landscape and deep soil calculation sheets are included in the proposal.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

Comment:

The architectural design provides enhanced amenity through the physical, spatial and environmental qualities of the development. Each apartment has been designed with consideration to its position on the site, access to daylight and direct sun, opportunities for views and outlook, provision of natural ventilation and cross ventilation, balanced with the need for visual and acoustic privacy within and outside the development. All apartments meet or exceed the minimum dimensions and areas set out in the Apartment Design Guide, with efficient layouts that are tailored to anticipated user needs. Additional storage has been provided for all apartments within the basement car park.

Service areas have been designed to ensure a high-quality resident experience through ease of use and minimising impact of building operation throughout the project life cycle. Car, motorbike, and bicycle parking is located in the basement, accessible via lift to each building, with separate loading and servicing facilities.

Wintergardens have been provided to all apartments that orient toward Warringah Freeway to ensure a high quality indoor and outdoor living environment that mediates the acoustic impacts of the traffic.

Principle 7: Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

Comment:

The design of the development optimises safety and security, both internal to the development and to the public domain. Safety and security have also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management. Communal areas are located at street level to provide activation to lower Walker Street, supported by the passive surveillance provided by lower-level apartments overlooking the public domain.

The pedestrian entry points are highly visible from both the internal area of the development and the public domain which will allow safe access and egress to and from the building. The development has been designed with clear delineation between public, communal, and private space to encourage safe and comfortable movement through the site.

Controlled vehicular access to the building is provided by secure car park access from Walker Street with direct access from the car park to the lift lobbies for residents and visitors. The loading dock and servicing areas have been separated from the primary pedestrian areas and are located at the bottom of Hampden Street.

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

Comment:

The proposed development provides a range of housing types geared towards a diverse demography. Two key housing models are offered on the site, build to sell units and affordable rental units. The affordable rental accommodation is in Building A. It comprises of studio, 1-bedroom and 2-bedroom apartments. A portion of these units will be dedicated to North Sydney Council, the remainder will be owned and operated by a community housing provider. Building B1 holds the traditional built to sell apartments, which includes a range of 1 to 5 bedroom apartments.

All apartments in the development are designed to meet the silver level Liveable Housing Guidelines, ensuring future flexibility and adaptability of the home. 20% of apartments are designed to adapted in accordance with *AS4299-1995 Adaptable Housing.* These apartments are distributed proportionally between Building A and B1, ensuring equal access for all user groups. All residential units, basement parking areas and communal areas are accessible by lift.

Each building is provided with dedicated internal and external communal areas, tailored to the expected user needs. Shared spaces available to all residents provide opportunities for social interaction, including the drop off zone adjacent to the lobbies and the landscape open space on the site's corner.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Comment:

An appropriate composition of building elements, material textures and colours have been utilized to reflect the natural palette and scale of the existing neighbourhood. The development has been designed to promote visual interest and avoid blank unarticulated walls, while keeping acoustic and privacy requirements in mind.

The three buildings respond to each other through a consistent colour and material palette, and similar detailing across the lower levels of the building, ensuring that they are read as a single development. The differences in detailing respond to the variances in scale and orientation and provide a unique identity to each.

Building A adopts a simple, elegant façade to the street with a consistent balcony expression, creating opportunities for activation, shading and privacy to residents. The eastern façade is highly articulated in response to visual privacy, views and solar access, and creates a point of visual interest when viewed from Warringah Freeway.

Building B1 has a vertical language that results in a slender expression of the tower, supported by the stepped form that limits the visual bulk. The vertical elements are carefully crafted to be viewed up close, creating a finer level of detail seen by residents living within the articulated form. The stepped plan optimises amenity of the apartments by increasing daylight and ventilation and creates a play of light and reflection across the façade.

Building B2 has a compact form with sculptural elements that mediate views and privacy. The reduced height on this part of the site provides greater solar aspect to 88 Berry Street and protects outlook and views from the terrace houses on Hampden Street.

The development will positively contribute to the desired future character of the area. The design responds well to the present and future character of the surrounding area using rich but simple material selections, proportions and carefully articulated building forms.

rothelowman
Brisbane, Gold Coast,
Melbourne, Perth, Sydney
rothelowman.com.au
Architecture
Urban Design
Interiors

Apartment Design Guide Objectives – Part 3 & 4

173 – 179 Walker Street & 11 – 17 Hampden Street

North Sydney NSW

Project no.	Status	Rev	Date
223139	SSDA	C	23/10/2024

Revision	Date	Notes – *Revisions are noted in bold italics*
A	24/05/2024	SSDA Submission
B	14/06/2024	DPHI TOA Updates
C	18/10/2024	DPHI Response to Submissions Updates

	Objective	Design Criteria	Objective Achieved	Comment
Part 3 Siting the Development				
Site Analysis	*Objective 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*		Yes	An extensive site analysis, site concept and masterplan study has been completed based on a multi-layer urban design and context study. Further details are available in the Architectural Design Report
Orientation	*Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development*		Yes	The site is situated in the transition zone between high rise CBD buildings to the south and fine grain suburban scales to the north. The buildings each address the street in a unique way in response to its position in this sequence. Building A presents as a more traditional CBD building, square to the street with a defined tower-podium form. The orientation maximises solar access within the building and maintains privacy to the neighbouring communal area at 171 Walker Street and to Building B1. Building B1 is shaped with consideration to the public domain, landscaping, view sharing and solar access. The rotated form creates open space to the corner Hampden and Walker Streets, providing a generous landscaped area that contributes to the character of Hampden Street. The stepped plan form creates a continuous band of planting to the footpath, with wider pockets for larger trees to ensure continuity in tree canopy. The articulation of the plan allows the tower to be read as a slender form from the surrounding context and contributes to a high performing building for solar access, natural cross ventilation and resident amenity.
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter		Yes	A detailed study of the existing conditions and the developable area of the site led to a massing concept that seeks to optimise solar access to neighbouring properties. The reduction in height and footprint of the Building B2 form below the DCP and LEP controls increases solar access to the

	Objective	Design Criteria	Objective Achieved	Comment
				north facing apartments in 88 Berry Street. These apartments are located well below street level, so the space created by the deep soil planting to the south of Building B2 provides greater access to both direct sunlight and indirect daylight. Living rooms in the west facing units in 88 Berry Street are setback behind deep balconies, resulting in little direct sunlight in mid-winter. Due to the position of Building B1 to the north-west of 88 Berry Street, any development of scale in this area of the site results overshadowing to bedrooms and balconies on this façade. The lower levels of Building A have been setback beyond the ADG minimums to provide greater daylight access to these apartments. Building A has been setback from the street to ensure solar access to the communal area of 171 Walker Street is maintained on winter afternoons. Apartments in 171 Walker Street are oriented to the south to take advantage of the harbour views, meaning overshadowing to the lowest levels of this building impacts kitchens, secondary dining and bathrooms. The subject site is separated from neighbouring properties with a road to the west, providing appropriate separation to reduce overshadowing to neighbouring properties.
Public Domain Interface	*Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security*		Yes	Access from the public streets to the building entries are straight, clear, and legible, providing safe access to the proposed development.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Yes	The public domain of both adjacent streets is enhanced with increased landscaping. The deep soil areas within the site are collocated with street planting to maximise the benefits to tree planting. The landscape open space on the site's corner offers amenity to the surrounding community by reinstating a pocket of significant landscape and contributing to the tree canopy on Hampden Street. Both streets are activated through private terraces and lobby entries. The building entries are legible and all services, loading and car park entry, where possible, are in secure zones behind screening.
Communal and Public Open Space	*Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping*	*Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)* *Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)*	Yes	The communal open space meets the 25% minimum as identified in the architectural package. Internal and external spaces have been designed to ensure a strong connection to landscape and a seamless transition throughout. Greater than 50% of the principal useable parts of the communal open space achieve a minimum of 2 hours direct sunlight between 9:00 am and 3:00pm

	Objective	Design Criteria			Objective Achieved	Comment
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting				Yes	Communal open spaces are provided in a range of areas on the site. Their design provides a selection of sub-spaces with varying uses, to allow for simultaneous use by multiple groups. The communal areas will include high quality landscaping and place making features such as planting, seating, dining, and recreation spaces that promote high amenity and usability. The architectural package and landscape architect's drawings articulate the open space and landscaping strategy.
	Objective 3D-3 Communal open space is designed to maximise safety				Yes	Communal open spaces are clearly defined and legible with open areas that are overlooked by the lobbies of both buildings. Both ground floor and roof top spaces are overlooked by upper-level apartments providing passive surveillance.
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood				-	N/A
Deep Soil Zones	*Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality*	*Deep soil zones are to meet the following minimum requirements:*			Yes	The deep soil area meets the minimum 15% of the site area, as defined in the architectural package. This includes a minimum of 7% of the site area provided in zones with a minimum dimension of 6m. The deep soil zones will host significant tree planting and ensure the retention of existing trees. It is located to expand on the landscape character of the local streets, and to allow quality screen planting to neighbouring buildings. The formal deep soil zones are supplemented by structured planting with appropriately scaled tree and plant species. The extent of deep soil is presented in the architectural package.
		Site Area	*Min Dimensions*	*Deep Soil Zone (% of Site Area)*		
		Less than 650m^2	*-*	*7%*		
		650m^2-1500m^2	*3m*			
		Greater than 1500m^2	*6m*			
		Greater than 1500m^2 with significant tree cover	*6m*			
Visual Privacy	*Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy* *Note: Separation distances between buildings on the same site should combine required building*	*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:*			Yes	The southern façade of Building A is setback from the site boundary by 3m (average). This is predominantly a blank wall condition and windows on this façade are screened to provide lateral views and limit overlooking. The neighbouring building at 171 Walker Street is approximately 30m away. The eastern façade has a setback of 9.6m. This exceeds the setback controls for the lower half of the building, although due to the close proximity of 88 Berry Street to the site boundary,
		Building Height	*Habitable rooms and balconies*	*Non-habitable rooms*		

	Objective	Design Criteria			Objective Achieved	Comment
	separations depending on the type of room	*Up to 12m (4 storeys)*	*6m*	*3m*		additional privacy measures have been adopted on these levels to ensure high amenity for current and future residents. The upper half of the building is above the roof line of the existing building so is not similarly impacted by visual privacy constraints. The neighbouring site has a height control of 12m, meaning future development would be limited in height to the equivalent of Level 2 in Building A, due to the fall of the land. Building B1 is setback an average of 12m on all levels from the internal corner of the boundary to 88 Berry Street. The neighbouring building is equivalent in height to the 8th storey of Building B, providing compliant separation distances. A greater setback is provided to the primary living spaces. The setback to the southern boundary is 8m, with all amenity spaces primarily oriented to the east to limit overlooking to the neighbouring building. Building B1 apartments are setback a minimum of 7.7m from the 4 storey amenities building. The stepped façade provides lateral views and an effective separation distance of 11 – 12m. The orientation of the amenities ensures privacy to the apartments in the lower 4 levels of the tower. The separation between Building A and B1 is an average of 12m. The northern façade of Building A is predominantly blank wall, with screening provided to the limited number of windows to provide privacy. The articulation in the Building B1 façade orients the units on a 45-degree angle, resulting in an effective separation distance of 15 – 17m.
		Up to 25m (5-8 storeys)	*9m*	*4.5m*		
		Over 25m (9+ storeys)	*12m*	*6m*		
	Objective 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				Yes	The comprehensive solar and view analysis has resulted in the buildings beings sited and articulated to take advantage of key views and solar access. Privacy between apartments has been considered in the building separation and internal space planning and managed using careful apartment orientation and lateral views.
Pedestrian Access and Entries	*Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain*				Yes	The shared drop off zone on Walker Street provides a transition from public to private space, addressed by both Building A and Building B1 lobbies. Care has been taken to create legible and permeable access for pedestrians throughout the development
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify				Yes	Both building lobbies are legible from Walker Street and are accessed via a level pathway from the footpath. Pathways through the communal space provide clear and legible access to the resident amenity.

<table>
<tr><th></th><th>Objective</th><th>Design Criteria</th><th>Objective Achieved</th><th>Comment</th></tr>
<tr><td></td><td colspan="2">Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations</td><td>Yes</td><td>The site is bounded on its long side boundary by adjacent private development. The Eastern boundary abuts to the inaccessible for pedestrian’s road reserve to the Warringah freeway. A pedestrian accessible open space is created on the corner of Hampden and Walker streets for public access.</td></tr>
<tr><td>Vehicle Access</td><td colspan="2">Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</td><td>Yes</td><td>Resident and visitor parking access is provided via crossover on the southern end of the site off Walker Street, positioned to reduce traffic on Hampden Street. The loading dock is located at the eastern end of Hampden Street where pedestrian movements are limited. The vehicle access points are clear and legible, and separate to the pedestrian entries.</td></tr>
<tr><td>Bicycle and Car Parking</td><td>Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</td><td>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.</td><td>Yes</td><td>Car parking has been provided in accordance with SEPP (Housing) requirements as is detailed in the Traffic Report. Visitor parking is provided in accordance with the Guide to Traffic Generating Developments.
<table>
<tr><th>Type</th><th>Minimum Rate per Unit</th><th>No. Dwellings</th><th>Required Parking</th><th>Proposed Parking</th></tr>
<tr><td colspan="5">Market Apartments</td></tr>
<tr><td>1 Bed</td><td>0.5</td><td>18</td><td>9</td><td></td></tr>
<tr><td>2 Bed</td><td>1</td><td>69</td><td>69</td><td></td></tr>
<tr><td>3 Bed</td><td>1.5</td><td>50</td><td>75</td><td></td></tr>
<tr><td>4 Bed</td><td>1.5</td><td>20</td><td>30</td><td></td></tr>
<tr><td>Penthouse</td><td>1.5</td><td>4</td><td>6</td><td></td></tr>
<tr><td>Total</td><td></td><td>161</td><td>189</td><td>189</td></tr>
<tr><td colspan="5">Affordable Apartments</td></tr>
<tr><td>Studio</td><td>0.4</td><td>29</td><td>11.6</td><td></td></tr>
<tr><td>1 Bed</td><td>0.4</td><td>18</td><td>7.2</td><td></td></tr>
<tr><td>2 Bed</td><td>0.5</td><td>20</td><td>10</td><td></td></tr>
<tr><td>Total</td><td></td><td>67</td><td>28.8 (29)</td><td>29</td></tr>
<tr><td colspan="5">Total</td></tr>
<tr><td>Total</td><td></td><td></td><td>217.9 (218)</td><td>218</td></tr>
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<tr><td></td><td colspan="2">Objective 3J-2 Parking and facilities are provided for other modes of transport</td><td>Yes</td><td>Secure bicycle parking is provided for residents and visitors throughout the basement and ground floor in a range of formats, and residents will also have access to a bicycle wash station. Motorcycle parking is provided in the basements for resident use.</td></tr>
</table>

	Objective	Design Criteria	Objective Achieved	Comment
	Objective 3J-3 Car park design and access is safe and secure		Yes	The car parks are secured with electronic, automated doors triggered by residents. The aisles are clear and unobstructed with clear lines of site to fire stairs and to lift entrances.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Yes	The car park has been designed to step with the natural topography of the site and is setback from site boundaries to provide deep soil planting. The car park layout is efficient with double-loaded aisles and consolidated ramping
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		-	N/A
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		Yes	Due to the natural topography, two basement levels are effectively above ground along the eastern boundary. These are setback from the site boundary to provide a deep soil planting zone and offer supplementary natural ventilation to the carpark. These levels primarily face above ground parking in 88 Berry Street, so visual impacts to neighbours are limited.
Solar and Daylight Access	*Objective 4A-1 To optimise the number of apartments receiving sunlight to 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 of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas*	Yes	At least 70% of living rooms and balconies achieve two hours of solar access between 9am and 3pm in midwinter. Both buildings achieve compliance independent of the other. Please refer to a breakdown of solar access in the architectural package
		In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	N/A	
		A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Yes	All apartments in Building A receive direct sunlight in mid-winter. Less than 15% of units in Building B1 receive no direct sunlight between 9am and 3pm in mid-winter, however these units are predominantly dual aspect and oriented in a way to ensure none are solely south facing.
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Yes	Generous windows have been provided to multiple aspects of units with limited solar access to ensure high indoor amenity. Most living rooms are provided with a dual aspect to maximise daylight throughout the day.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Yes	The facades have been designed with a balance of solid and glass to optimise daylight, outlook, and heat gain. A consistent balcony has been provided to the west façade of Building A to offer shading from the mid-afternoon summer sun. Building B1

	Objective	Design Criteria		Objective Achieved	Comment
					employs a solid downturn above the windows to increase summer shade without obstructing views.
Natural Ventilation	*Objective 4B-1 All habitable rooms are naturally ventilated*			Yes	Openable windows are proposed for all bedrooms, living rooms and multi-purpose rooms. Where study nooks are provided, they have generous opening to the primary living space.
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation			Yes	Single aspect apartments are designed with open-plan layouts, wide frontages, and large openings to balconies to maximise natural ventilation
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	*At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.* *Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed*		Yes	The proposal is in exceedance of the minimum cross ventilation numbers. Both buildings achieve compliance independent of the other. Please refer to a breakdown of cross-ventilation per unit in the architectural package Apartment depths are limited to less than 8m to habitable rooms for all single-aspect apartments. No cross-through apartments are proposed. Select apartments in Building A benefit from an operable skylight, taking advantage of the stack affect to encourage the movement of air.
		Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line			
Ceiling Height	*Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access*	*Measured from finished floor level to finished ceiling level, minimum ceiling heights for apartment and mixed-use buildings are:*		Yes	The floor-to-floor heights of the building allow 2.7m ceilings to all living areas and bedrooms. 2.4m bulkheads may be used to conceal services in limited locations throughout habitable rooms.
		Habitable Rooms	*2.7m*		
		Non-Habitable	*2.4m*		
		For 2 Storey Apartments	*2.7m for main living area floor* *2.4m for second floor, where its area does not exceed 50% of the apartment area*		
		Attic Spaces	*1.8m at edge of room with a 30-degree minimum ceiling slope*		
		If located in mixed use areas	*3.3m for ground and first floor to promote future flexibility of use*		

	Objective	Design Criteria		Objective Achieved	Comment
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms			Yes	Bulkheads are to be minimised as much as possible, with bulkheads typically limited to kitchens and corridors.
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building			Yes	2.7m ceilings are maximised throughout the units
Apartment Size and Layout	*Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity*	*Apartments are required to have the following minimum internal areas:*		Yes	Please refer to the plans in the architectural package. Minimum apartment areas have been exceeded in all instances. Diagrams have been provided showing the glazed area providing daylight to all habitable rooms.
		Apartment Types	*Minimum Internal Area*		
		Studio	*35m^2*		
		1 Bedroom	*50m^2*		
		2 Bedroom	*70m^2*		
		3 Bedroom	*90m^2*		
		The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each. *A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each*			
		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			
	Objective 4D-2 Environmental performance of the apartment is maximised	*Habitable room depths are limited to a maximum of 2.5 x the ceiling height*		Yes	Unit layouts and facades have been considered together to provide good distribution of natural light. Living and dining rooms generally have a maximum depth of 8000mm, many of which are dual aspect, and are provided with 2700mm ceilings.
		In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		Yes	
	Objective 4D-3 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)*		Yes	Room sizes meet or exceed minimum dimensions in all units. Diagrams have been provided showing the minimum areas and dimensions to bedrooms, living rooms, and wardrobes. Purchasers will have the opportunity to amend storage uses or arrangement through the sales process. In some instances, this will result in bedroom wardrobes less than 1500mm, or a space that does not provide full height, enclosed storage.
		Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		Yes	
		Living rooms or combined living/dining rooms have a minimum width of: *3.6m for studio and 1-bedroom apartments* *4m for 2- and 3-bedroom apartments*		Yes	

	Objective	Design Criteria	Objective Achieved	Comment
		The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	N/A	
Private Open Space and Balconies	*Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity*	*All apartments are required to have primary balconies as follows:* *Dwelling type* / *Minimum Area* / *Minimum Depth* *Studio* / *4m^3* / *-* *1 bedroom* / *8m^3* / *2m* *2 bedrooms* / *10m^3* / *2m* *3+ bedrooms* / *12m^3* / *2.4m* *The minimum balcony depth to be counted as contributing to the balcony area is 1m*	Yes	Please refer to the plans in the architectural package
		For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m^2 and a minimum depth of 3m.	Part	The Level 1 apartment on Building A is provided with a generously sized and proportioned terrace space. The Level 1 apartments in Building B1 are both elevated above the street level to maximise privacy, and well setback from the street edge. As such the balcony treatment and size is similar to the levels above. Deep soil planting, landscape area, and publicly accessible space has been prioritised over larger terraces that could compromise this outcome. These apartments are generously sized and benefit from large living spaces and high degree of operability to balconies that encourage indoor-outdoor living. Level 4 podium top apartments in Building A are designed to balance summer shading and winter solar access. These west facing units get solar gain from the north and north-west along Walker Street, therefor balcony depths are finely tuned to ensure solar access to the living room glazing.

	Objective	Design Criteria	Objective Achieved	Comment
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		Yes	All primary balconies and terraces are located adjacent to a living space.
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Yes	The balconies form an integral part of the building design. A mixture of open balconies and wintergardens have been employed in response to the unique acoustic constraints of each orientation.
	Objective 4E-4 Private open space and balcony design maximises safety		Yes	All balconies can meet the minimum safety provisions. Many of the private open spaces are designed as wintergardens, with a greater level of enclosure offering greater safety.
Common Circulation and Spaces	*Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments*	*The maximum number of apartments off a circulation core on a single level is eight*	Yes	The maximum number of units off a core on Building A is 7. The maximum number of units off a core on any level of Building B1 is 8. This reduces considerably in the upper half of the tower. Building A contains 78 units and is served by two lifts, such that the average number of apartments served by a single lift is 38. The common corridor benefits from natural daylight and ventilation to both the north and south. Building B1 contains 161 apartments and is served by 3 lifts, resulting in a ratio of 1 lift per 54 apartments. A detailed vertical transport study has demonstrated acceptable lift provisions within the development. Lift speeds have been designed such that the wait times are minimised, and each level is provided with a north facing window offering natural daylight to the lift lobbies. Ventilation is mechanically supplied.
		For buildings of 10-storeys and over, the maximum number of apartments sharing a single lift is 40	Yes – Alternative Solution	
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Yes	The ground floor lobbies have been designed to allow a direct, clear and legible access from the street. Communal areas and lobbies of Building A and B1 overlook the shared arrival space to provide passive surveillance and activation.
Storage	*Objective 4G-1 Adequate, well designed storage is provided in each apartment*	*In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:*	Yes	All apartment storage meets or exceeds the minimum standard. Most units have more than 50% of the storage internal to the unit. Each apartment also has a basement storage cage. Please refer to a per-unit schedule of internal and basement storage sizes in the architectural package
		Dwelling Type / *Storage size volume*		
		Studio / *4m³*		
		1 bedroom / *6m³*		
		2 bedrooms / *8m³*		
		3+ bedrooms / *10m³*		
		At least 50% of the required storage is to be located within the apartment		

	Objective	Design Criteria	Objective Achieved	Comment
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Yes	Secure basement storage is clearly and accessibly located in the car park.
Acoustic Privacy	*Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout*		Yes	The building forms have been developed with careful consideration of visual and acoustic privacy. The broad east/west frontages of Building A permit a more solid north and south façade, affording neighbouring buildings greater privacy.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Yes	Care has been taken to co-locate similar room types where possible and to use buffers, such as wardrobes, between different spaces. Rigorous plan studies have led to the building being designed from the inside-out with a focus on functional and high-quality apartment layouts.
Noise and Pollution	*Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings*		Yes	The buildings are predominantly oriented away from Warringah Freeway, aided by the stepped form of the eastern facades. All east facing units are provided with a wintergarden to offer additional acoustic shielding. The communal amenities in B2 have been placed closest to the noise source to ensure residential apartments are afforded the greatest acoustic amenity.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Yes	Glazing specifications and façade details for all interfaces will be in accordance with Acoustic Report requirements. Please refer to the acoustic report for details
Apartment Mix	*Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future*		Yes	The development provides a mix of studio to five-bedroom apartments to meet market needs. Affordable apartments will be offered for rent through a Community Housing Provider, VPA apartments will be dedicated to North Sydney Council for management, and the remainder of the apartments will be sold to the market.
	Objective 4K-2 - The apartment mix is distributed to suitable locations within the building		Yes	Apartment types are mixed throughout the buildings and across the levels. Apartments to be managed by the Community Housing Provider and under the VPA are consolidated in Building A, as was preferred by CHP operators.
Ground Floor Apartments	*Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located*		Yes	Ground level apartments are located on Hampden Street, where they benefit from outlook of the landscaped open area and address neighbouring terrace houses.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		Yes	The ground floor spaces have been prioritised for active, communal use. The limited number of ground floor apartments are elevated above the footpath, and a mix of layered landscape and fencing provide a permeable and varied street frontage that allows casual surveillance of the streets while maintaining privacy.

	Objective	Design Criteria	Objective Achieved	Comment
Facades	*Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area*		Yes	Care has been taken to ensure proportionally-balanced-buildings which fit within the grain of the surrounding existing and future context. A consistent palette of materials is applied in different ways to each building to respond to its unique opportunities and constraints. High quality and highly detailed materials are concentrated at the street level, drawing on the colours and patterns endemic to the area.
	Objective 4M-2 Building functions are expressed by the facade		Yes	The façade of each building pursues a different agenda of expressing solid/void, pattern and materiality to address privacy, solar access and views. Lower-level apartments have altered façade detailing to provide additional screening from the street. While communal areas and lobbies open to the street to provide activation and passive surveillance.
Roof Design	*Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street*		Yes	The roof forms are consistent with the language of the façade.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Yes	The communal open space strategy has been developed to optimise the offering for residents and surrounding neighbours. Building B2 is a dedicated communal space for Building B1, including roof top swimming pool, where overlooking to neighbours can be minimised while maintaining solar access. Building A benefits from an extensive ground plane communal area, which allows visual and acoustic impacts to be adequately managed. Roof tops of the two buildings have been dedicated to low-impact services such as solar panels and individual air conditioning units. The proximity of adjacent residential developments that overlook the roof of Building A has led to this more appropriate design response to the roof top condition.
	Objective 4N-3 Roof design incorporates sustainability features		Yes	Roof areas will be intensively thermally insulated to maximise passive thermal comfort in the upper-most apartments. The flat roof to both buildings allows for provision of a solar panel system. The location of the main communal open space for Building A on the ground has freed up the entirety of the roof of this building for solar panels to maximise sustainable energy generation.
Landscape Design	*Objective 4O-1 Landscape design is viable and sustainable*		Yes	The landscape design has a focus on amenity with the inclusion of key place making elements such as seating, dining and terraces. Simple design elements, high quality materiality of hardscaping along with an appropriate mix of native and introduced plant species will be a long lasting, easy to maintain

	Objective	Design Criteria	Objective Achieved	Comment
				landscape which can be adapted to suit a variety of uses over time.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		Yes	The landscape design has been carefully designed to be integral to the public realm and activate the streetscape with links to indigenous histories. The streetscape landscape design provides layered plantings to allow an appropriate transition between public and private spaces. The landscaped area on the corner of Hampden and Walker Streets offers a space for the broader community to enjoy.
Planting on Structures	*Objective 4P-1 Appropriate soil profiles are provided*		Yes	Setbacks are provided along each site boundary, with a large zone to the corner of Hampden and Walker Streets to afford generous deep soil areas for trees and lower planting. This is supplemented with extensive on-structure planters with trees alongside lower planting zones and shrubs in appropriately sized bases.
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Yes	The landscape has been designed with a diverse range of native and exotic species appropriate to the various areas and planting opportunities.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Yes	Structured planting over the basement carpark provides amenity to the residents using the communal areas and improves outlook for both current and future residents and passersby.
Universal Design	*Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members*		Yes	All units achieve the Liveable Housing Guidelines silver level compliance standards.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		Yes	20% of the units are adaptable and are provided with an accessible car space. There are a mix of adaptable apartment types, and they are proportionately distributed between buildings A and B1. Refer to the architectural package for unit allocations.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Yes	The design offers a diverse range of apartment types and layouts
Adaptive Reuse	*Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place*		-	N/A
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		-	N/A
Mixed Use	*Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement*		-	N/A
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents		-	N/A

	Objective	Design Criteria	Objective Achieved	Comment
Awnings and Signage	*Objective 4T-1 Awnings are well located and complement and integrate with the building design*		Yes	The entry doorways are recessed in the building form, allowing the floor above to act as an awning for provision of weather protection.
	Objective 4T-2 Signage responds to the context and desired streetscape character		Yes	Building identification signage will be located at each of the building entries.
Energy Efficiency	*Objective 4U-1 Development incorporates passive environmental design*		Yes	Passive environmental design features are embedded in the masterplan concept. The positioning, orientation and articulation of each building ensures optimum use of sun, shade and breezes throughout the year. Passive environmental design features are provided in the development such as large tree planting and shade structures in the landscape for reduction of temperature.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Yes	Apartments in Building A are primarily oriented to the west, where they benefit from direct afternoon sunlight in winter, while deep balconies provide shade in summer. The eastern façade is articulated to capture northern sun and ensures all units in the building receive direct sunlight in mid-winter. The stepped form of Building B1 allows a high portion of apartments to access the winter sun while taking advantage of the southern views. A solid downturn within the glazing suite aids in providing shade from the high summer sun.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Yes	Operable windows are provided throughout
Water Management and Conservation	*Objective 4V-1 Potable water use is minimised*		Yes	Refer to BASIX assessment
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Yes	Refer to civil engineer's details
	Objective 4V-3 Flood management systems are integrated into site design		Yes	Flood levels have been considered in the locations and heights of major services and building entries.
Waste Management	*Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents*		Yes	Waste management and storage is located within the building envelope to minimise impact on the streetscape. Bins will be placed on Hampden Street on collection day in accordance with North Sydney Council waste policy.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Yes	Separate recycling and organic waste facilities are provided. Refer to Waste Management Report
Building Maintenance	*Objective 4X-1 Building design detail provides protection from weathering*		Yes	Robust finishes have been selected for maintenance and high durability. Façade detailing has been carefully considered to ensure long lasting quality.
	Objective 4X-2 Systems and access enable ease of maintenance		Yes	Most of the plant and services are located within the building form. A small area of roof top plant will be accessed on the roof top of both buildings.

	Objective	Design Criteria	Objective Achieved	Comment
				A façade access strategy for maintenance access and cleaning will be implemented.
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Yes	Where possible, high durability, pre-finished, or natural-finish materials are proposed for building facades. This is of particular importance to Community Housing Providers where the nature of the offering requires materials to be robust and long lasting.