

SSDA Design Report

25-27 Leeds Street
Rhodes NSW 2138

Prepared for
Billbergia

Issued
October 2024

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From a moment to a metropolis, design and planning for the built environment.

SJB acknowledge the Traditional Custodians of the land on which we live, practice, and visit, and pay our respects to Elders past, present, and emerging. We recognise the continuous engagement and caring of the lands, waters, and skies by First Nations peoples for time immemorial.

We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people toward a better future.

Contents

01	Design Verification Statement	5	Built Form	36	Sustainability	65
02	Background	7	Rhodes Place Strategy future developments	37	Safety	66
	Site Location	8	Solar Controls	38	08 ADG Response Table	67
	Country	9	Height Controls Analysis	39	09 Rhodes Place Strategy Checklist	91
	Colonial History	10	Indicative massing	41	10 LEP 7.2 Design Excellence in Rhodes Precinct Checklist	99
	Planning Context - Rhodes Place Strategy	11	Constraints	42	11 Schedule of ADG compliance	101
	Planning Context - Rhodes Place Strategy	12	Opportunities	43	Building A	102
	Planning Context - LEP	13	Indicative built form plan	44	Building B	103
	Planning Context - DCP	14	LEP builtform compliance	45	Building C	105
	Design Competition - Outcomes & DIP Process	17	Building Separation	46	Building D	107
03	Context	18	Bulk and Scale	47	Building E	108
	Site Plan	19	Height	48	Building F	110
	Site Analysis	20	Density	50		
	Site Photographs	21	Housing Diversity	51		
	Streetscape Character Analysis	22	Affordable Housing	52		
			Development Data Schedule	53		
04	Design Quality	23	06 Public Space	55		
	Key Ideas	24	Landscape Design	56		
	Design Principles	25	Public Art Strategy	58		
	Key ideas - Affordable Housing Uplift	27	Way finding	59		
	Building Articulation	28	07 Environmental Amenity	60		
	Building Character and Precedent Images	29	Solar Access	61		
	Materiality	30	Cross Ventilation	62		
	Overviews & Materials	31	Acoustic Amenity - Enclosed Balconies along			
05	Built Form and Urban Design	32	Blaxland Road	63		
	Development map	33	Overshadowing	64		
	Activity & Land Use	35				

This Design Report is submitted to the DPHI in support of a State Significant Development Application (SSDA-67419241) for the development of land at 25-27 Leeds St, Rhodes for a mixed-use residential project with 15% affordable housing integrated under the NSW Housing SEPP reforms.

SSDA-67419241 seeks approval for the following development:

- Demolition of all existing buildings and structures on the site;
- Site preparation works, excavation and tree removal;
- The construction of a mixed-use residential development comprising:
 - 340 apartments and retail space of 6 buildings with a maximum of 18 storeys in height and a 2 storey basement carpark
 - 36,636.60 m² proposed gross floor area at a FSR of 3.1334:1
 - 5,506.2 m² (5,506.2m² min 15%) affordable housing GFA (57 units)
 - 3,145 m² of communal open space
 - 397 spaces of basement car parking
 - 11,704 m² of landscape area at 1:1.

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary’s Environmental Assessment Requirements (SEARs) for SSDA-67419241 were issued on 9th of February 2024.

This report has been prepared to respond to the following SEARs:

3.	Design Quality	Reference
	Demonstrate how the development will achieve: <ul style="list-style-type: none">- design excellence in accordance with any applicable EPI provisions- good design in accordance with the seven objectives for good design in <i>Better Placed</i>.	Addressed in the EIS
	Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.	Addressed in the EIS
4.	Built Form and Urban Design	Reference
	Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning, design approach and application of the height and floor space bonuses under the Housing SEPP	Chapter 4 - Design Quality / Design Principles, Key ideas
	Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.	Chapter 4 - Design Quality / Building Articulation
	Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.	Chapter 4 - Design Quality / Building Character, Materiality, Overviews
	Provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing.	Chapter 5 - Built Form / Affordable Housing
5.	Environmental Amenity	Reference
	Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces	Chapter 6 - Public Space / Chapter 7 - Enviromental Amenity
	Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Chapter 7 - Enviromental Amenity
	Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and a development with no bonuses applied.	Chapter 7 - Enviromental Amenity / Overshadowing
7.	Public Space	Reference
	Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.	Chapter 6 - Public Space
	Demonstrate how the development: <ul style="list-style-type: none">ensures that public space is welcoming, attractive and accessible for all.maximises permeability and connectivity.maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.maximises street activation.minimises potential vehicle, bicycle and pedestrian conflicts.	Refer to drawings

Design Verification Statement

The purpose of this statement is to outline the design rationale and process that was adopted to prepare the application scheme.

Prepared to accompany the State Development Application submitted to Council

September 2024

Project Address
25-27 Leeds Street
Rhodes NSW 2138

Prepared on behalf:
Billgergia Pty Ltd

Prepared by:
SJB Architects NSW

Verification of Qualifications

John Pradel and Adam Haddow are registered as Architects in New South Wales and are enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921.

Their registration Numbers are 7004 and 7188.

Statement of Design

SJB have been responsible for the design of the project since its inception and have worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and responds to the nine design quality principles of Chapter 2 of the Housing SEPP.

SJB verify that the design quality principles of the Housing SEPP - Design Quality of Residential Apartment Development and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described in the following document.



Adam Haddow
Director
Registered Architect NSW, No. 7188



Background

Site Location, Heritage and History, Planning Context, and the Design Excellence Competetion.

Site Location

Rhodes is situated along the Parramatta river, the largest river system entering Port Jackson, where fresh water from the western hills meet the salty waters of the eastern coastline. Rhodes may be one of Sydneys most significant regeneration precinct of recent times. Few remnants of it's treacherous toxic past can be seen or for the better term “smelt”, the area is being rehabilitated through urban contribution and is slated to become a significant population catchment serving the broader western Sydney.

The site itself is situated at an important juncture, a confluence, where urban meets the naturalistic. Mangroves on the sandy bank are remnants of the original vegetation, a signifier of nature’s resilience. This symbiotic relationship between water and plants embodies the constant tension that exists between urban and nature, a balance, something that was well practiced and understood by the original inhabitants of the Wangal clan.



Background

Country

Country of Site

Prior to the arrival of the British in 1788, the Rhodes peninsula was part of the traditional lands of the Wangal Clan, one of 29 tribes of the Eora nation. Commonly regarded as a subgroup of the Dharug also spelt Dharuk. The Wangal are believed to have inhabited the area for at least 15,000 years.

Neighbouring Countries

The Darug, originally a Western Sydney people, were bounded by the Kuringgai to the northeast around Broken Bay, the Darkinjung to the north, the Wiradjuri to the west on the eastern fringe of the Blue Mountains, the Gandangara to the southwest in the Southern Highlands, the Eora to the east and the Tharawal to the southeast in the Illawarra area.

Land use

Precolonial this land was strategic in food production as it included vast shallow mudflats, with peripheries of established mature mangroves containing Aegiceras corniculatum and Avicennia marina var. australasica. No doubt during warmer climatic changes it would also possibly have contained other species which are now only found in the northern part of the state. Mangroves provided an almost endless supply of shellfish, edible worm, wood, salt, edible vegetation, they protected fish nurseries, crustacean stocks and so on. The weed beds also provided food and were habitats for fish. The mudflats provided shellfish and natural spawning grounds for several species including the beloved silver mullet Mugil cephalus. Which would gather in large numbers from late July to September, contrary to current scientific evidence that indicates it spawns at sea from April to July.

The site strategically was also an import area as an observation point for water traffic and its position above the rich forests to the south and the rich mangroves areas on either side. To the near southwest it also had a white ochre source which was highly valued for trade and ceremony.

Proposed Development

The proposed development contains box like containment, on a site that has been heavily used since the late 18th/early 20th centuries. It is an exposed site on the river foreshore with northern aspect enabling excellent potential for recreation development. The proposed retail sector on the ground floor will enhance the ageless traditions of Aboriginal enterprise that was practised on the site prior to colonisation. An opportunity exists to develop a prestige style of apartment with sympathetic Indigenous themed landscaping. Enhancing the rivers richness and strategic positioning, rethink exterior colours away from stark Eurocentric whiteness and develop a surrounding landscape of trees and flowering shrubs that acts as a wildlife corridor and a place of peace for its residents and retail clientele. It was once a place of peace and sharing.

There is no part of the land we live on that was not once loved, cared for and nurtured by Aboriginal people.

As design consultants, we have the opportunity to collaborate with our First Nations Knowledge holders to form an authentic design narrative from the ground, up. Through this deep collaboration, we build relationships and meaningful dialogue which only results in built outcomes that are deeply embedded in culture and place.

Broadly, our connection to Country approach and process will be as follows:

Initiation to Concept Design (up to DA submission)

- Cultural research
- Identifying Indigenous underlays
- Cultural observations, recommendations and design references

Design Development (Post-Consent)

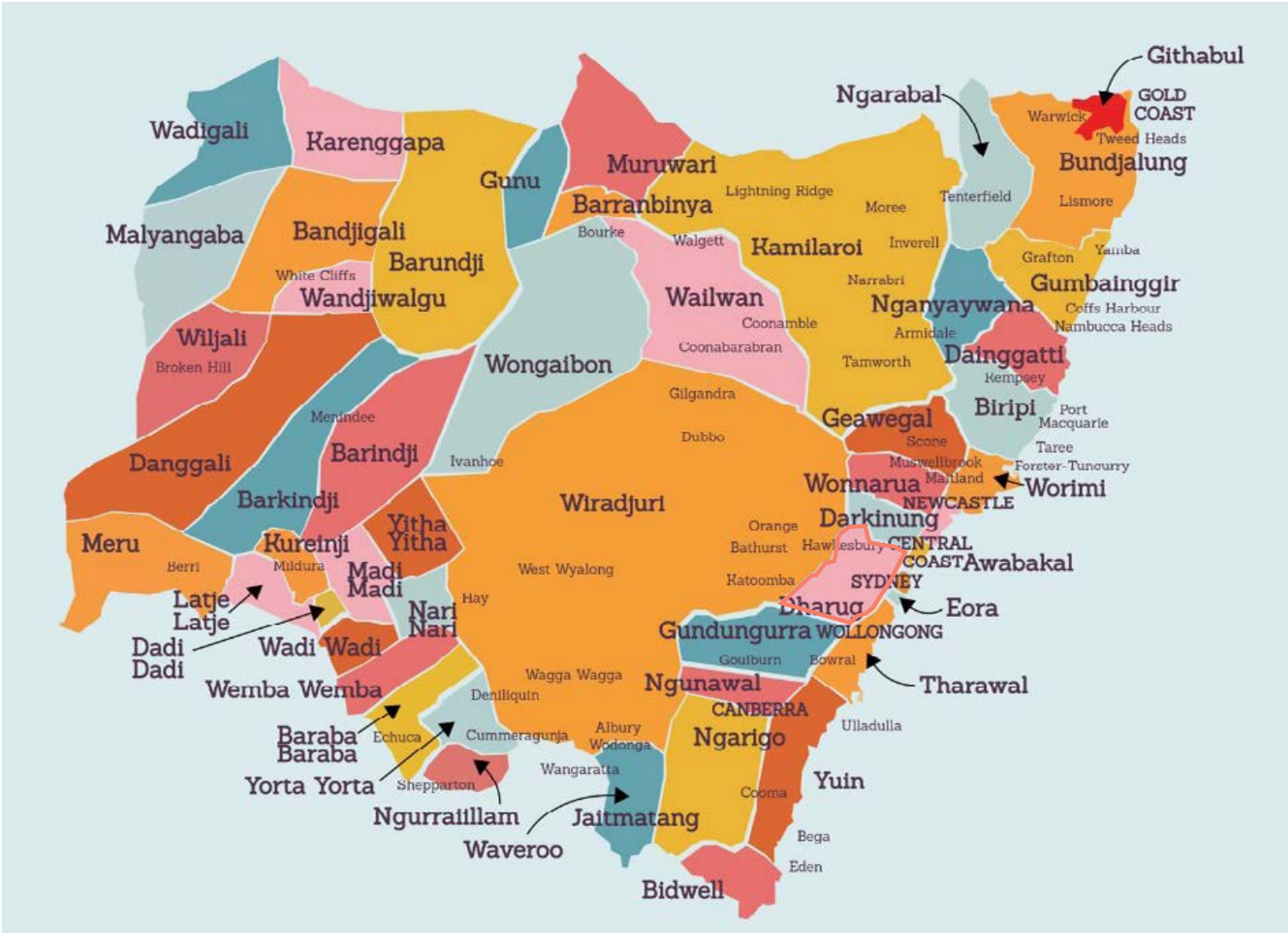
- Walking Country
- Yarning
- Deep listening
- Cultural design response
- Inclusive implementation

Design Delivery

- Indigenous overlay and conscious construction
- Regenerative materiality
- Indigenous interpretations

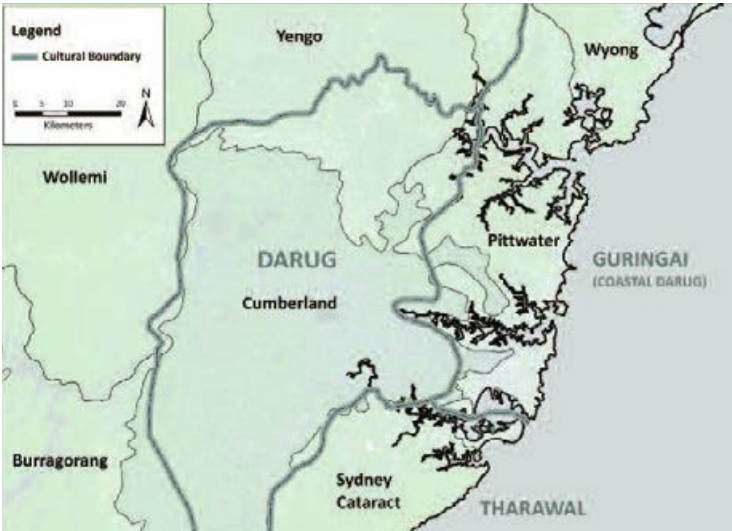
Post-Delivery

- Continued Indigenous partnerships through
- long-term maintenance strategies
- Ongoing community inclusion



Reconciliation NSW - NSW Aboriginal Languages & Nations Map

Site



Background

Colonial History

In 1794 the first land grants on the Rhodes peninsula were made to John Bray, Frederick Meredith and Simon Donally. This set the pattern for much of the nineteenth century with the peninsula essentially being divided between these three estates.

John Bray and his wife Mary settled on the land and by 1800 the first stage of their home Braygrove had been built. This was the first house on the Rhodes Peninsula and in the Concord area. It was later extended and remodelled by their descendants Thomas and Alfred Bray. The property remained in the Bray family until 1914 when it was purchased by Tulloch’s Phoenix Ironworks.

In 1819 Thomas Walker (1791-1861) purchased the land at Rhodes from Meredith and built Rhodes House. The house was named after Rhodes Hall, his mother’s ancestral home near Leeds in Britain and, in turn, gave its name to the peninsula.

In the 70 years from 1910 to 1980 Rhodes was arguably one of Australia’s most important industrial landscapes. G&C Hoskins developed a large ironworks in 1911 which later become Hoskins Port Kembla. Several years later in 1916 Lewis Berger opened Berger Paints supplying the paint needed to paint the new Sydney Harbour Bridge in 1932.

In 1919 land at the northern end of the Peninsula was developed by John Darling Flour Mills later becoming Allied Feeds. Tullochs Phoenix Ironworks built on the site that is now Rhodes Business Park. Until the 1980s Australia’s largest chemical industries including Union Carbide, CSR Chemicals and Orica shaped Rhodes. The industrial past represents an important story line describing the nature and impacts of industries on both the river and the Peninsula. This experience has many dimensions not least that of the industrial workforce drawn from the local area.

In the 1970’s Rhodes consisted of two distinct areas - an industrial precinct to the west of the railway line and the southern section of the Peninsula and a predominately residential area to the north-east. The eastern residential section of the Peninsula remains relatively unchanged, consisting of predominately detached residential dwellings. An industrial area to the Peninsula’s north east (Leeds Street Industrial Precinct) also remains.

Remediation and redevelopment of Rhodes West industrial areas have transformed the Peninsula. Industrial sites have been replaced with a mix of retail, commercial and residential developments. These include the Rhodes Waterside Shopping Centre and Rhodes Corporate Park to the south and the current redevelopment of Rhodes West which consists of high density, transport oriented, mixed use development.



Planning Context - Rhodes Place Strategy

The Rhodes Place Strategy proposes ‘Five Big Moves’ to unlock the area’s potential over the next 20 years and to bring the Rhodes Vision to life

These are:

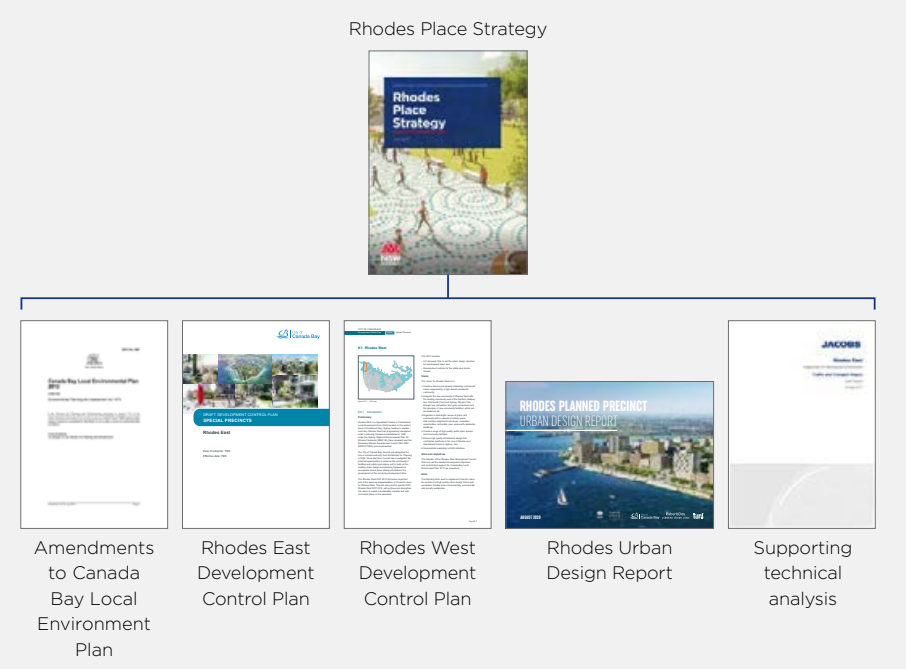
- 1) Create a vibrant, integrated precinct.
- 2) Liberate the Parramatta River Foreshore and Green Space
- 3) Connect Places, promote walking and Cycling.
- 4) Better designed buildings for more people
- 5) An Exemplar of sustainable development

Rhodes Character Areas

The Rhodes Precinct is made up of four character areas. The draft place strategy sets out the height, density and design of buildings in each character area and transitions between the areas.

Leeds Street
Leeds Street will be focused on Parramatta River and include a new ferry wharf, a new public park of at least 7,500 sqm and shops and cafes. Low to mid-rise buildings with a range of ground-floor uses will front the foreshore park, along with waterfront promenades, water transit plazas and pedestrian green links.

There is the potential for up to 903 new dwellings in Leeds Street. The maximum heights for buildings range from 8 storeys (29.58m / RL 38.0m) to 18 storeys (57.45m / RL 60.45m).



Rhodes Place Strategy and supporting documents, Figure 3, page 14



Aerial photograph - Rhodes Place Strategy, page 4



Illustrative Master Plan and Features, Figure 10 - Rhodes Place Strategy, page 41

Planning Context - Rhodes Place Strategy

Rhodes Character Areas

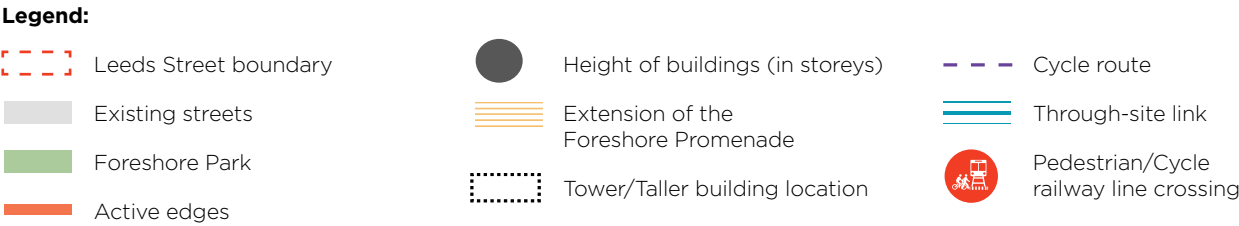
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There is the potential for up to 903 new dwellings in Leeds Street. The maximum heights for buildings range from 8 storeys (29.58m / RL 34.1m) to 18 storeys (55.21m / RL 58.21m).

Source:
<https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Rhodes>



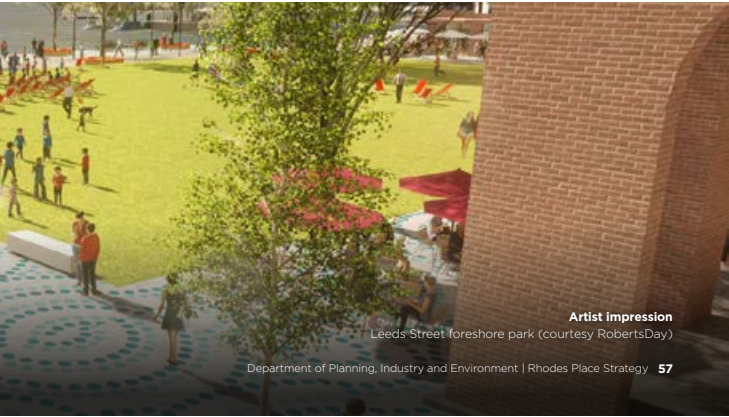
Leeds Street Character Area, Figure 14 - Rhodes Place Strategy, page 55

The numbers
By 2041 there could be:

 700 additional dwellings	 1,700 people	 370 jobs
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Foreshore Park, Artist's Impression- Rhodes Place Strategy



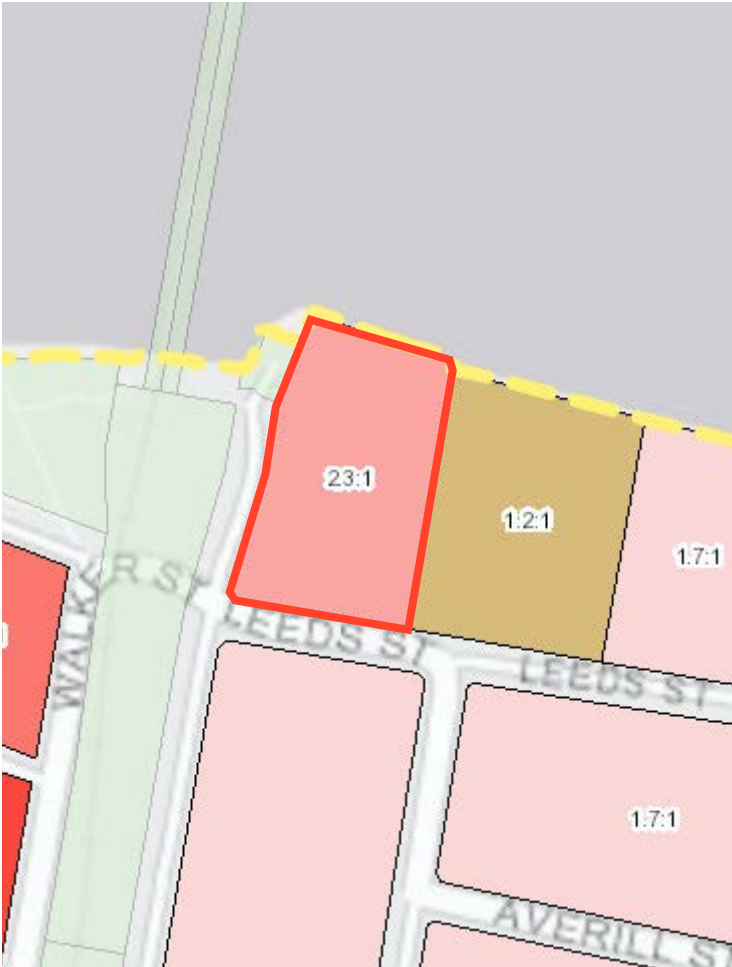
Foreshore Park, Artist's Impression- Rhodes Place Strategy



Zoning



Height



FSR



Foreshore Building Map



- CHARACTER AREAS**
- Station Gateway East
 - Cavell Avenue
 - Leeds Street
 - Land to which the DCP applies



- PRECINCT PLAN**
- Residential
 - Mixed Use
 - Community Use
 - Destination Retail (with residential above)
 - Indicative School Location
 - Pedestrian Link
 - Pedestrian Bridge
 - Bridge Plaza
 - Mixed Use Corner
 - Corner Plaza
 - Public Art/Landscape Feature
 - Public Open Space
 - Ferry Wharf (proposed)
 - Land to which the DCP applies



- HEIGHTS**
- 8 Storeys
 - 9 Storeys
 - 11 Storeys
 - 10 Storeys
 - 12 Storeys
 - 15 Storeys
 - 18 Storeys
 - 20 Storeys
 - 25 Storeys
 - 29 storeys
 - 37 Storeys
 - View Shed
 - Public Open Space
 - Ferry Wharf (proposed)
 - Land to which the DCP applies



- FSR POTENTIAL**
- Transfer of floor space opportunity associated with street delivery
 - Street to be delivered
 - Through-site link
 - Public Open Space
 - Ferry Wharf (proposed)
 - Land to which the DCP applies
 - Bonus FSR opportunity associated with delivery of BASIX targets



CYCLE & PEDESTRIAN NETWORK

- Regional Cycleway/Pedestrian Path
- Shared Cycleway/Pedestrian Path
- Separate Cycleway/Pedestrian Path
- Active Transport Mesh
- The Bridge Plaza
- Gateway Arcade Land Bridge
- Public Open Space
- Ferry Wharf (proposed)
- Land to which The DCP Applies



- Green Streets
- Gateway Station Bridge
- Mixed Use Corner
- Existing Ecological Habitat
- Public Open Space
- River Activation
- Ferry Wharf (proposed)
- Land to which The DCP Applies

Existing Open Space Network

1. Mill Park
2. John Witton Bridge Park
3. Uhrs Reserve
4. King George V Reserve
5. Mellwaine Park
6. Brays Bay Reserve
7. Rhodes Park
8. Churchill Tucker Reserve
9. Leeds St Foreshore



SETBACKS

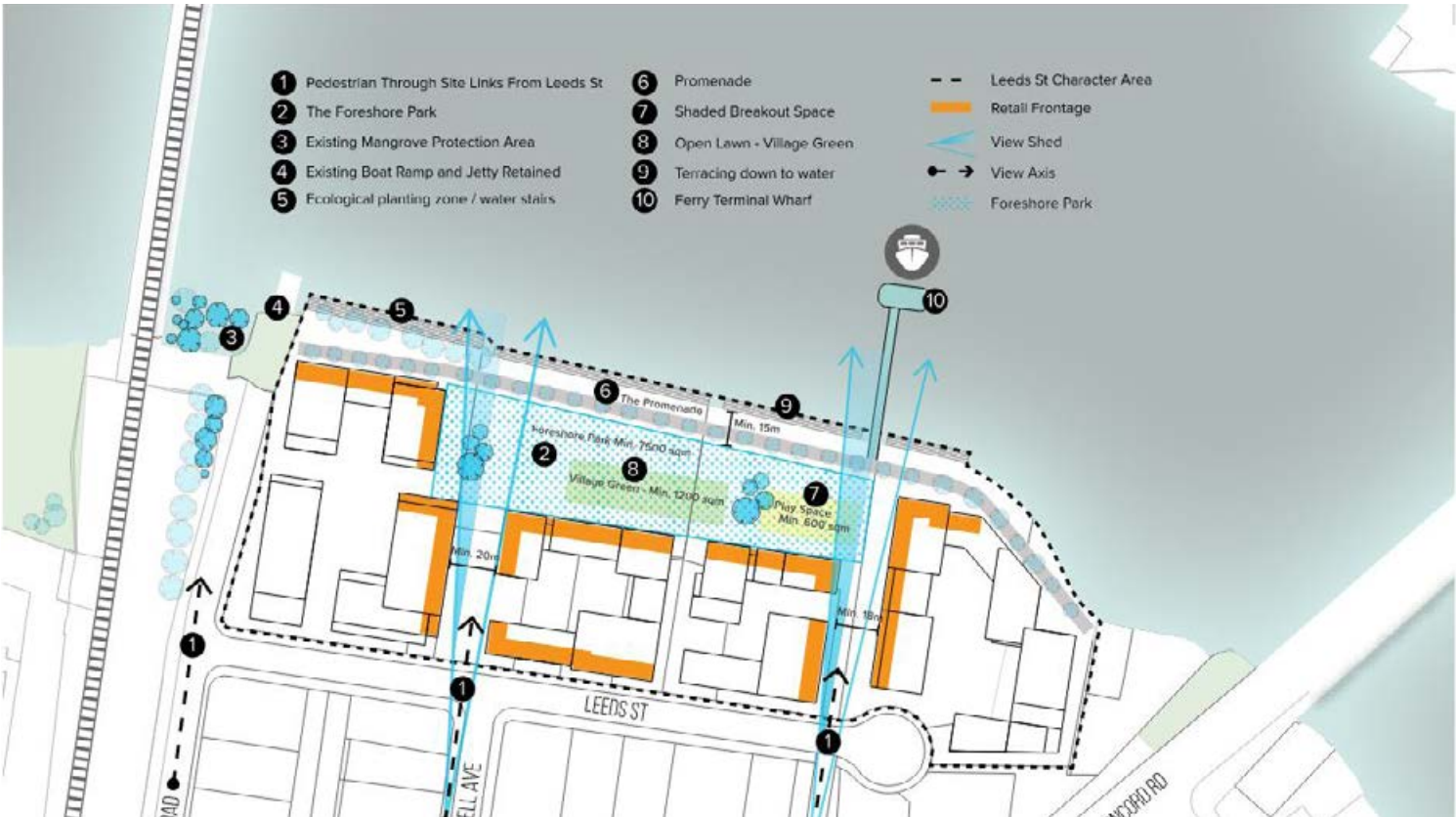
- Ground Setbacks From Site Boundary
- 0 metres
- 0.6-1 metres
- 1 metres
- 1-2 metres
- 3 metres
- 2-4 metres
- 6 metres
- Upper Level Setbacks From Building Line
- 4 metres
- Public Open Space
- Ferry Wharf (proposed)
- Land to which the DCP app



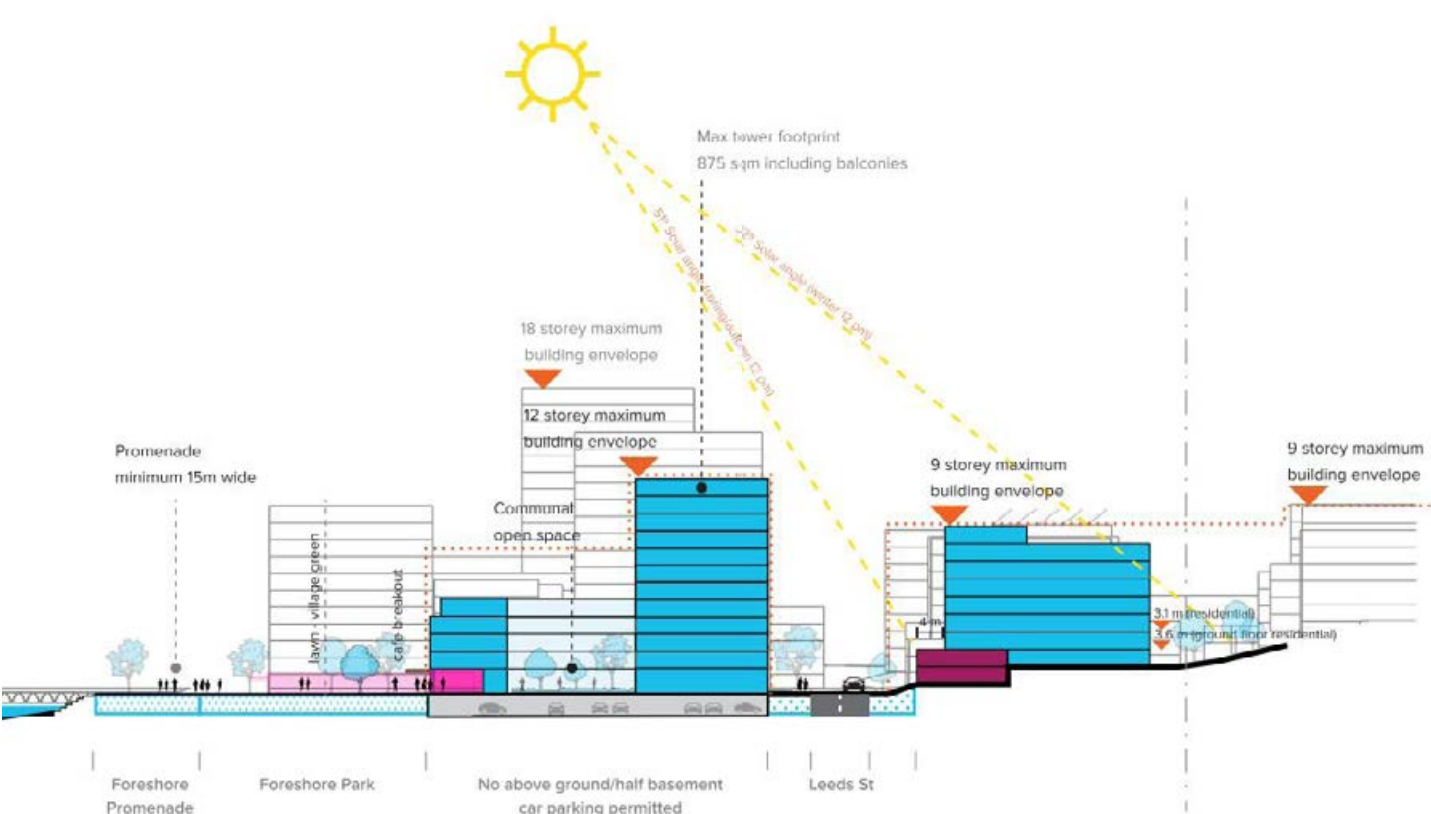
CONTROL PLAN

- Vibrant Facade
- Friendly Facade
- Mixed Facade
- Landmark Heights
- Public Art/Landscape Feature
- Public Open Space
- Pedestrian Link
- Station Bridge Location
- Ferry Wharf (proposed)
- Land to which the DCP applies

Planning Context - DCP



Leeds Street Character Area Regulating Plan (DCP - Figure 31)



DCP Section through Leeds Street site (Figure 35)

Design Competition - Outcomes & DIP Process

Design Competition

An Architectural Design Competition was held for a proposed mixed-use development at the site located at 25-27 Leeds Street, Rhodes. The competition was undertaken as an invited single stage competition, with three architectural firms taking part. As detailed in the Endorsed Jury Report (dated 14 September 2022), of the three schemes presented, the SJB scheme was determined by the Jury to be the most convincing response to the contextual fit, planning, design and commercial objectives of the brief and was selected as the preferred scheme. However, the Jury recommended that a number of design development requirements be addressed and resolved during the Pre-DA and detailed DA preparation phases and presented to the Design Integrity Panel (DIP) for endorsement, prior to the lodgement of any DA.



DIP Meeting 1 - 03.06.2024

The DIP reconvened at a virtual meeting on 3 June 2024 along with representatives from SJB, Billbergia and Urbis.

The objective of this meeting was to ensure that design integrity is continued as the project “transitions” from the original Competition Scheme to a State Significant Development Application that utilises the affordable housing bonus provisions of the Chapter 2 of Housing SEPP, through the construction phase to the completion of the project.

The DIP made comment in relation to:

- Design concept of the conductor and orchestra.
- Bulk and scale.
- Communal open space and landscaping strategy.
- Wayfinding.
- Materiality.



Affordable Housing.

- Amenity.
- Car parking.

The Panel believed the scheme can achieve design excellence subject to further design development.

The Panel supported the provision of additional Communal Open Space at the ground floor.



DIP Meeting 2 - 02.07.2024

The panel reconvened on 2 July 2024.

The DIP commended the design team on their thorough response to the previous comments. The DIP appreciated the high level of refinement and resolution.

The DIP confirmed that the proposal, as presented by SJB Architects, is capable of achieving ‘design excellence’ in accordance with the Canada Bay Local Environmental Plan 2013. The DIP endorsed the proposal and notes it is suitable for lodgement. This endorsement is made on the basis that the proposal has retained the “fundamental elements of design excellence,” which were integral to the success of the Design Competition Scheme.

The DIP advised that it will review the scheme when it is lodged with the DPHI as a development application for State Significant Development. A key point for further DIP review includes prior to the Response to Submissions.

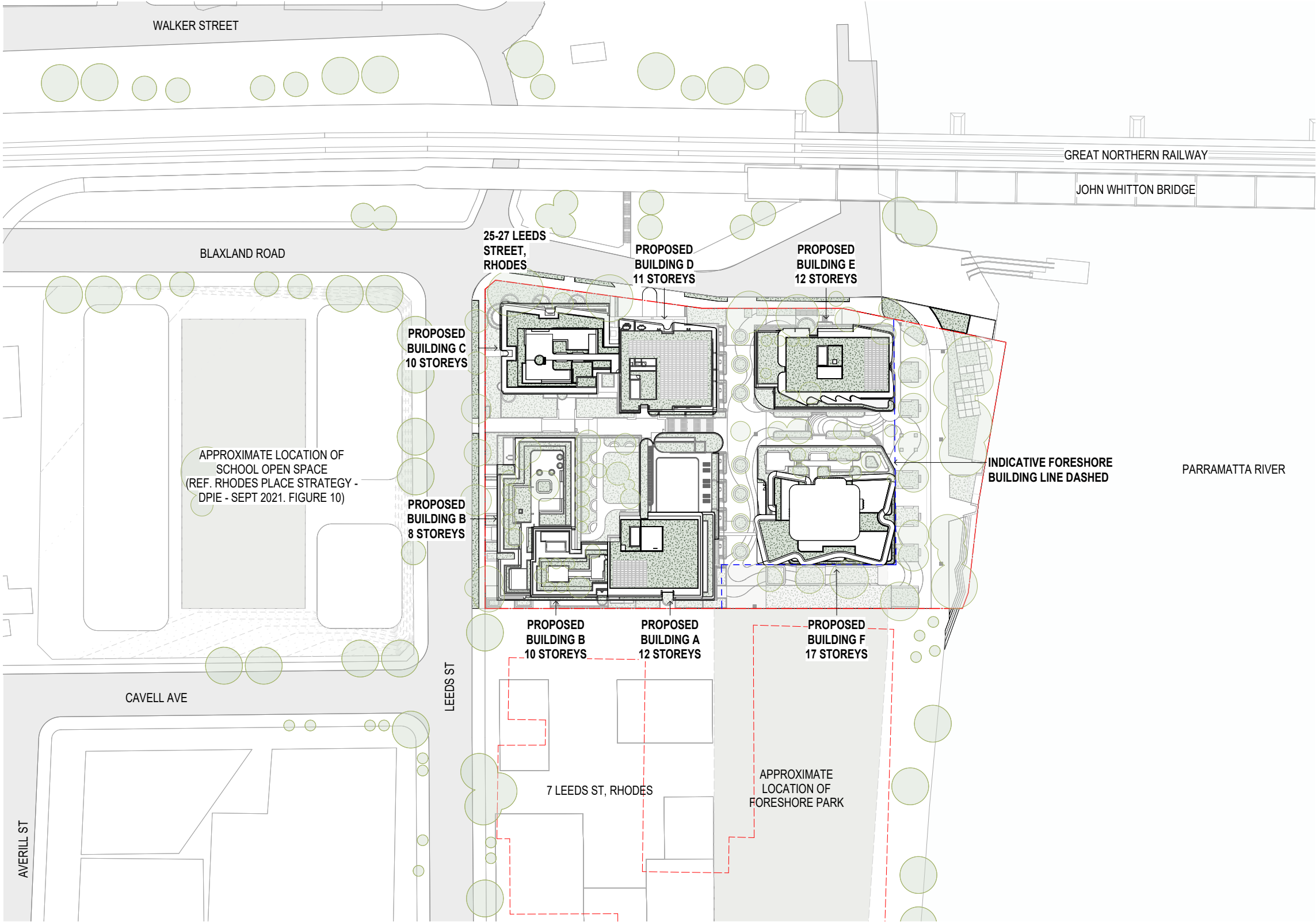


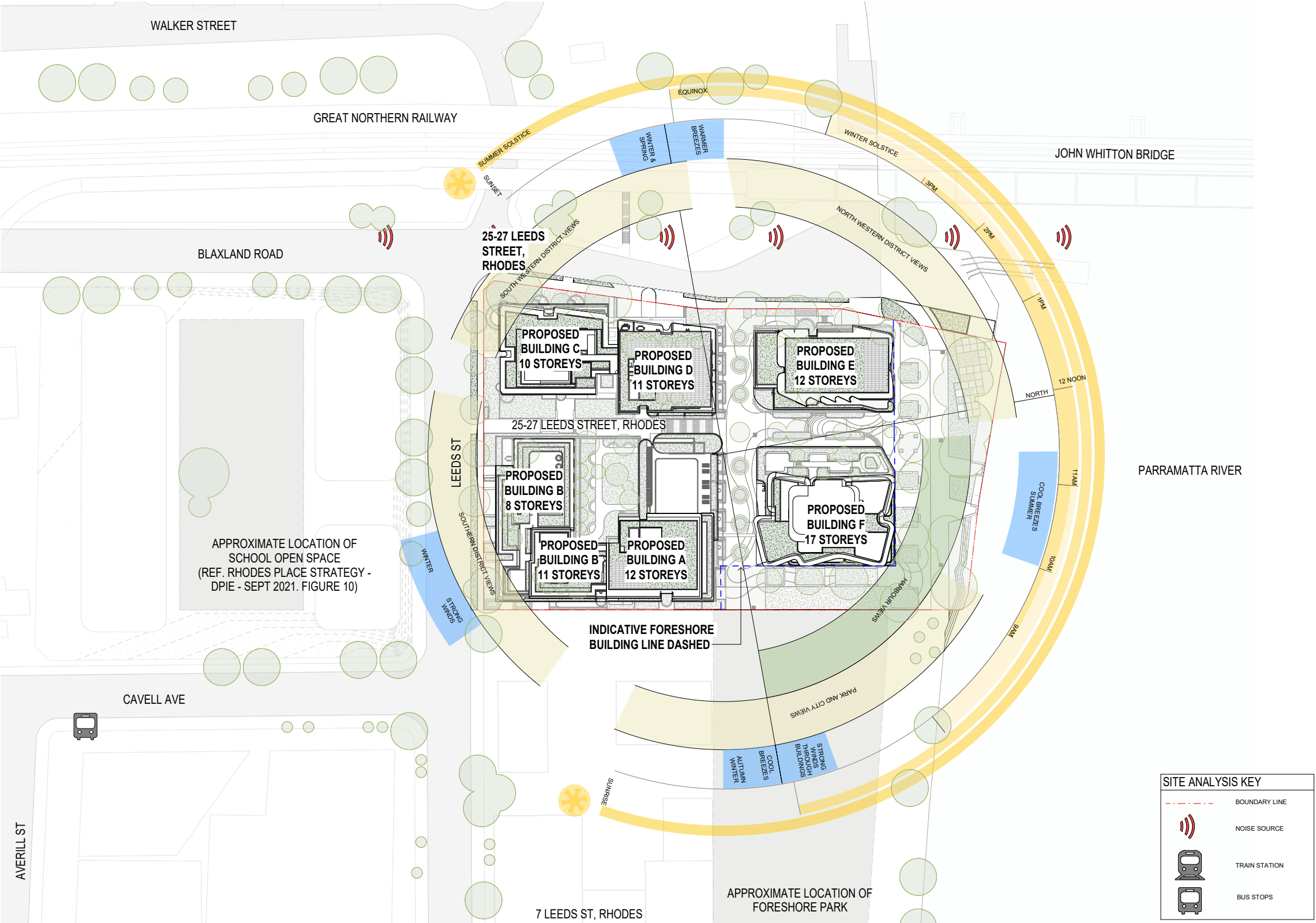
3

Context

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.





Site Photographs



Corner of Leeds Street and Blaxland Road



John Whitton Railway Bridge



Boat Ramp



Stair to John Whitton Railway Bridge



Southern elavtion of the existing building



Blaxland Road



Mangroves at John Whitton Bridge



Foreshore

Streetscape Character Analysis



Leeds Street looking west. 25-27 is in the foreground. The neighbouring light industrial sites are beyond. This will be redeveloped as part of the Rhodes Place Strategy.



Leeds Street. Neighbouring property to be redeveloped as part of the Rhodes Place Strategy.



Leeds Street. Neighbouring properties to the east of Cavell Avenue.



28 Leeds Street. Single storey dwelling opposite 25-27 Leeds Street. Site of future school.



Leeds Street looking towards Blaxland Road and the railway bridge. 25-27 Leeds Street is to the right. Residential apartments can be seen on the western side of the bridge.



Blaxland Road. Single storey dwellings. Site of future school.



Railway Track opposite the site on Blaxland Road.



Blaxland Road - The site is opposite the railway line. Rhodes Central can be seen in the distance.

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.

Key Ideas

River

The mangrove represents the symbiotic relationship it has with the water, as the river tides recedes the mangrove breathes, and in turn when the tides rise it supports marine life beneath its protective root structure that helps cleanse the waters. Its a reminder that natural tensions exists between competing elements, the one relies on the other to create a balance, to enable to support life and resilience. This thought bubble is constantly challenged within the urban fabric, needing to strike a balance between nature and built fabric, function and form. The proposal explores these natural tensions through expression of built form and materiality. Taking cues from nature we apply ideas to inform design elements, such as the canopy as shelter, the river edge as a collector and gathering space.

Bridge

The John Whitton Bridge, a retired railway line residing beside its modern predecessor, provides pedestrian and cycle connection to Meadowbank and Rhodes. A structure of steel girders and lattice bracing, one of remaining few intact known for its ingenuity and unique prefabricated construction of its era. The bridge is a reference point for the design, the regularity of its structure and rhythm, contrasted by use of contemporary construction techniques and materiality such as concrete and glass.

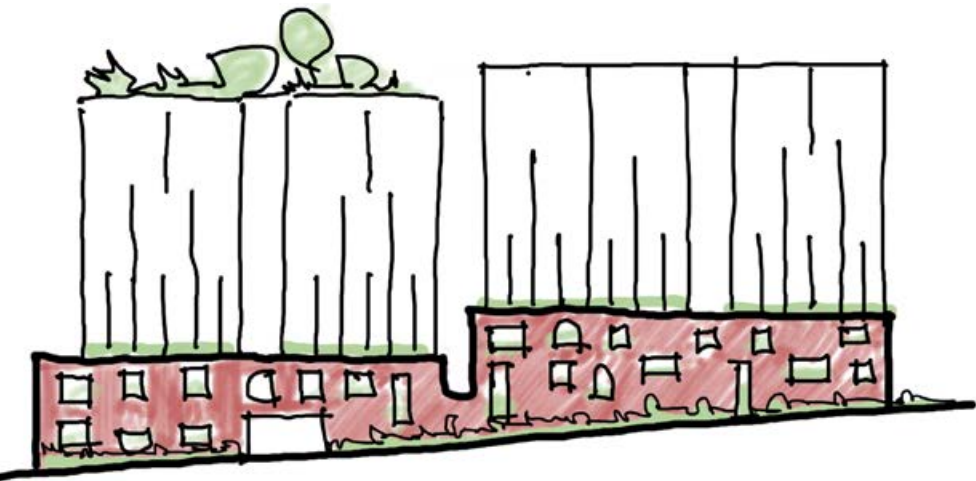
Connections

The forms along Leeds Street and Blaxland Road present with regularity and provide a sense of formality and a civic address to the interfacing heritage bridge, future public school domain and future foreshore links. This formal expression through use of concrete, glass and brick creates a backdrop, resulting in a quiet expression, complementary rather competing with its surroundings.

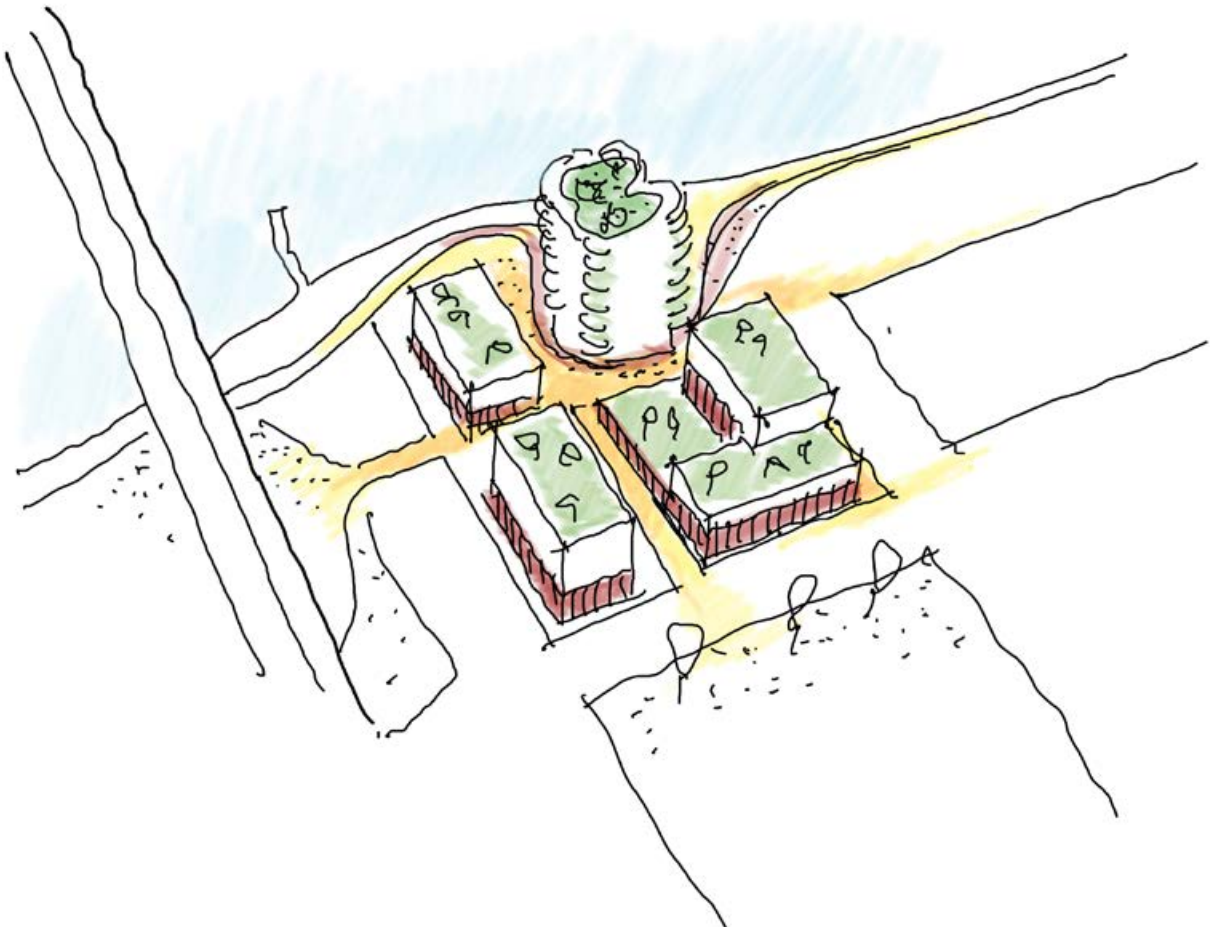
Our intent is to open up connections that lead towards the river, celebrating the site's connection with water and landscape. The new connections will provide for fine grain architecture and landscaping at the ground plane, increased passive surveillance and activation. From grain to the tops, all the roofs are landscaped that will provide amenity for the occupants and creating a natural building roof form.



The bridge and the indstrial heritage of Rhodes are referenced in the facade articulation and materiality



Buildings are artiuculated and split to create an urban fabric on a human scale

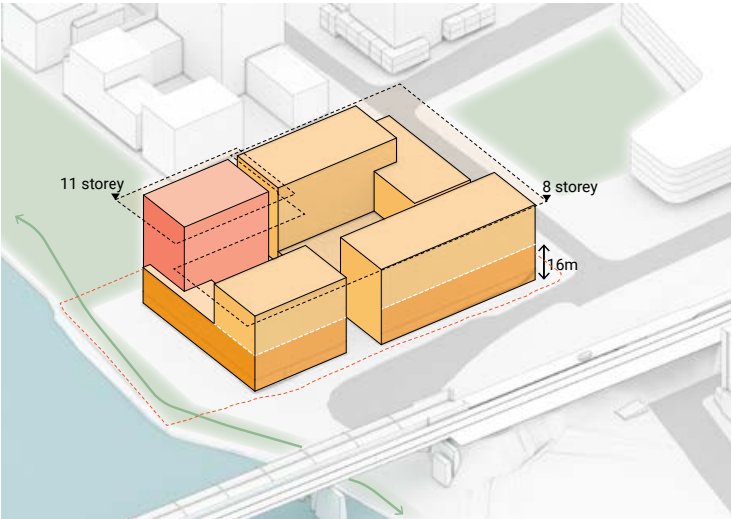


New public pedestrian links create permiability through the site

Design Principles

Reference Scheme

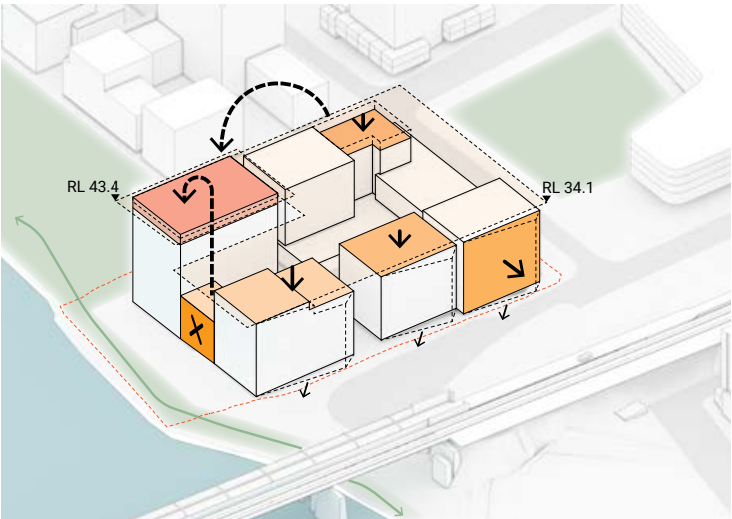
The massing indicates a compliant DCP form, composed of a series of 8 storey buildings surrounding an 11 storey tower fronting the new community park to the East and Foreshore edge. The DCP requires a podium to distinguish the upper levels, in essence to create finer grain and activation along the street edge.



Developed Massing

The massing has been massaged to address its context and site findings, provide opportunities to increase sight lines through the site and further break the mass into smaller portions to create a village feel and scale. A small portion of mass is taken from the north and relocated to improve aspect and openness through the site. This constitutes part of the 5% ESD bonus provision in the DCP.

Mass has been relocated from the south to the north of the site to ensure compliance with the LEP and DCP (clauses C20 and C22) to ensure that that there is no additional overshadowing of The Foreshore Park between 8:30 and 12:30pm in the Primary Zone on the Winter Solstice and that the open space of the proposed school is not overshadowed between 10:00am and 2:00pm on the winter solstice.

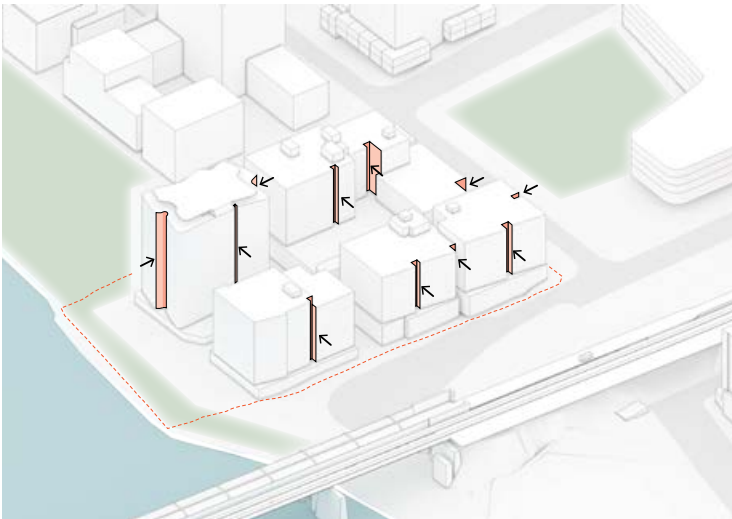


Articulation

Building splits and recesses create shadows and break long facades to humanise the bulk and scale.

Apartments are clustered and accessed via separate lobbies to create a village like community.

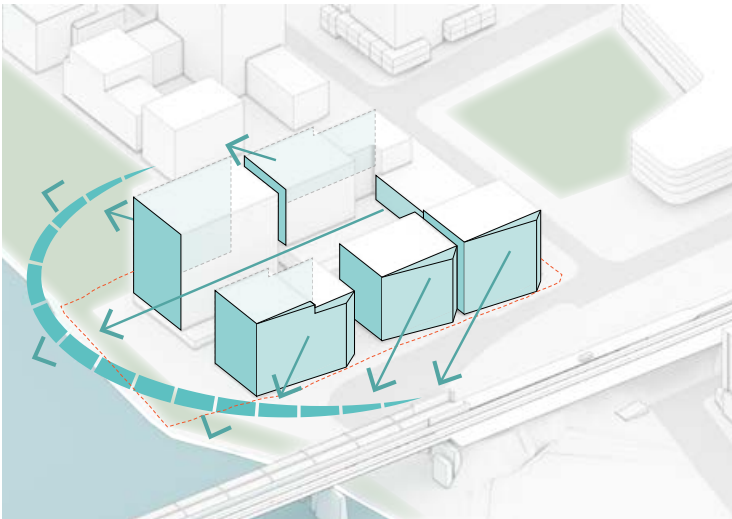
This limits the gross floor area above podium levels to less than 750m² as stipulated in the LEP.



Views and Orientation

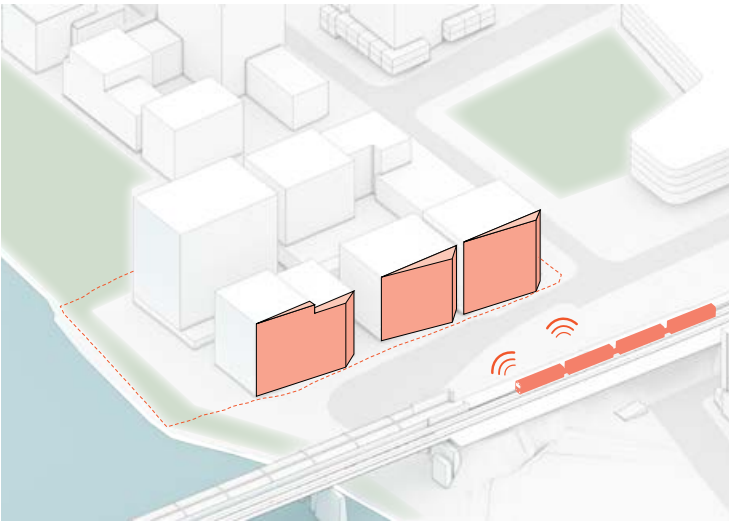
Layouts are optimized towards the views and orientated for solar, internal facing courtyard apartments also receive glimpses through the building gaps towards the river ensuring at least 85% of apartments have desirable outlooks to parks and to the river.

The buildings are set back on the eastern boundary to ensure that the view shed is over and above the requirements setout in the DCP (figure 31). The provision of a colonade sets the internal space at ground back a further 4m to enhance and celebrate the views to the water.



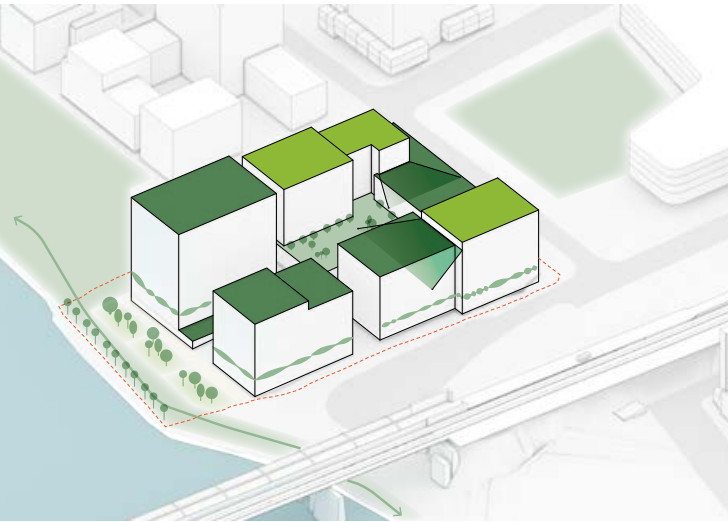
Site Considerations

Blocks to the West are turned slightly towards the views whilst creating angles of deflection to mitigate noise from the existing rail line. A combination of double glazing, enclosed balconies, and solid upstands provided for acoustic attenuation.



Green tops

There is an integrated approach to landscape and built forms, that span across podiums, site links and roof tops. Each roof surface is treated as an extension of the landscape, providing a combination of communal gardens and private terraces to meet or even exceed the 1:1 ratio.

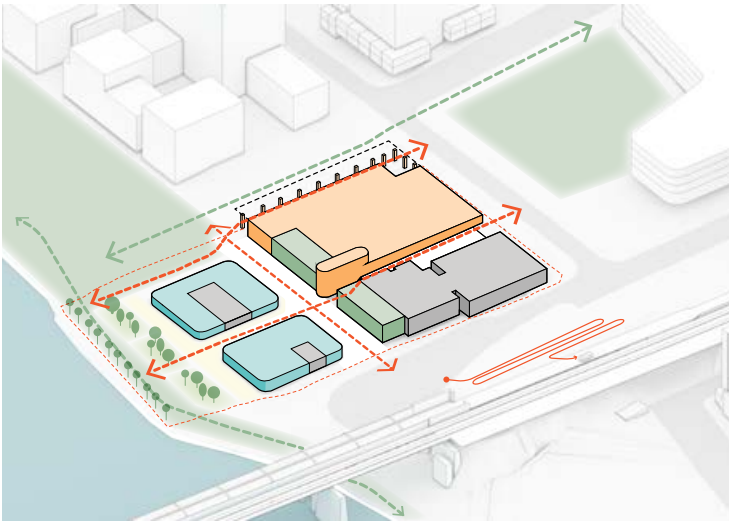


Connections

There is a well connected public domain with excellent sight lines through the site to ensure there is a high quality activated ground plane. The proposed east west link “Leeds Lane” between the buildings allows for additional site lines between the new park and Blaxland Road, and provides address to the northern buildings.

The proposed north south link “Blaxland Lane” through the centre of the site forms a link between Leeds Street and the foreshore and connects the building with the public domain.

A colonnade along the eastern boundary provides shelter and activation and accommodates for the existing boundary condition until the next phase is delivered. It allows the internal space at ground level to be setback over 6m from the boundary to celebrate the view to the water, and enhance the view shed highlighted in the DCP (figure 31.)

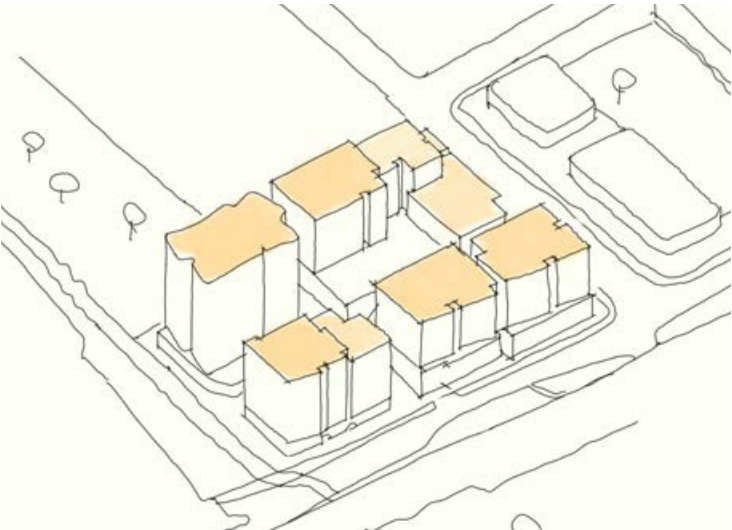


The ‘conductor’ and ‘orchestra’

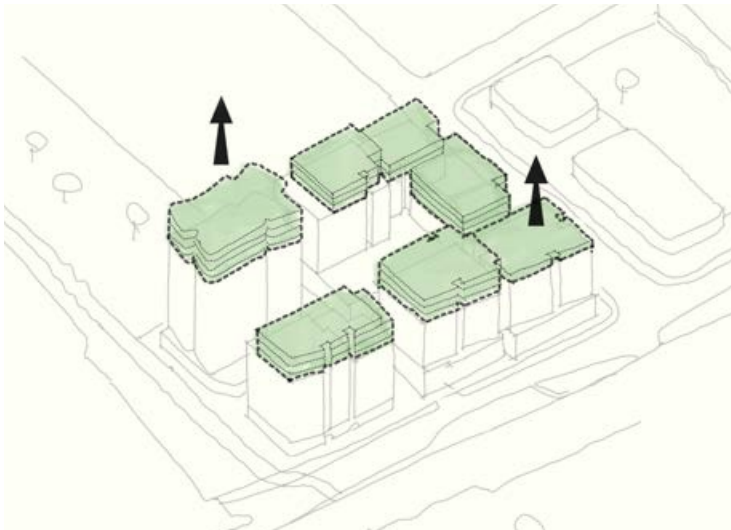
Like the conductor of an orchestra the main tower sits on the pedestal, differentiated by free form lines, the tower has a relationship with the foreshore park and river, whilst the lower forms provide regularity and formality in addressing its unique context. The podium is defined through a change of materiality to create grain and texture at the lower levels, complementing the lighter coloured concrete forms above. The base forms step with the topography, engaging with the ground plane and public domain with an appreciation to human scale.



Key ideas - Affordable Housing Uplift

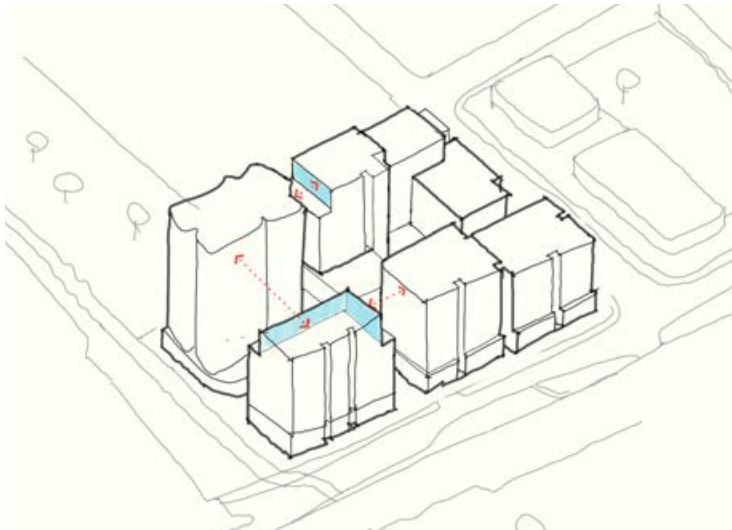


DA Massing



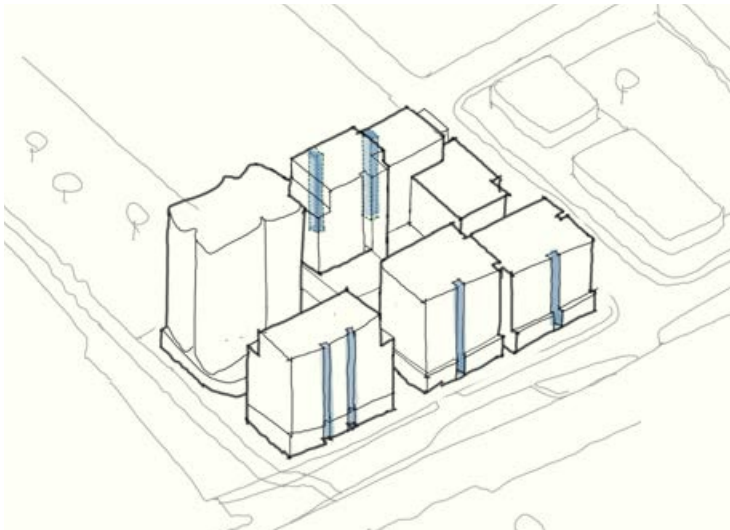
Uplift Massing

The principle of relocating the massing remains the same. The placement of additional height has been carefully considered to minimise overshadowing to the proposed new school opposite.



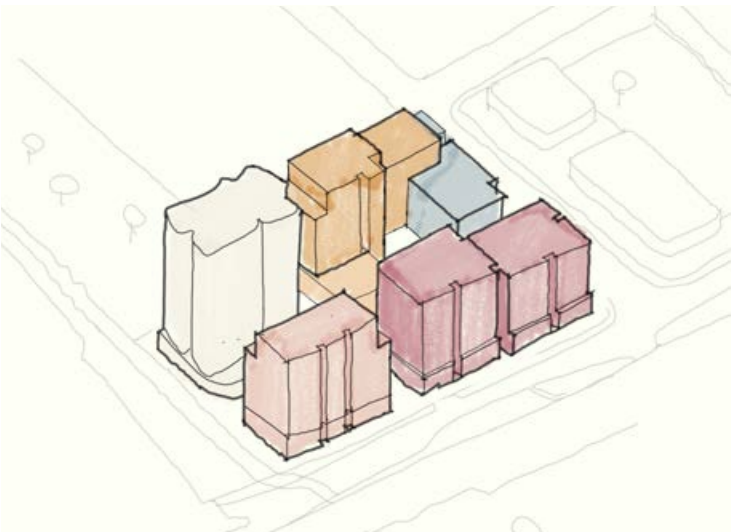
Building Separation

Buildings are cut back to allow for increased building separation at high level.



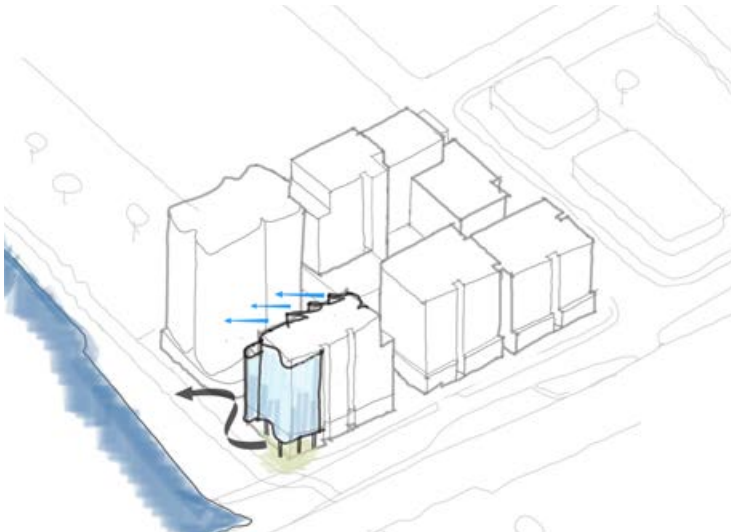
Uplift Articulation

Building articulation and recesses create shadows and break long facades to humanise the bulk and scale have been exaggerated to counter act the ncreased height of the built form and to create more separation between the buildings.



Vertical Village

Materials and recesses are utilised to emphasise separate vertical forms. The collection of buidlings form a “vertical village.”



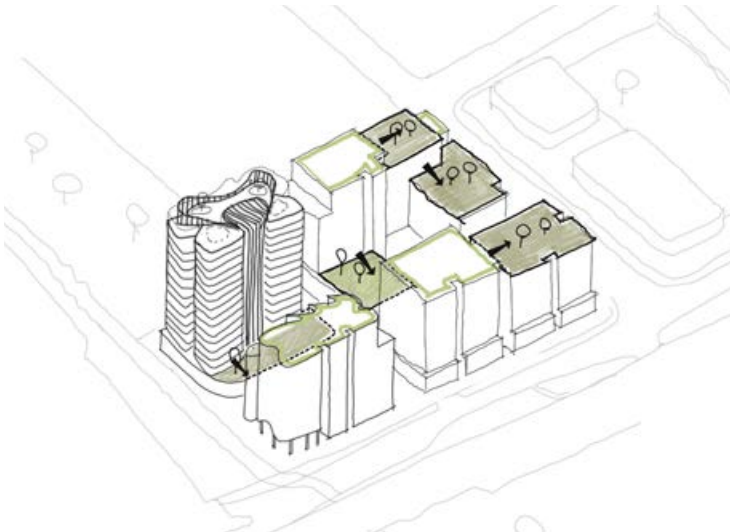
Addressing the River

Building E has been set back at the upper levels to increase the separation with Building F. Living spaces are cranked to address the river.



Opening the Ground Plane

The connections through the public domain remain while the ground plane has been opened up through the removal of building mass to create a garden from Leeds Lane.



Green Roof Tops

Communal open space is provided on the roof tops of Building A, B and C and on the podiums of Buildings A, B and F. Roof gardens are proposed to Building F and non-trafficable green roofs are proposed for Buildings A, D and E.

Building Articulation

The scheme is broken down into six buildings.

Building A and B

Building A and B are connected but visulally separated by a deep recesses from level 3 up along Blaxland Lane. Building B is further split along Leeds Street with the key corner of the site at Leeds Street and Blaxland Road setting back and becoming a separate form offering relief to the street.

Terraces along the northern facade of Building A create a human scale and complement the waterside retail tenancies opposite to create a village feel.

The curved wall to the east of the new Blaxland Lane acts as a way finding device.

Building C and D

Building C & D are connected but separated by a deep recess on both sides. Each are accessed by a separate lobby from the new pedestrian link. Terraces at the north to match those on Building A create a rythum to the new street also activated by the retail tenancies opposite.

Building E

A recess along Blaxland Road provides verticallity to the facade. Retail on the ground plane creates a vibrant public domain at the water front.

Building F

Building F stands out as the conductor with underdulating forms. Retail on the ground plane creates a vibrant public domain at the water front.



Above: Leeds Street, Buildings B & C (South Elevation)

Below: Buildings A & B East Elevation. A recess at level 3 separatates the bulk of the two buildings.



Above: Leeds Lane looking west. The fine grain of the terraces creates a human scale.

Below: The Leeds Lane / Blaxland Lane junction looking south.

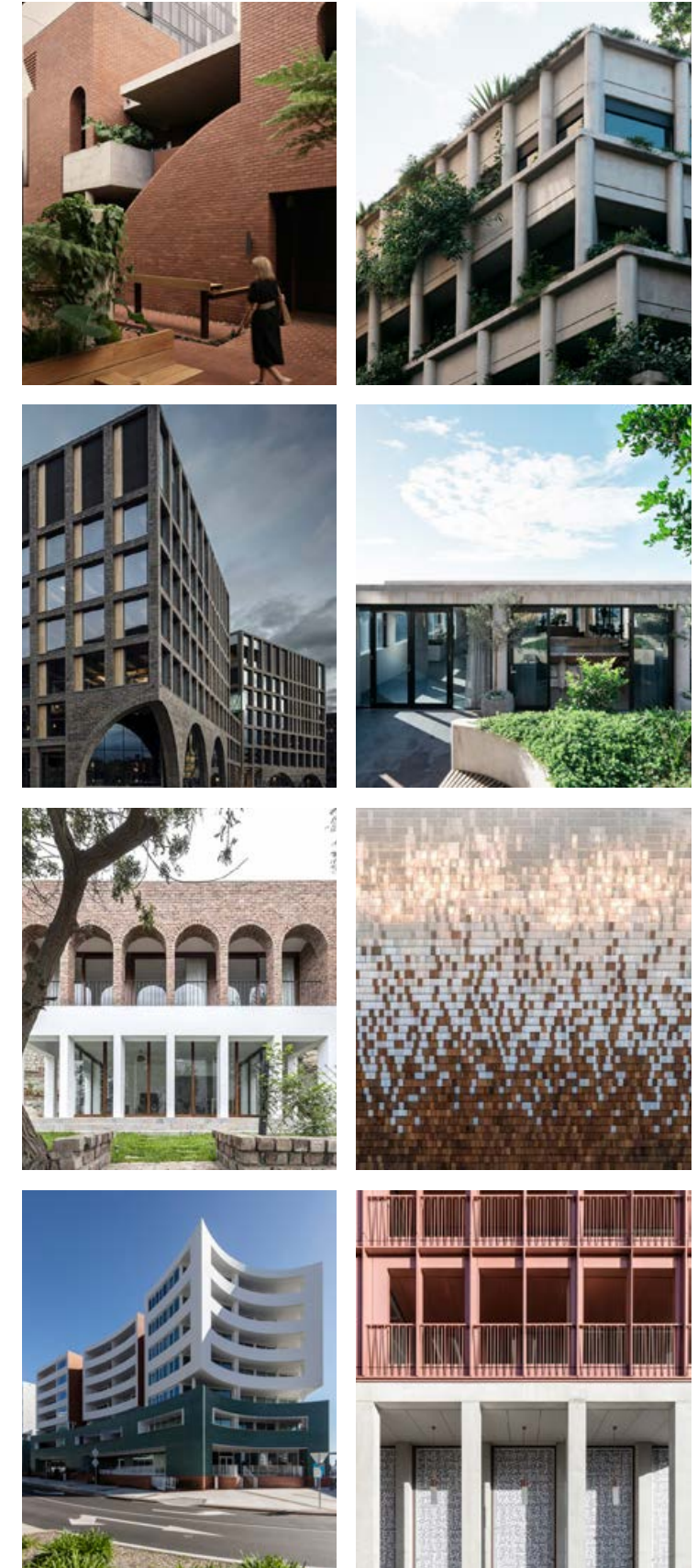


Above: Blaxland Road looking north to Leeds Street. Buildings C, D, and E.

Below: Blaxland Road Elevation.



Building Character and Precedent Images



Materiality

The proposed material palette is elegant with an inherent durability and timelessness.

The use of brickwork on the base establishes a fine grain material at the lower levels providing human scale. The selection of brick also links the building to the railway vernacular that exists along Sydney rail corridors.

Above the brickwork, the use of warm concrete elements, in shades of grey and off white, create a sculptural quality to the facade, with the resultant shadow and light casting the diurnal rhythms of the day on the building. Slabs are off-form concrete, with the vertical blades a higher quality finish - being that they are in touching distance of the residents. Fine metal balustrades and planters are added as secondary elements, glazed elements recessive and secondary.

The adjacent palette selection outlines our aspirations as it relates to this DA.



Concrete



Pigmented concrete



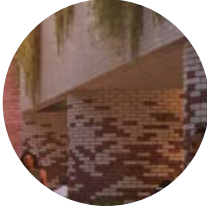
Precast concrete



Precast fluted concrete



Brick
Colour: Mixed earth tone
Format: Long format
Stretcher bond or stacked custom radius brick for arches as indicated on elevations

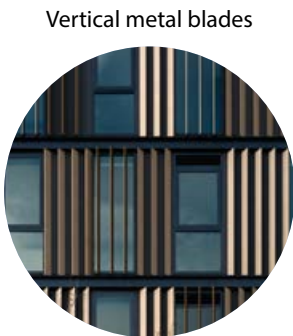
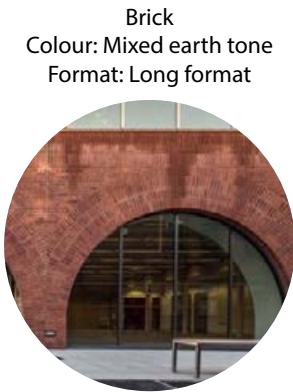
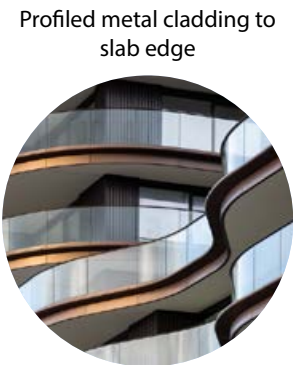
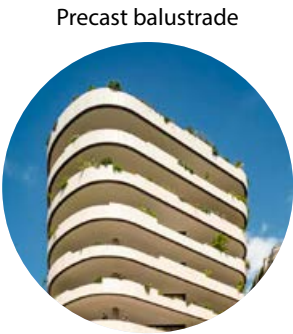
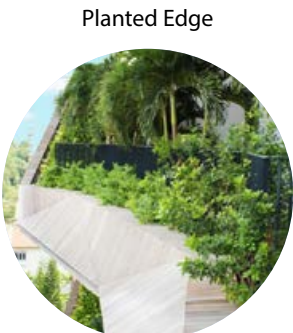


Tiles



Glazing
Vision glazing in metal window frame. Curved into sections, not

Overviews & Materials



Built Form and Urban Design

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.

Development map

The map categorises sites within the Rhodes precinct following 4 distinct criteria. This involves:

- Under construction
- Under assessment
- Yet to be realised
- Undevelopable under current zoning

Its important to note that sites under assessment to the south of the precinct have a strict height limit due to the McIlwaine park solar clipping plane.

Dwelling numbers are compared from Pre Place strategy and Post Place strategy to understand the development impact within the precinct.

		Pre Place	Post Place	Unit Increase	Affordable Housing
1	Rhodes Central Tower D (34 Walker St)	126	304	178	-
2	Rhodes Central Tower E (34 Walker St)	274	369	95	-
3	Rhodes Central Tower C (Marquet St)	153	270	117	50
4	Deicorp 1-9 Marquet St	165	274	109	42
5	9-13 Blaxland Rd	12	313	301	61
6	Ecove SGW	101	404	303	-
7	Meriton 33-41 Blaxland Rd / 1-5 Llewellyn St	14	285	271	-
8	Billbergia Llewellyn St	23	670	647	110
9	Billbergia Cavell St	8	175	167	26
10	Billbergia Leeds St	12	337	325	51
11	Mirvac/Ikea Leeds St	0	350	350	-
12	Coptic Church	1	77	76	-
13	Denham Street	3	34	31	-
14	Residual Lands	34	37	0	-
TOTAL		926	3,896	2,970	340
Gap from 3,000 target		30			
Gap from 4,200 target		1,230			

Key

Under construction

Under assessment

Yet to be realised

Undevelopable under current zoning

Site completed by Billbergia

Site owned by Billbergia

Site owned by Billbergia with options

Council

Proposed Leeds Precinct

Coptic Church

Public housing

Heritage item

Proposed school

*

 Shadow impacts for further uplift



Development map

The map categorises all the sites currently earmarked for residential / mixed use redevelopment under existing planning controls.

Due to the fragmented nature of the balance of land within the Rhodes East Precinct it is highlighted that meaningful amalgamation and redevelopment opportunities are limited.

Key

Current development sites

Current or proposed non-residential assets

Proposed school

Proposed Leeds Precinct

Heritage item

Undevelopable under current zoning

SJB





















SSDA Design Report

34

Activity & Land Use

Amenity and Land Use activation across the peninsula has been analysed to understand the broader spatial context and opportunities present at the site.

- 1. Rhodes Waterside provides a large range of dining, shopping and services for the region including furniture and home goods, supermarkets and entertainment venues such as a cinema
- 2. Rhodes Central is a recently completed shopping centre adjacent Rhodes station. It provides a mix of dining, shopping and services
- 3. The “Connection” is a council operated community centre that provides learning spaces and also a cafe and dining venue
- 4. Concord Hospital spans a large area to the south-east of the site providing valuable community facilities and services
- 5. Wentworth Point, accessible via Bennelong Bridge provides a range of dining, entertainment, education and shopping opportunities including Marina Square, a shopping centre
- 6. Given the recently adopted Rhodes Planned Precinct this area will undergo change to a more diverse and mixed use activity area that will provide a greater level of amenity

Key	
	Site
	Train Station
	Train Station Buffers
	Open Space
	Water
	Mixed Use
	Business
	High Density Residential
	Low-Medium Density Residential
	Industrial
	Health
	Child Care / Preschool
	Community / Cultural
	Food & Beverage
	Health / Hospital
	Shopping Centre
	Education
	Convenience
	Watersports
	Activity Centre



Built Form

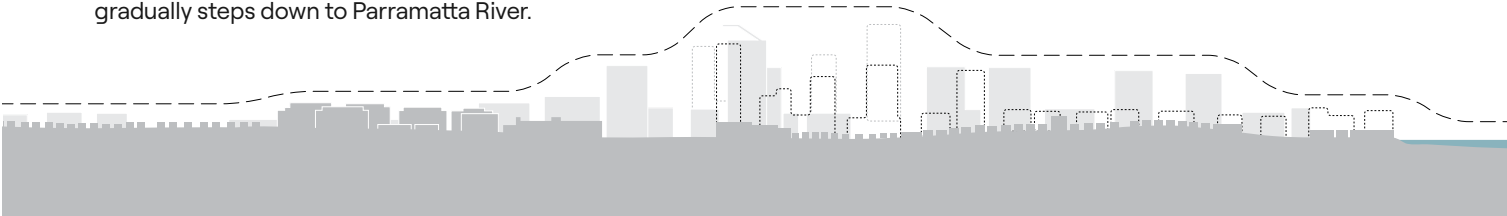
The built form across the Rhodes Peninsula is in flux and constantly evolving. Areas along the waterfront to the west have already developed with varied heights including some podium and tower typologies. Rhodes Gateway West is currently under development with two of the key landmark towers already built, and two more currently under construction.

Rhodes East is currently a low density area with single detached dwellings for the most part and industrial buildings to the north. This area is part of the Rhodes Planned Precinct that has envisioned an increase in density with the greatest increase close to the train station and transitioning down to Parramatta River.



Indicative Future Massing *

The built form (current and future *) transitions up to a peak at the train station and then gradually steps down to Parramatta River.



*according to the Rhodes East Place Strategy

Key

Site

Train Station

Train Station Buffers

Open Space

Water

Rhodes Planned Precinct

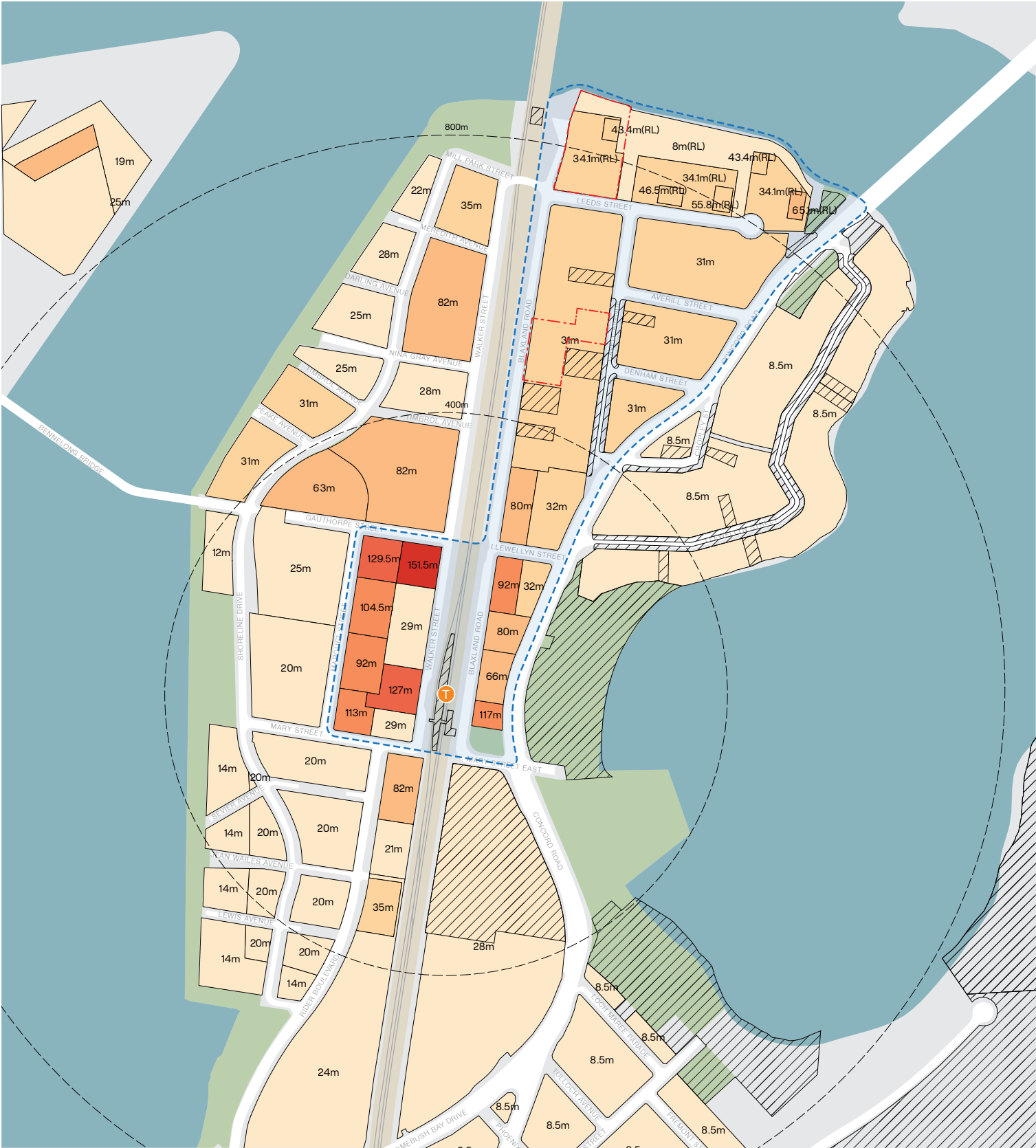
Heritage Item

8m

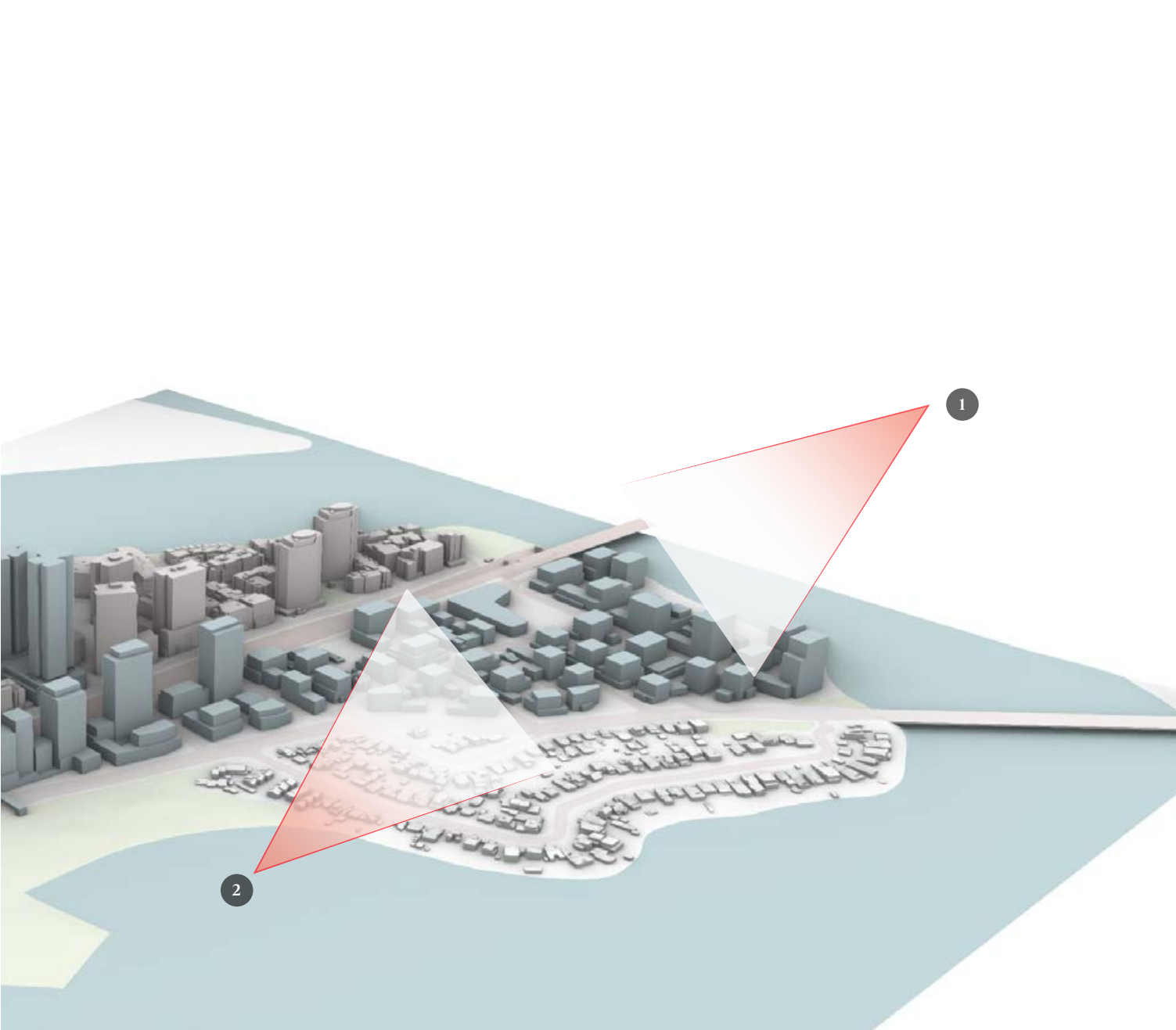
LEP Max Height (m)

High

Low



Rhodes Place Strategy future developments



Solar Controls

The Rhodes Planned Precinct prescribes a series of solar access controls for public open spaces within the Rhodes Peninsula.

Of these controls, one impacts the development site. This applies to a newly proposed foreshore park and a future open space within a newly proposed school opposite our site. The control prescribes the following:

Foreshore park:

The proposal will not result in any additional overshadowing of the Foreshore Park between 8:30am and 12:30pm mid-winter. Further the proposed buildings will not overshadow more than 50% of the Foreshore Park after 12:30pm mid-winter.

School open space:

The proposal will not result in any additional overshadowing of the future school open space to the south between 10am and 2pm mid-winter.

The diagrams to the right are from the urban design report that accompanied the Rhodes Planned Precinct submission, as well as a representation of the solar clipping planes respective of the prescribed time frame.

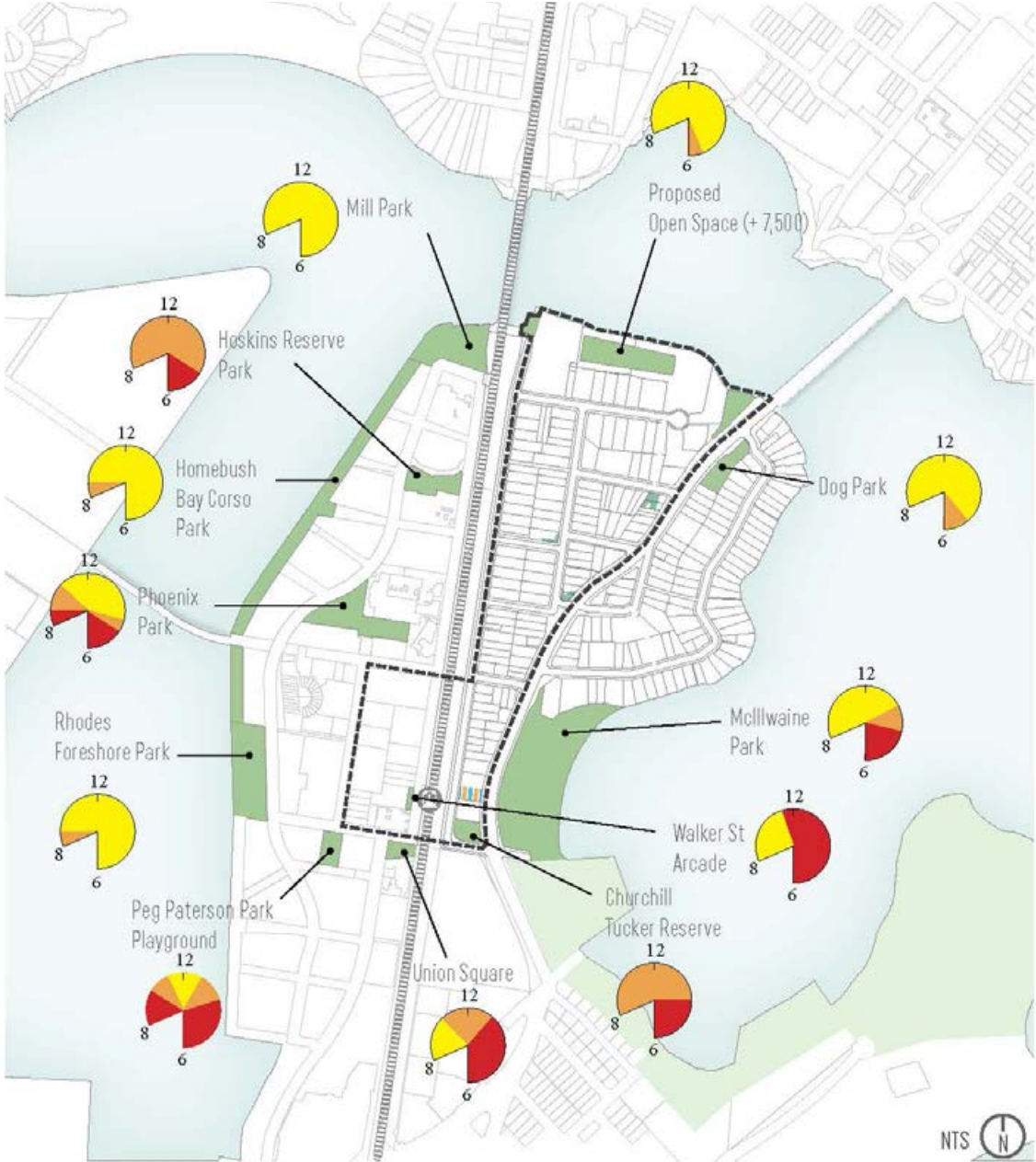
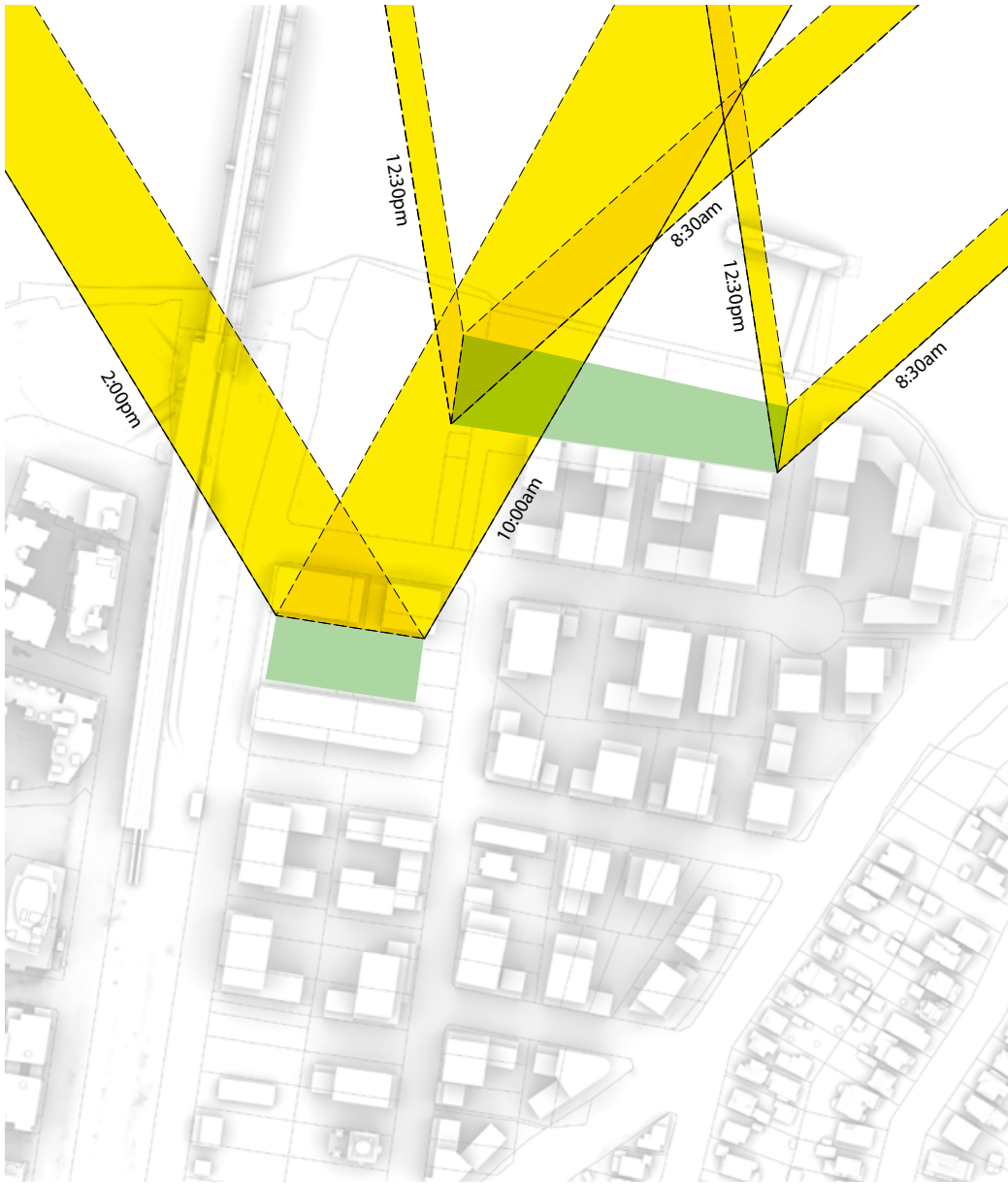
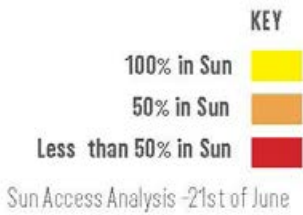
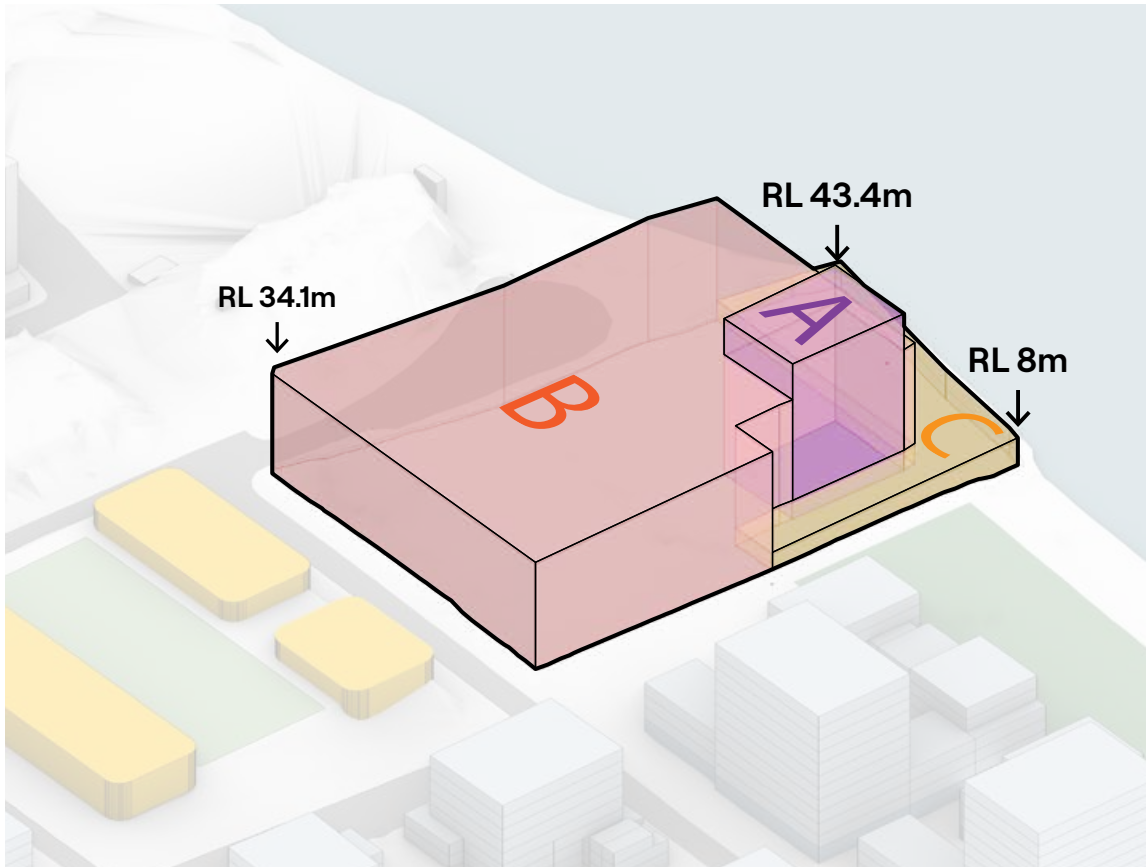


Figure 108. Rhodes Precinct -Solar Amenity of Open Spaces

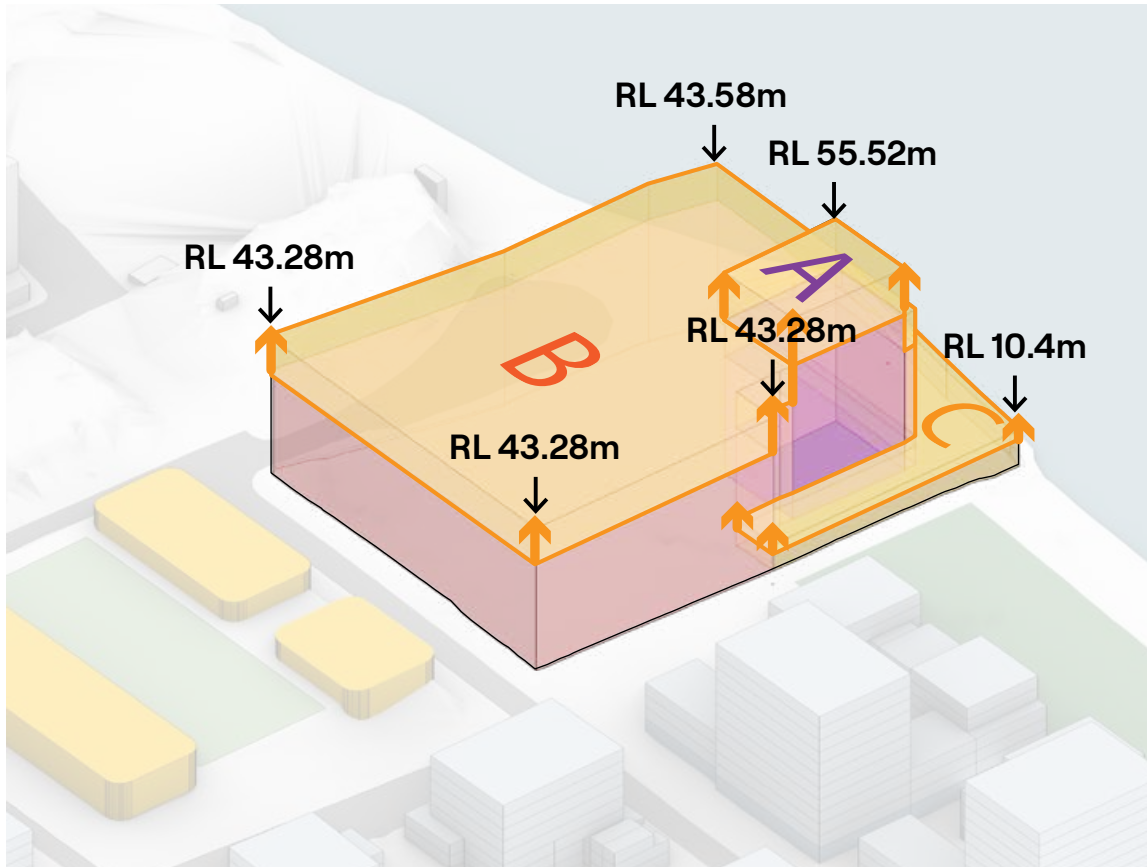


Height Controls Analysis

These diagrams represent the current permissible height alongside the potential bonus height of 30% which is the subject of the report.



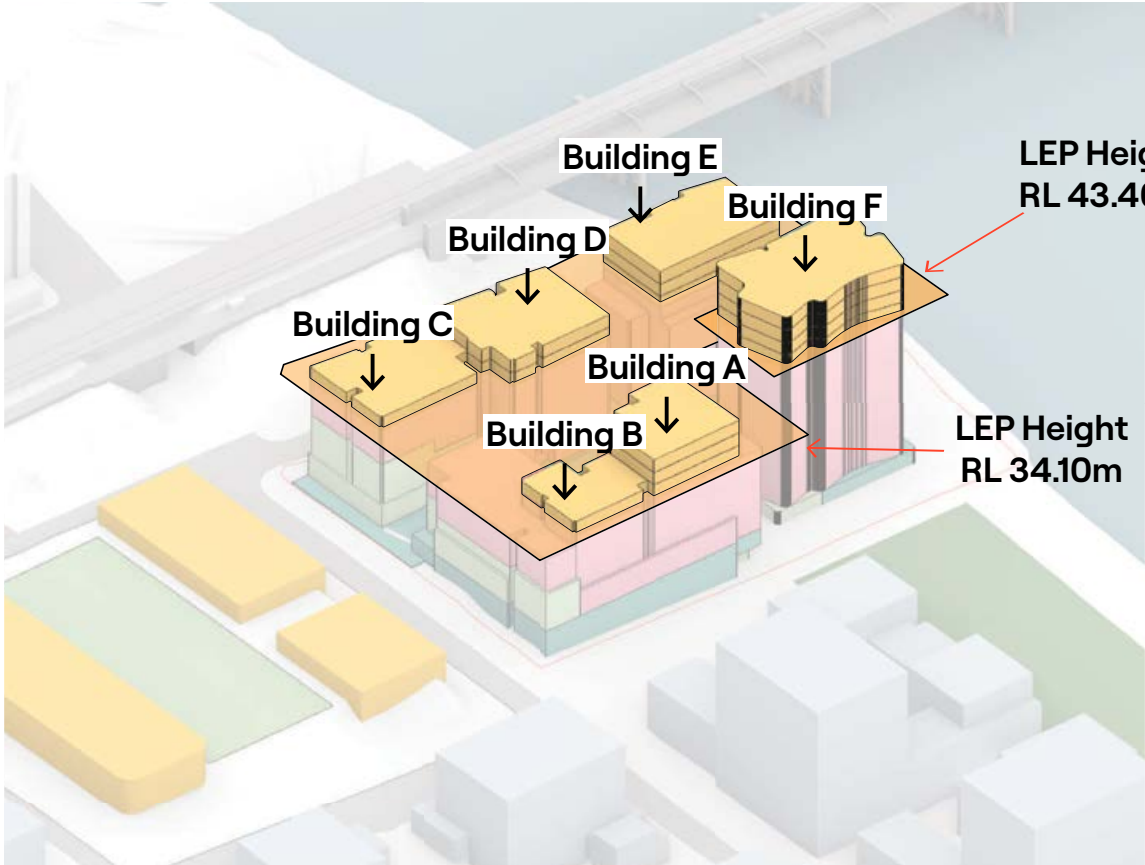
1. LEP COMPLIANT



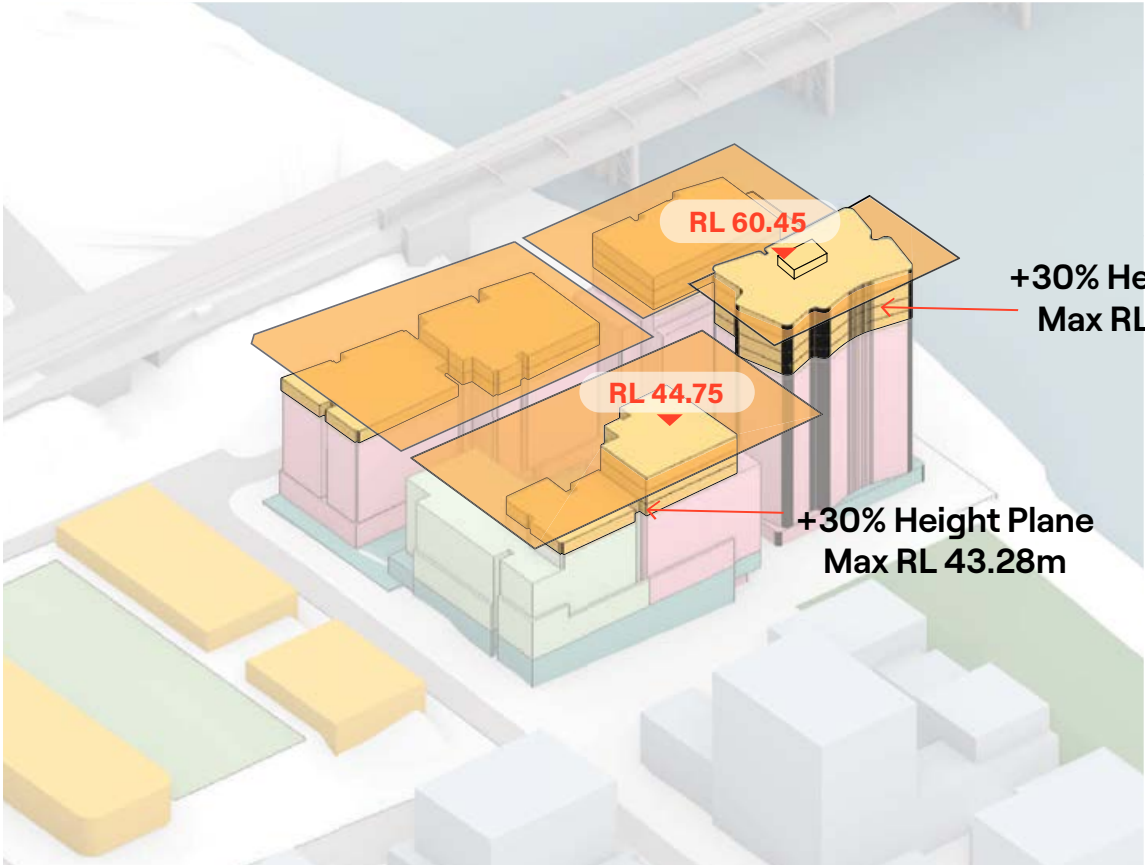
2. 30% BONUS HEIGHT OVERALL



Height Control Analysis



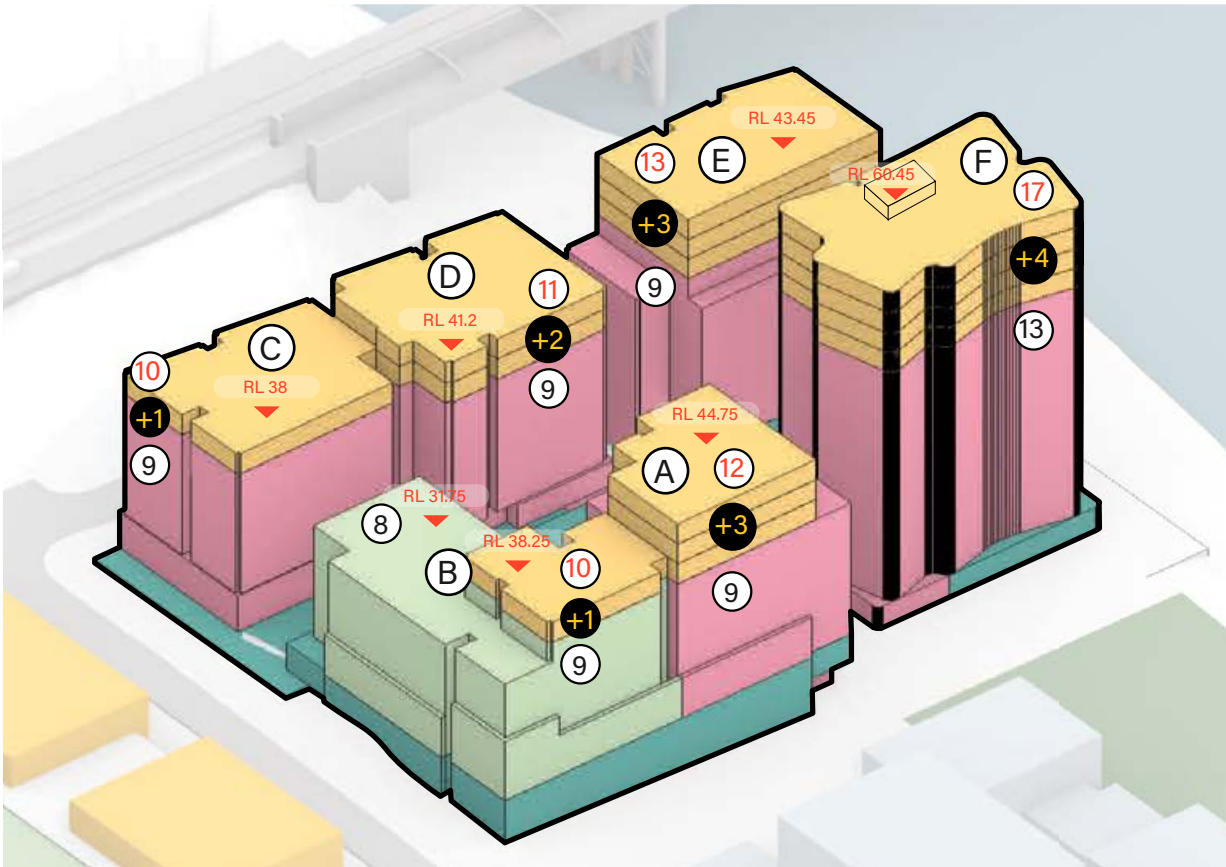
3. 30% BONUS HEIGHT MASS



4. 30% BONUS HEIGHT PLAN



Indicative massing



Height of Buildings over the existing ground floor level

- Ⓐ 41.25m
- Ⓑ 37.75 m
- Ⓒ 29.58m
- Ⓓ 37.7 m
- Ⓔ 40.95 m
- Ⓕ 57.45 m

5. CURRENT MASS DISTRIBUTION PROPOSAL



Constraints

The following constraints have been identified for the site based on the context analysis:

- 1. Views into school will need to be managed
- 2. Large slope on site
- 3. Railway corridor acts as a barrier, breaking possible through site links
- 4. Concord road acts as a barrier, breaking possible through site links to the eastern end of Rhodes peninsula
- 5. Industrial land and warehouses may be of safety concerns with the newly proposed school

Key	
	Site
	200m catchment
	Public open space
	Industrial zone
	High vehicular density
	Views into school
	Barrier
	Traffic junction
	Primary vehicular circulation
	Railway corridor
	Missing through site link
	No pedestrian crossing
	Noise



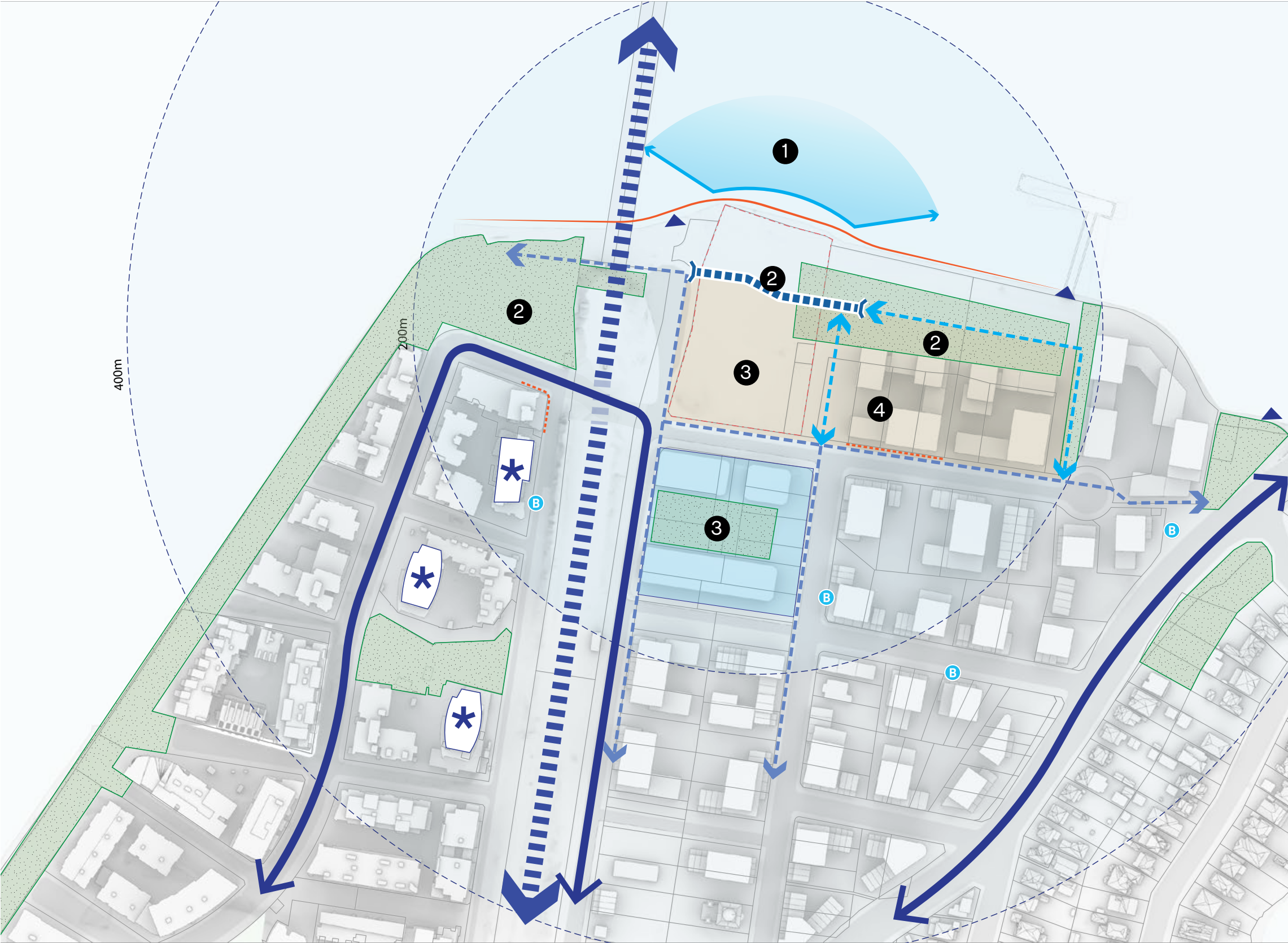
Opportunities

The following opportunities have been identified for the site based on the context analysis:

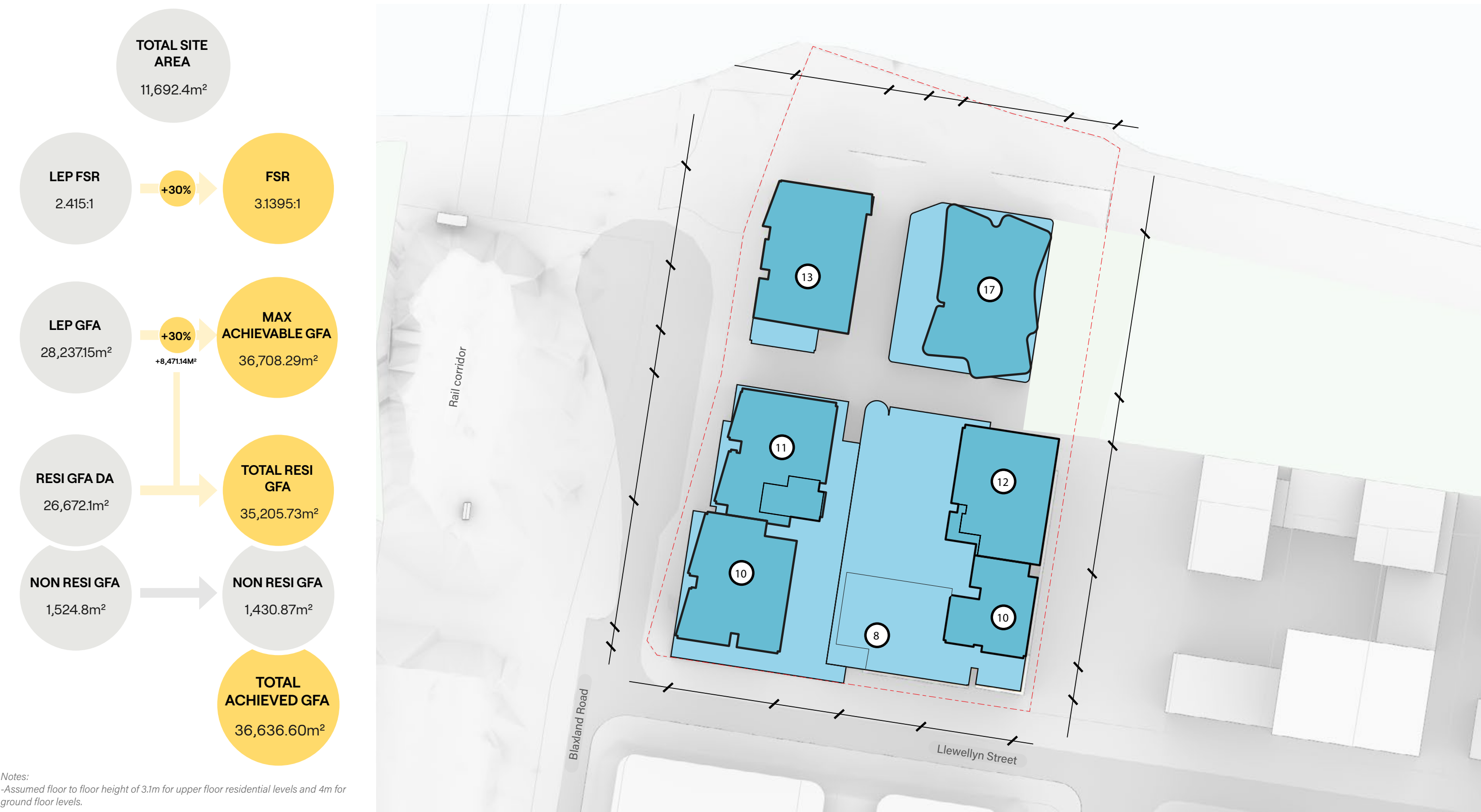
- 1. Waterfront views and foreshore edge
- 2. Through site link on our site will connect the new foreshore park to John Whitton reserve
- 3. The proposed school will increase pedestrian density that can be driven to the site
- 4. New pedestrian links will create a pedestrian loop, improving pedestrian circulation.

Key

	Site
	200m catchment
	Public open space
	Important towers
	Proposed school
	Pedestrian loop
	Pedestrian movement
	New pedestrian links
	Primary vehicular circulation
	Railway corridor
	Through site link
	Activated edge
	Waterfront views
	Foreshore
	Boat access



Indicative built form plan



Notes:
-Assumed floor to floor height of 3.1m for upper floor residential levels and 4m for ground floor levels.

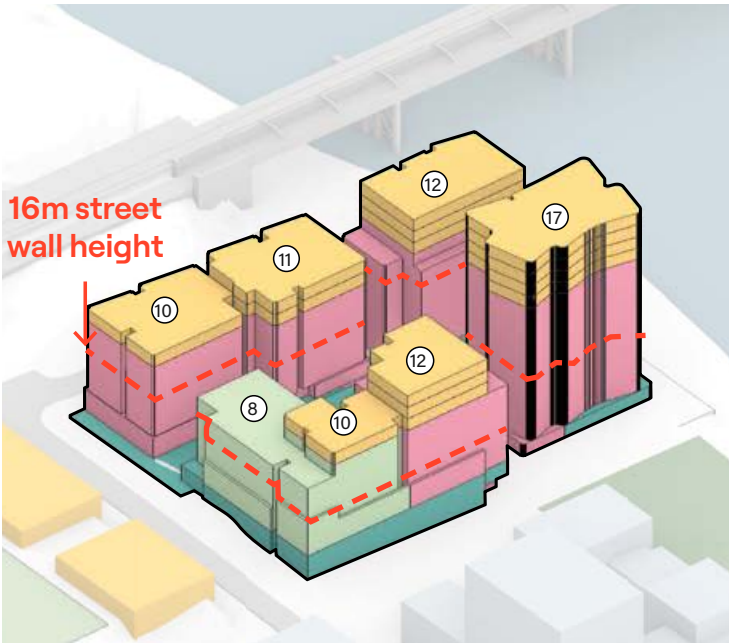
LEP builtform compliance

Part 7 of CBLEP 2013 stipulates the following controls to be respected throughout the design process:

- 7.5 : Development consent must not be granted to development that results in the gross floor area of a floor of a building in the Rhodes Precinct exceeding 750 square metres.
- 7.6 : Development consent must not be granted to development that results in the podium of a building in the Rhodes Precinct being higher than 16 metres.

In this diagram off to the right, each tower floor plate is divided per core, which complies with the maximum floor plate size of 750m² GFA.

Refer to SSDA GFA floor plans for more information



Building Separation

Building separations have been consistent or improved since DA, and where required privacy screens are provided surrounding sites will also have access to the in-fill affordable housing policy.

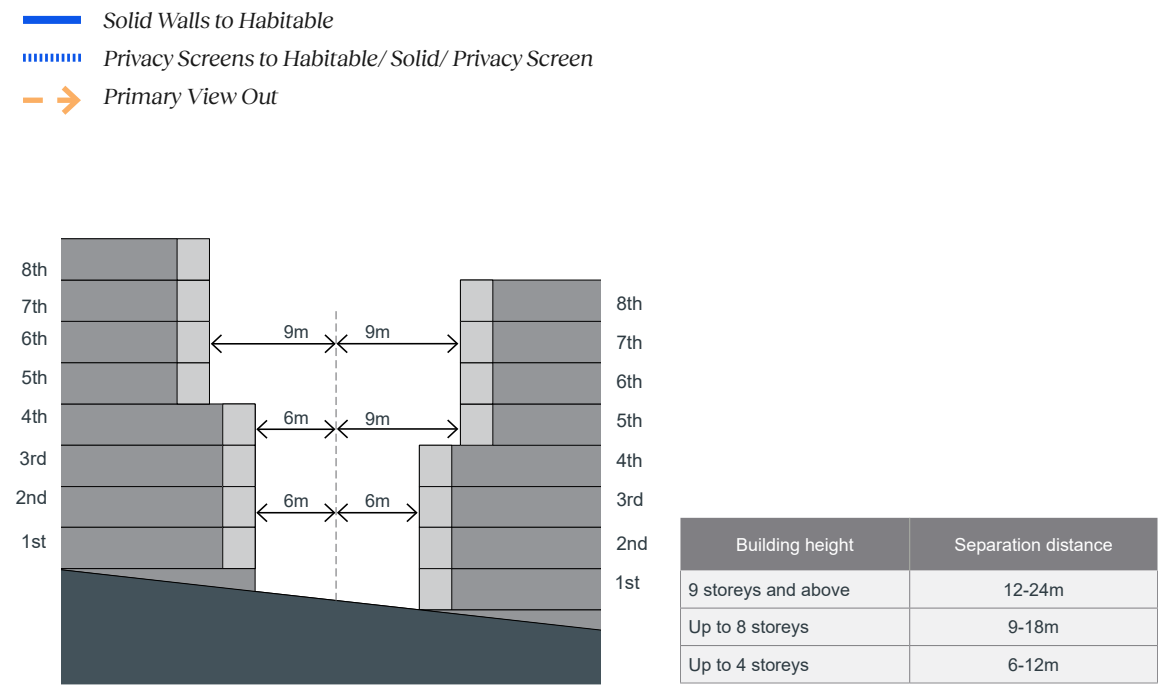


Figure 3F.4 Within the same site, minimum separation should be shared equitably between buildings. On sloping sites, appropriate separation distances ensure visual privacy for apartments on different levels

Bulk and Scale

Uplift Massing

The principle of relocating the massing remains the same. The placement of additional height has been carefully considered to minimise overshadowing to the proposed new school on the Southern side.

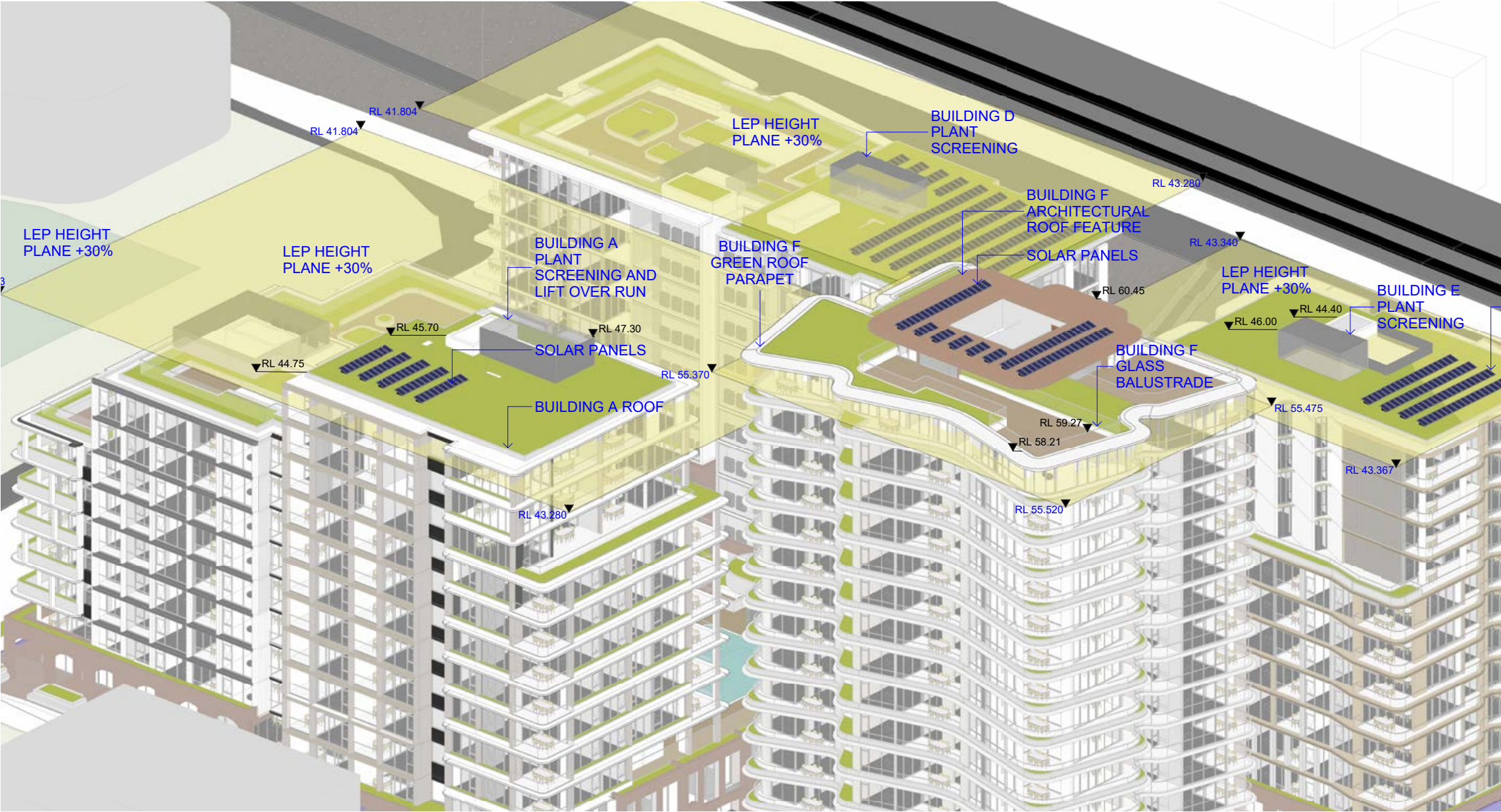
The precinct will go through significant development in the future, the surrounding sites will also have access to the in-fill affordable housing policy.



Height

The building massing has been massaged to address its context and site findings, provide opportunities to increase sight lines through the site, and further break the mass into smaller portions to create a village feel and scale. A small portion of mass is taken from the north and relocated to improve aspect and openness through the site.

Mass has been relocated from the south to the north of the site to ensure that that there is no additional overshadowing of The Foreshore Park or the open space of the proposed school on the winter solstice. This has resulted in low rise buidings addressing Leeds Street opposite the future school, well below the permitted height limits (with 30% uplift).



Height

Improving overshadowing 1

Building F over the height plane is the consequence of he relocation of the mass from the south to the north of the site. This ensures that there is no additional overshadowing of The Foreshore Park between 8:30 and 12:30pm in the primary zone on the Winter Solstice and that the open space of the proposed school is not overshadowed between 10:00am and 2:00pm on the winter solstice.

Rooftop floor areas 2

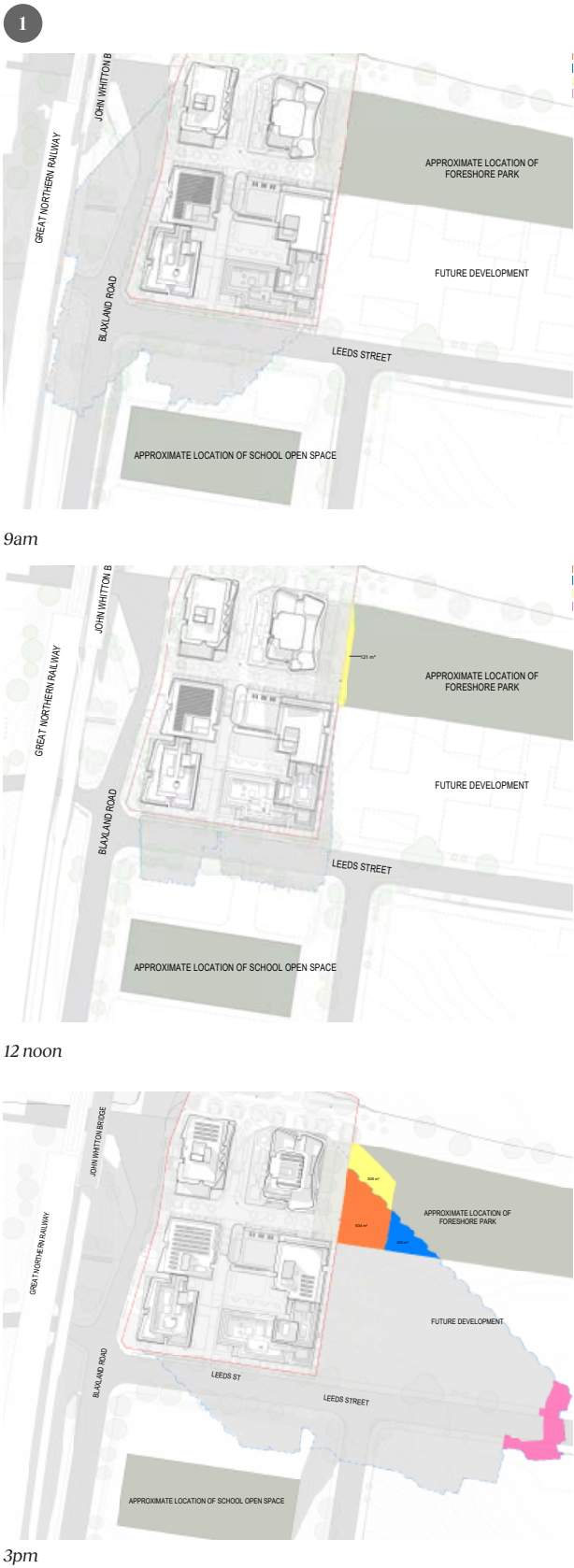
The lift overruns and architectural roof feature exceeds the height on Building F. The taller structures contain private stairs from apartments below and are located centrally on the roof to minimise any visual impact and any adverse impact. These areas do not include floor space area, with the exception of the fire stair lobbies. The external area is dedicated to additional outdoor amenity to the residences below.

Green Roof 3

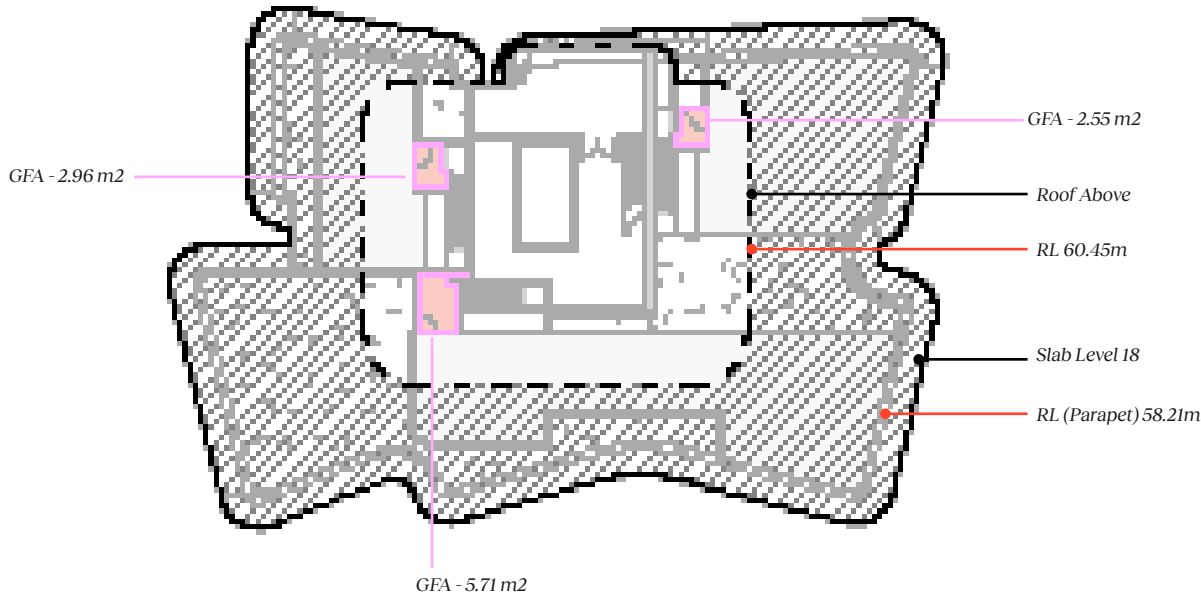
To maximise views to the future park and water, generous roof gardens have been created on the top of Building F. Green, planted roofs have been implemented over plant rooms, lift over-runs and services to minimise their visual impact and blend them into the surrounding landscape design.

Wayfinding-Ornamental roof 4

Architectural roof features create a decorative element to these buildings above the height plane, to fully integrate services and act as a placemaking and wayfinding device.



2 Building F Areas Roof Plan



3



4

Density

The proposal has a floor space ratio of 2.415:1. This includes the bonus FSR of 5% (associated with the delivery of BASIX targets) in excess of the 2.30:1 base FSR. The LEP+30% Bonus allows for 3.1395:1 FSR, and the proposed FSR comes to 3.1334:1

The proposal is within walking distance from a new public leisure centre currently under construction at 34 Walker Street and the shops and restaurants at Rhodes Central.

The proposal is well served by public transport.

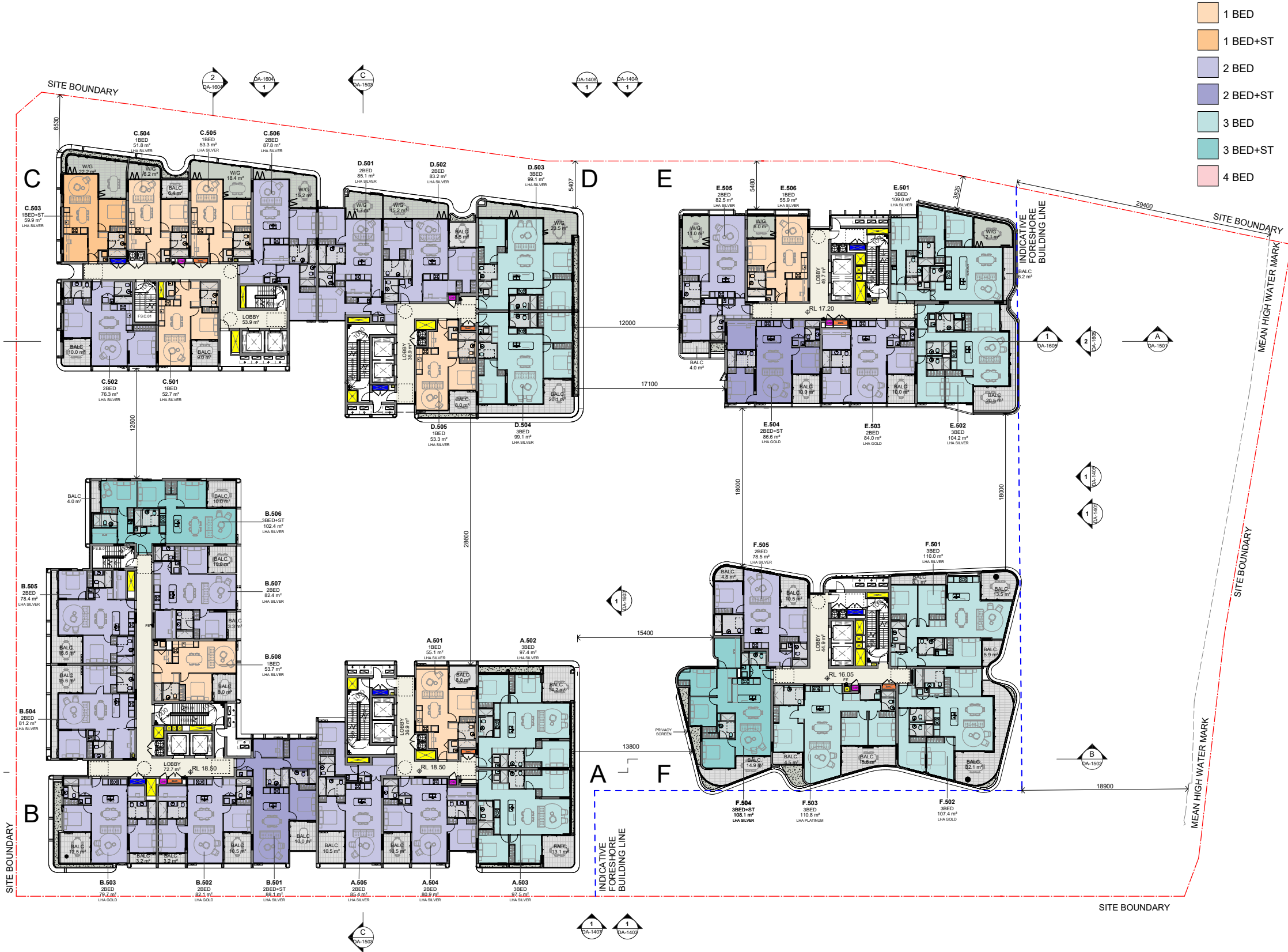
The proposal is within walking distance of Rhodes Station. The DCP proposes a new ferry wharf which will be a short walk across the proposed foreshore park.

Apartments are provided with car spaces in line with the DCP.

The proposal provides a varied mix of homes for the Rhodes community ranging from 1 bedroom apartments to family friendly town houses and larger cross generational 3 bedroom apartments.

Apartment mix:

— Studio Apartments	0% 45sqm
— 1 Bedroom Apartments	17% 50-56sqm
— 1 Bedroom + Study	3% 56sqm
— 2 Bedroom Apartments	34% 75-84sqm
— 2 Bedroom + Study	5% 86sqm
— 3 Bedroom Town House	2% 109sqm
— 3 Bedroom Apartments	37% 94-110sqm
— 4 Bedroom Apartments	2% 150-172sqm



Typical Plan (Level 05)

Housing Diversity

There will be a broad range of units offering affordability and equitable access throughout all common areas.

The design proposal provides a varied mix of homes for the Rhodes community ranging from one bedroom apartments to family friendly town houses, larger cross generational three bedroom apartments, and generous four bedroom apartments with roof gardens.

This development will be a key contributor to the emerging development of the peninsula.

- The public domain through the site and foreshore and the retail at ground level will encourage residents and visitors from surrounding neighbourhoods to interact with the development. This outward focus is expressed further by the permeability of the site with three new public pedestrian links and activation at street level.
- Walking distance to Rhodes Station.
- Walking distance to the new ferry wharf proposed as part of the DCP.
- Adjacent to the new foreshore parkl proposed as part of the DCP.
- Secure bicycle parking for each resident and visitor bike parking integrated into the landscape design in accordance with the controls
- Communal open space provided at various levels incorporating a range of scales and programme. An outdoor swimming pool adjacent to a flexible internal communal room is provided on level 3.
- 97% of apartments are designed to comply with livable housing standards.
- 15% of apartments will be designated as affordable housing.

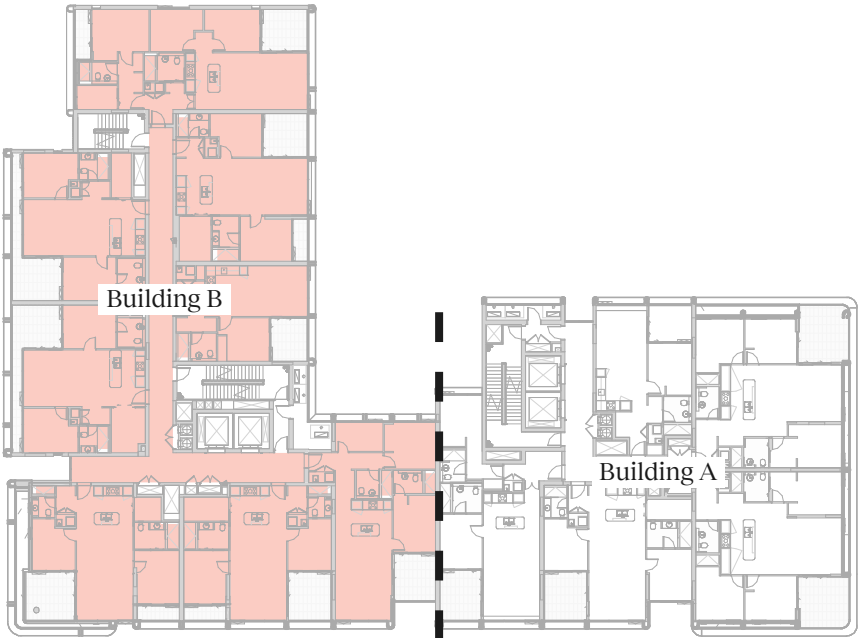
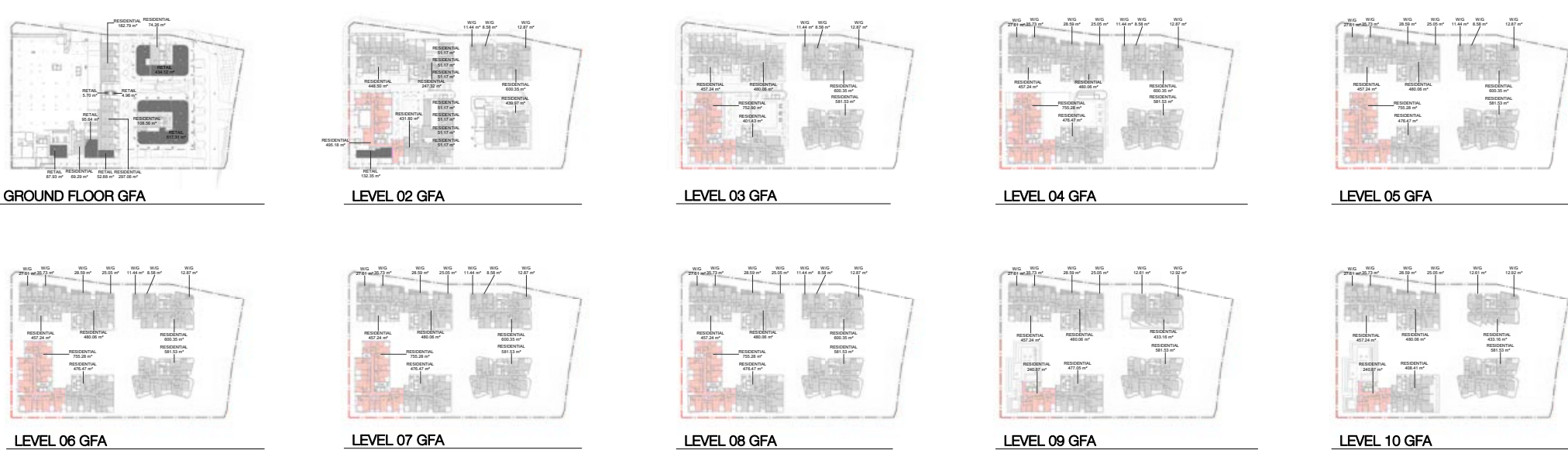
Left: Blaxland Lane. The proposal offers a link from Leeds street to waterfront foreshore; Right: The proposal offers a common space in front of foreshore.



Bottom: Leeds Lane. The proposal offers a range of housing typologies. Here town houses sit below apartment and opposite retail units activating the space.

Affordable Housing

- Affordable Housing is concentrated exclusively on Building B
- The Uplift proposal provides for 5,506.2m² of Affordable Housing GFA, distributed across 57 units contained within Building B of the proposed development. (Refer to diagrams to the right)
- Billbergia has delivered several projects in partnership with Homes NSW (formerly Land and Housing NSW) for the purposes of social and affordable housing. The direction on all projects was the placement of all social and affordable GFA into a single building and stratum. The reasoning behind this comes from the ease of management and reduced costs that a single building offering has. A single building removes the need to strata subdivide apartments, reducing costs of strata levies that would otherwise be passed onto tenants. Community Housing Providers, being Not-For-Profit entities are acutely conscious of management costs. Having a single stratum for management has fewer running costs and allows for ease of maintenance for all units in the stratum. All buildings are designed to a quality worthy of Design Excellence and with the intent of maximizing views from all buildings in the development. This approach ensures blind tenure between the market and affordable units and the accessibility of equal amenity throughout.



Affordable Housing - Building B Typical GFA Plan

GFA

Minimum Affordable GFA 15%	5,506.2 m ²
Proposed Building B GFA	5,506.2 m ²
Typical Floor GFA	755.28 m ²
Apartments:	57 apartments

Building B Only

65 % - Solar Access

64 % - Cross Ventilation

Development Data Schedule

General Areas Schedule

Summary			
Site Area	11692.40	m²	
Base FSR	2.3	:1	
Bonus FSR	0.115	:1	
Total Allowable FSR	2.415	:1	
Allowable GFA	28237.15	m²	
Additional 30% GFA	8471.14	m²	
TOTAL Allowable GFA	36708.29	m²	
FSR	3.1395	:1	
Difference	-71.7	m²	
% of allowable GFA used	99.80%		
Affordable Housing 15%	5506.24	m²	
Retail	1430.87	m²	
Total Residential	35205.73	m²	
Total GFA	36636.60	m²	
Proposed FSR	3.1334	:1	
Private Residential	29699.52	m²	
Affordable Housing	5506.2	m²	
Total Apartments	Mix	Units	
Unit mix			
STUDIO	0%	1	
1B	17%	57	
1B+ST	3%	9	
2B	34%	114	
3B TH	2%	7	
2B+ST	5%	18	
3B	37%	127	
4B	2%	7	
TOTAL		340	
ADG			
Cross Ventilation (up to level 09)		64%	
Solar		76%	
Deep Soil	11.40%	1333	m²
Communal Open Space		3145	m²
Storage		340	Units
Tree Canopy Coverage		37.7%	
LHA Silver		80%	
LHA Gold		12%	
LHA Platinum		5%	
TOTAL		97%	

Residential	ST	1B	2B	TOTAL
	1	66	132	340
LEP Rate	0.6	0.6	0.9	
Residential Parking	0.6	39.6	118.8	356.4

Parking calculations SEPP					
Residential	ST	1B	2B	TOTAL	
	0	8	41	57	
SEPP Affordable Rate	15%	0.4	0.4	0.5	
Residential Parking	0.0	3.2	20.5	31.7	
	1	58	91	283.0	
SEPP Market Unit	85%	0.5	0.5	1	
Residential Parking	0.0	29.0	91.0	319.5	
					351.2

Parking calculations Other			
		Rate per dwelling	
Visitor Parking		0.050	17.0
		Rate per m2	
Retail		0.01	14.3087
Share (DCP)			9
Car Wash Bay			2

TOTAL LEP	398.7
TOTAL SEPP	393.5

Parking Provided	MB	RES	VIS	RETAIL	SHARE	
BASEMENT 02	23	160	0	0	0	
BASEMENT 01	16	157	0	0	0	
GROUND	29	38	17	14	9	
TOTAL	68	355	17	14	9	397

Development Data Schedule

Summary Development Areas Schedule

		RETAIL GFA	AFFORDABLE GFA	RESIDENTIAL GFA	TOTAL GFA
BASEMENT 2					
BASMENT 01					
OVERALL DEVELOPMENT	GROUND (LEVEL 01)	1210.59	0.00	731.96	1942.55
	LEVEL 02	220.28	495.18	2526.14	3241.60
	LEVEL 03	0.00	752.90	2520.61	3273.51
	LEVEL 04	0.00	755.28	2595.64	3350.92
	LEVEL 05	0.00	755.28	2595.64	3350.92
	LEVEL 06	0.00	755.28	2595.64	3350.92
	LEVEL 07	0.00	755.28	2595.64	3350.92
	LEVEL 08	0.00	755.28	2595.64	3350.92
	LEVEL 09	0.00	240.87	2429.03	2669.90
	LEVEL 10	0.00	240.87	2360.40	2601.26
	LEVEL 11	0.00	0	1808.70	1808.70
	LEVEL 12	0.00	0	1422.81	1422.81
	LEVEL 13	0.00	0	581.53	581.53
	LEVEL 14	0.00	0	581.53	581.53
	LEVEL 15	0.00	0	581.53	581.53
	LEVEL 16	0.00	0	581.53	581.53
	LEVEL 17	0.00	0	584.32	584.32
	LEVEL 18 (ROOF)	0.00	0	11.22	11.22
TOTALS		1430.87	5506.2	29699.52	36636.60

Public Space

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.

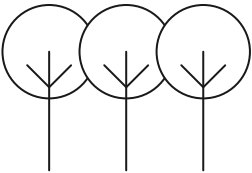
Landscape Design

SJB teamed up with Land and Form landscape architects to deliver a cohesive design that will positively contribute to both naturalistic and urban characteristics of the site and set the tone for a transforming precinct.

The landscape and public domain is a seamless and active ground plane that is universally accessible and defined by a series of dynamic gathering spaces at spectacular location on the Parramatta River. The foreshore is the heart of the site creating an innovative and iconic destination setting a high quality precedent of the Leeds Street Precinct.

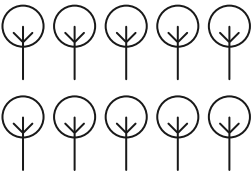
Refer to Land and Form’s report for a more in depth and detailed over view and explanasion of the landscape design.

Design outcomes



30% tree canopy

The retention of key existing trees and the provision of new landscape spaces will enable the site to have a canopy coverage of approx 30% with canopy coverage provided within the site.



150 total trees

The retention of key existing trees and the provision of new landscape spaces will enable the site to have a canopy coverage of approx 30% with additional canopy coverage provided within the site and adjacent public domain (excluding trees on communal rooftops).

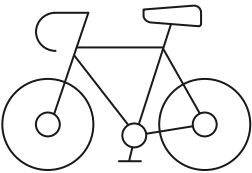


Foreshore at Building F



1:1 landscape site coverage

The proposal achieved a greater landscape site coverage than 1:1 creating a truly green and biophilic offer for Rhodes.

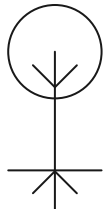


2,000 m² through-site links

A number of East-West and North-South pedestrian through site links have been provided creating additional sightlines to Parramatta River and additional opportunities for activation with the built-form.

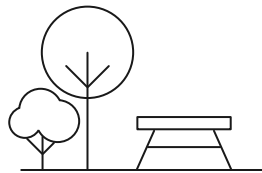


Leeds Street



9% deep soil

Deep soil is provided throughout for the long term health and well-being of proposed trees on site to aid habitat for local flora and fauna.



25% communal open space

A significant amount of equitable communal space is provided to all buildings.

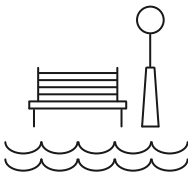


Foreshore at Building E



Green roofs

A significant extent of green roofs are provided to create new habitat for local flora and fauna, promote carbon offset and reduce building temperatures mitigating urban heat island effect and saving on energy costs.



5,000m² new public open space

A series of new public open spaces have been provided in line with the DCP and NSW Government’s vision for the precinct. These new spaces create a destinational precinct at Leeds Street for locals and visitors of Rhodes.

The uplift proposal provides better, fit for purpose communal amenity with the inclusion of the new ground floor communal space (relocated from Level 3) allowing equitable access and further activation of the ground plane. Although additional communal space in terms of ‘quantum’ is not necessarily being provided, the site is still reaching its minimum 25% requirement not including the new public open space provided along the foreshore and its close contextual proximity to the future park to the East.

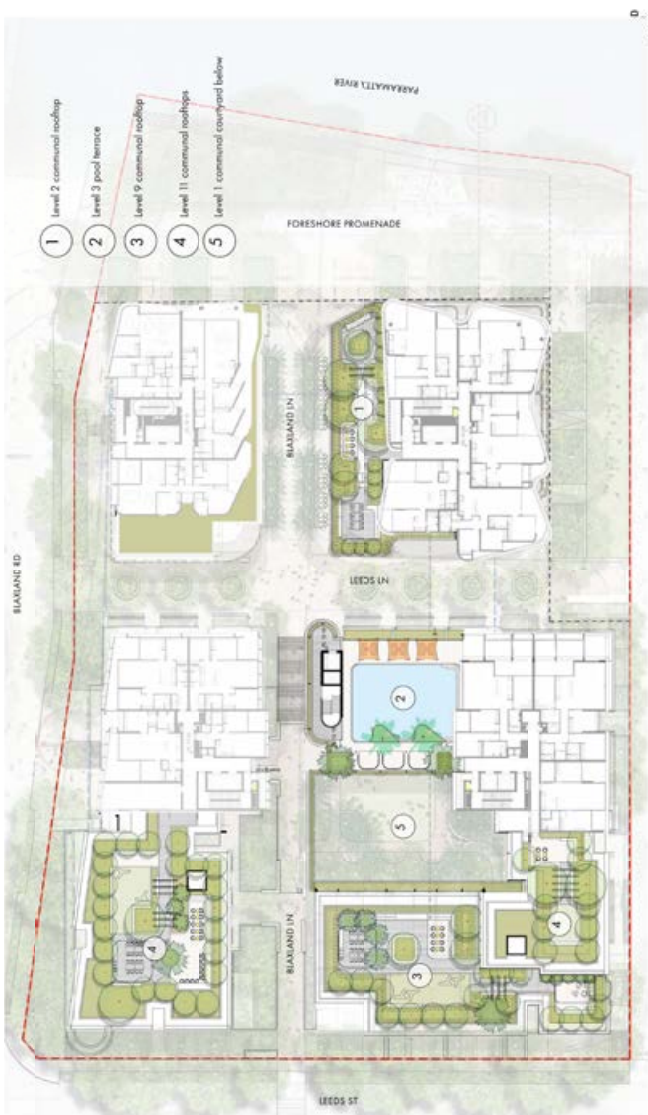
Angophora costata trees are currently proposed along the foreshore promenade to supplement the existing species retained. The smooth barked apple tree is native to the Rhodes peninsula and is a suggested species in Council’s Indigenous species list. Subject to Council feedback and guidance.

Refer to Land and Form’s report for a more in depth and detailed over view and explanasion of the landscape design.

Ground Plane



Roof Top



Foreshore Promenade

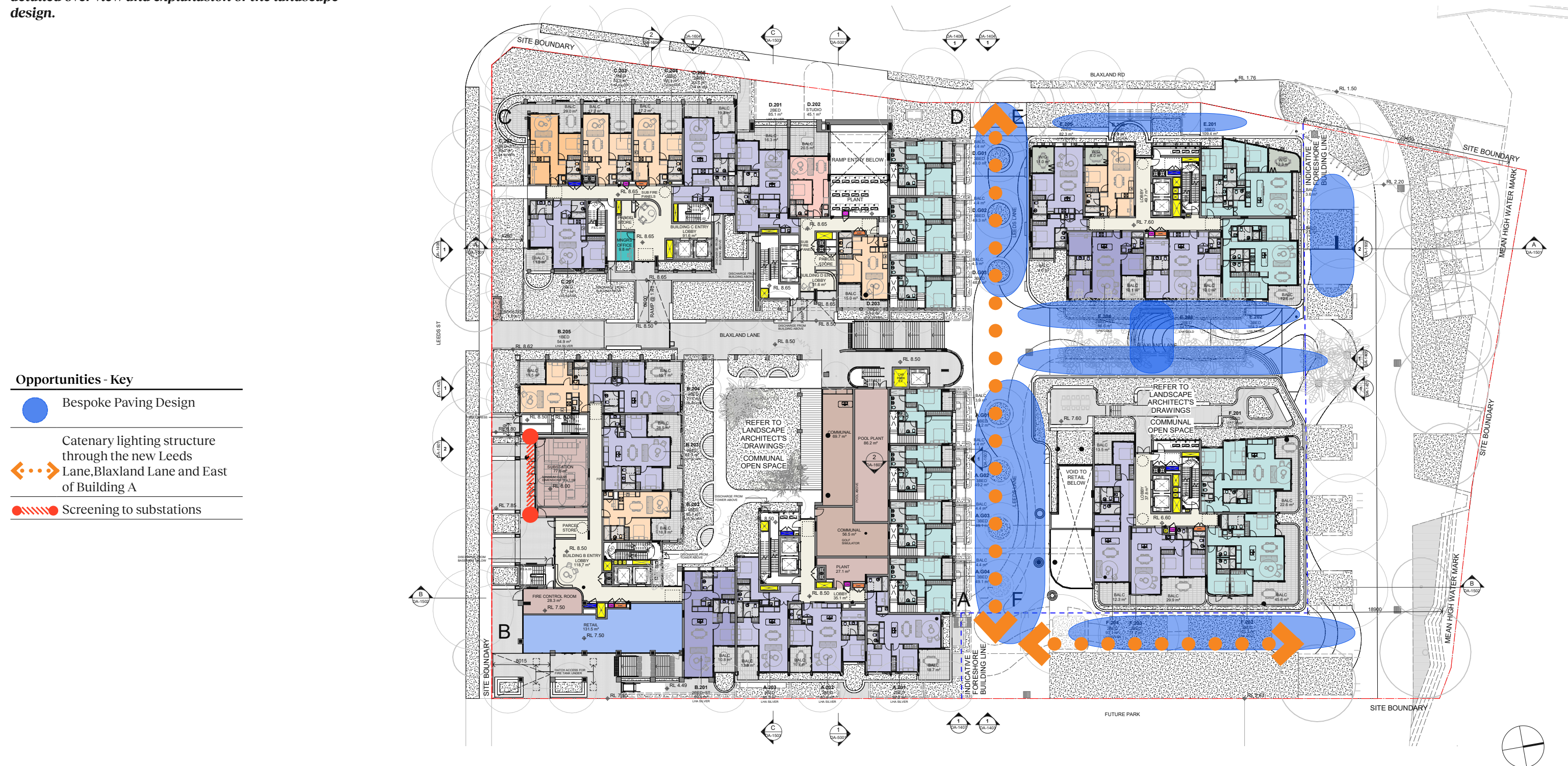


Public Space

Public Art Strategy

The proposal includes a number of opportunities for public art, based on a bespoke paving design and catenary lighting structure.

Refer to Land and Form's report for a more in depth and detailed over view and explanasion of the landscape design.



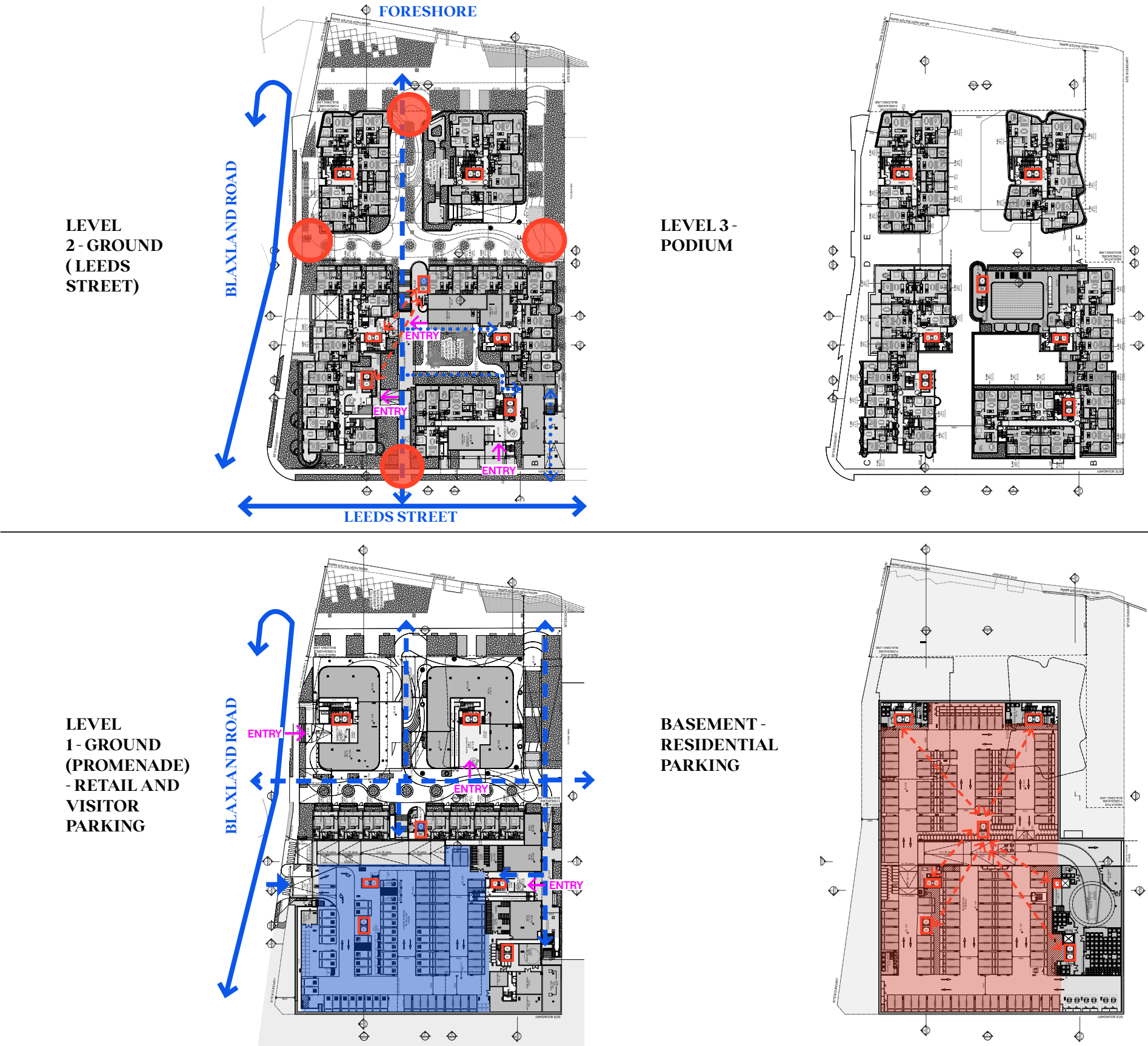
Way finding

- There are 2 main streets that provides vehicle and pedestrian access to the development, Leeds street to the South and Blaxland to the West.
- They are then connected to the foreshore walk through various lane ways/through site links, on it's North South and East West axes.
- The lobby of each tower are easily identifiable and accessible through those main thoroughfares. Pedestrian will be able to use key streets, through site links and building podium clues as main way finding strategies.

Lobby Entry Point



Wayfinding signage



Environmental Amenity

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

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.

Solar Access

General Amenity

- In developing the design the following issues have been considered:
- Easy access to multiple public transport opportunities.
 - Access to daylight for the general amenity of all the apartments. The depth of the dwellings have been restricted to maintain reasonable access to natutal daylight to all rooms therein;
 - Communal space within the apartment buildings - lobbies to each level have direct daylight access.
 - Significant communal landscaped spaces and communal facilities have been provided for residents.
 - The development contributes to the general public amenity at ground level through the activation of frontages via retail and lobby spaces.
 - New public open space at ground level to the foreshore creates new amenity for residents, visitors and neighbours.

Apartments

- Particular attention has been given to the layout and range of apartment types with key considerations including:
- A variety a plan types which meet the needs of an emerging and changing demographic.
 - Visual amenity has been considered through the orientation of apartments with views to the Parramatta River maximised.
 - Acoustic amenity has been allowed for through use of double glazing to apartments. Balconies in close proximity to the railway line can be enclosed to provide increased acoustic comfort. (Refer to the next page for more detail.)

Solar Access

The proposed development achieves 76% (259 apartments) solar access at mid-winter, above the minimum required by the Housing SEPP and the ADG.

5% of apartments do not receive a minimum of 2 hours of direct sunlight between 9am and 3pm in mid winter. This is below the maximum of 15% permitted.

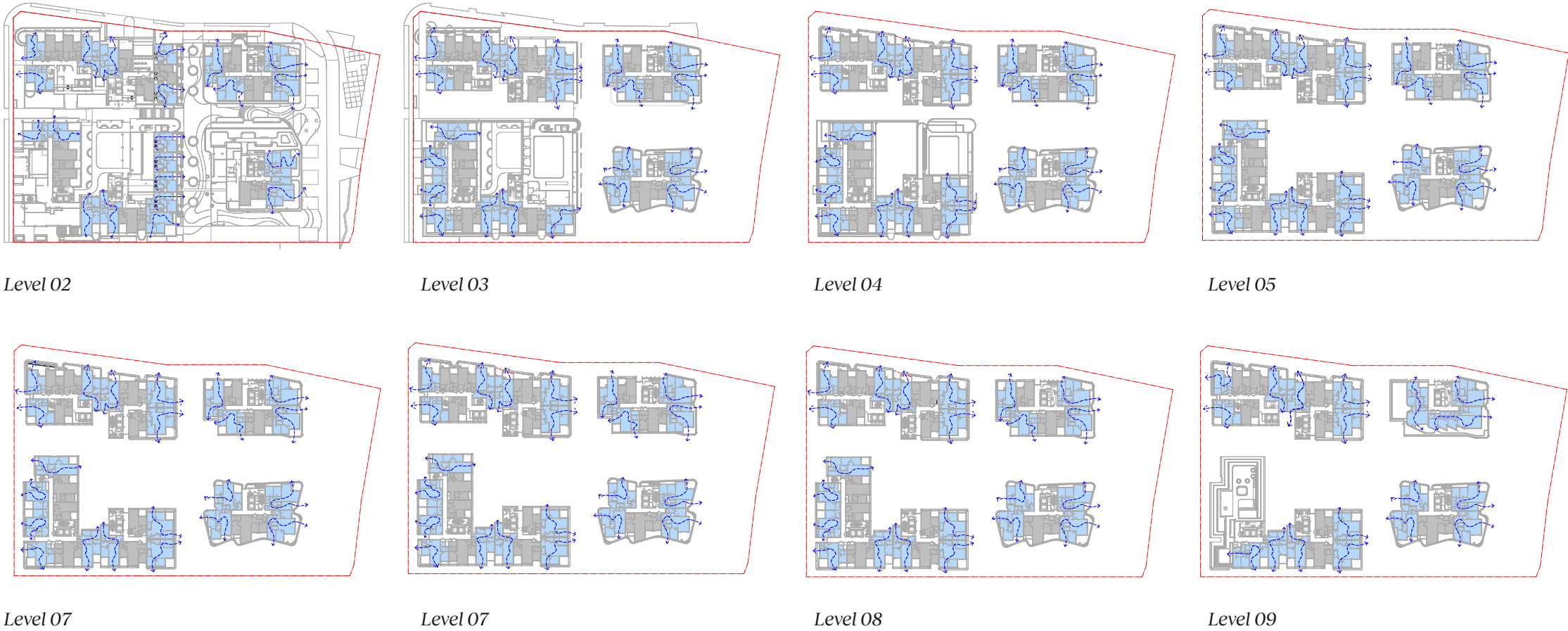


76 % - Solar Access

Cross Ventilation

Cross Ventilation

The proposed development achieves 64% cross ventilation, above the minimum required by the Housing SEPP and the ADG.



YES Cross Ventilation achieved
NO Cross Ventilation not achieved

64 % - Cross Ventilation



Acoustic Amenity - Enclosed Balconies along Blaxland Road

The proximity of the railway line to the west of the site presents a challenge in terms of creating acoustically comfortable spaces for the apartments on Blaxland Road, particularly for the balconies.

As noted in the design principles (page 22) blocks to the West are turned slightly towards the views whilst creating angles of deflection to mitigate noise from the existing rail line.

In addition to this a combination of double glazing and enclosed balconies are provided for acoustic attenuation.

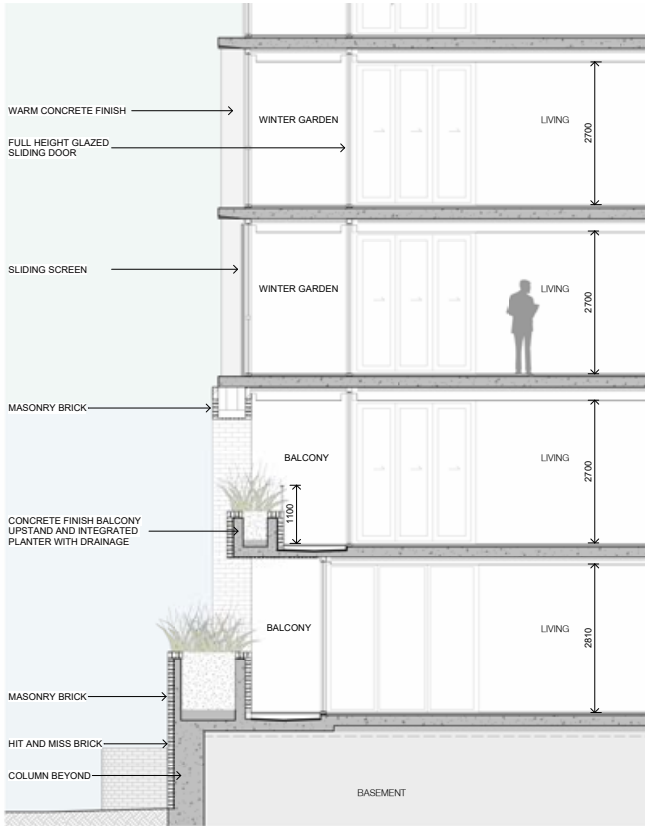
All balconies are separated from the living spaces by glass sliding doors. The enclosed balconies have been designed to incorporate operable double stacked glazed sliding doors at the facade so that two thirds can be opened.

Drainage will be provided allowing all winter garden to function as a genuine outdoor space.



Left- Glass sliding doors to Winter Gardens in Building E open and shut on different levels. .

Right- Internal view of glazing to Winter Gardens while shut.



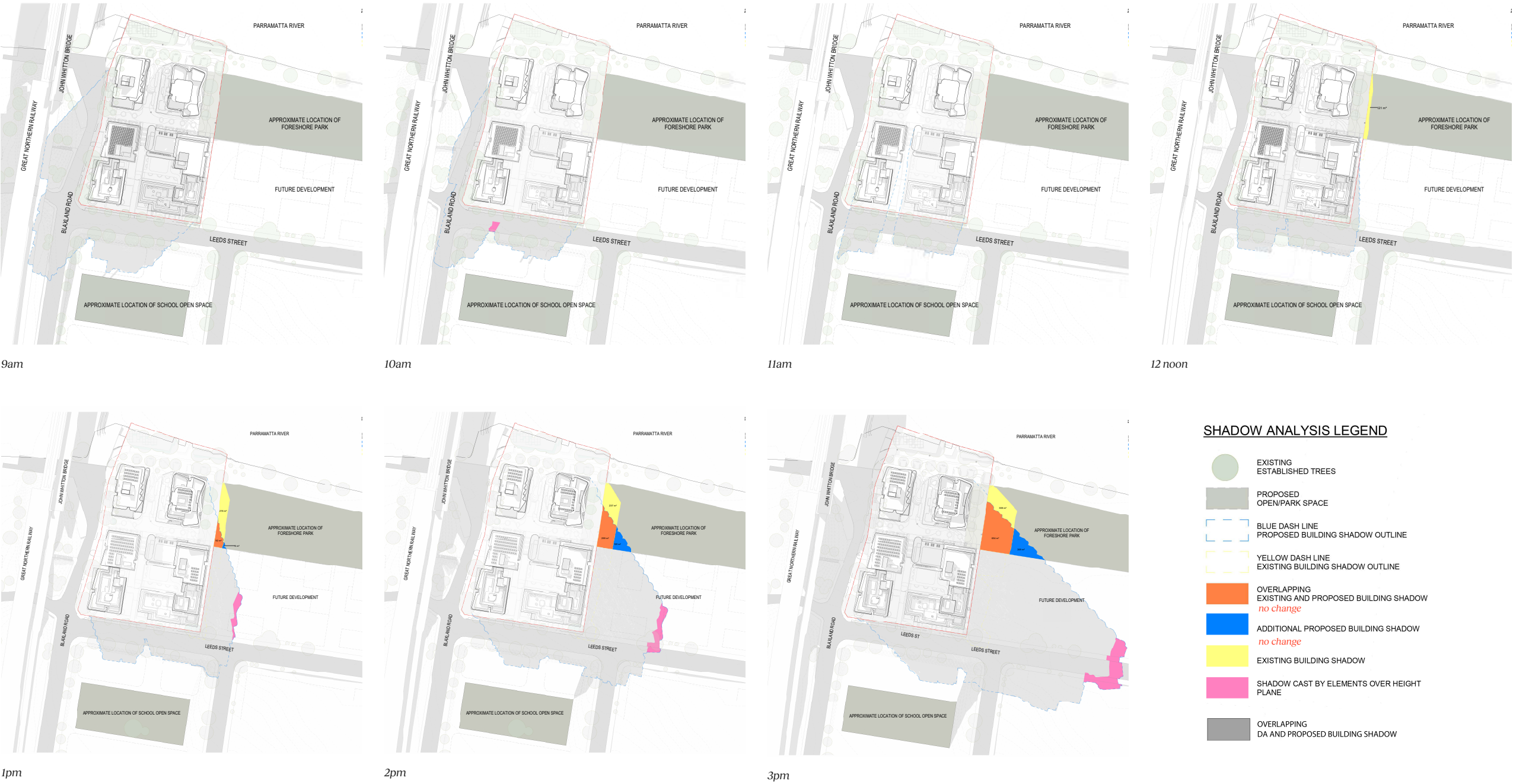
Left- Section .

Right- Internal view of glazing to Winter Gardens while open.



Overshadowing

The proposed uplift does not cast additional shadow to critical open spaces including the school open space and the proposed open park space to the East of the site.



Sustainability

- The proposal incorporates a number of principles of sustainability:
- Compliance with BASIX requirements
 - Extensive landscaping to roofs and podiums, minimising stormwater run-off
 - On-site rainwater detention and re-use
 - Natural ventilation to corridors and the majority of apartments (64% of apartments are cross-ventilated)
 - Maximising direct sun to apartments while utilising overhangs and shading devices to control summer heat gain (76% of apartments receive a minimum of 2 hours direct sunlight in mid-winter)
 - Provision of bicycle parking facilities for vistors, residents and retail staff (including the associated end of trip facilities) within the basement and public domain.
 - Additional car share spaces to minimise car ownership.
 - Predominantly constructed from locally produced, materials chosen favouring longevity and minimising maintenance.
 - Extensive use of photovoltaic panels.
 - Waste management including separation of household waste by general and recyclables
 - Energy-efficient lighting and appliances
 - Water-efficient fixtures
 - Drip irrigation to all pvvvlanters/ on slab landscaping except turf areas.
 - Proximity to public transport and local shops



Green roofs and photo voltaic panels are utilised extensively across the project

Safety

The safety and security of residential apartment buildings is a function of both the private and public relam. In this regard principles have been established for the interfaces between the public and private domain to ensure that safe and equitable spaces are supported.

Design initiatives which have been incorporated into the design are:

- Principle building entrances are clearly identifiable, well lit, and allow for passive surveillance;
- Building entrances have secure access points with video intercom
- Car park layouts are designed to minimise opportunities for alcoves. Columns or walls do not obstruct sight lines and the car parks are generally open. Security access in the form of swipe cards and remote controllers will be provided;
- Passive surveillance provided along site link along northern boundary with the inclusion of ground floor apartments on building C and D and the retail component opposite.
- Passive surveillance and activation provided at the new Leeds Lane with the inclusion of Town Houses at ground level and retail tenancies at the ground level of Buildings E and F opposite.
- Increased pedestrian and bicycle traffic at the foreshore increases opportunities for passive surveillance.
- Retail activates Leeds Street and creates passive surveillance opportunities and the residential building entrances.

Right: New public open space at the foreshore provides passive surveillance opportunities.



ADG Response Table

The following content outlines the architectural scheme's response to Part 3 & Part 4 of the Apartment Design Guide.

Objective				Complies		
Design Criteria						
Part No.	Objective No.	Design Guidance		Yes	No	Notes
3	Siting the development					
3A	Site Analysis					
	3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context				
		Each element in the Site Analysis Checklist should be addressed (see ADG Appendix 1)		•		Refer to drawings.
3B	Orientation					
	3B - 1	Building types and layouts respond to the streetscape and site while optimising solar access within the development				
		Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)		•		Terraces along Leeds Lane activate the public domain.
		Where the street frontage is to the east or west, rear buildings should be orientated to the north		•		Apartments on Blaxland Road orientated north. See diagram page 25.
		Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)		•		Southern facing apartments have been minimised. Refer to plans.
	3B-2	Overshadowing of neighbouring properties is minimised during midwinter				
		Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access		•		No significant impact on solar access to adjacent properties.
		Solar access to living rooms, balconies and private open spaces of neighbours should be considered		•		Refer to solar access drawing.
		Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%				N/A
		If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy				N/A
		Overshadowing should be minimised to the south or downhill by increased upper level setbacks		•		Building mass moved north to avoid overshadowing to the future schol to the south. See diagram page 24.
		It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development		•		Refer to shadow diagrams.
		A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings				Neighbouring houses have the opportunity to receive 4 hours of sunlight to roof spaces
3C	Public Domain Interface					
	3C-1	Transition between private and public domain is achieved without compromising safety and security				
		Terraces, balconies and courtyard apartments should have direct street entry, where appropriate		•		Direct access to terraces on Leeds Lane
		Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)		•		Terraces on Leeds Lane have steps that lead down to the public domain.
		Upper level balconies and windows should overlook the public domain		•		Views have been considered. Refer to plans and report.
		Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m		•		Ground level apartments are raised above the ground plane to allow for minimal solid fences and walls. Refer to detailed wall sections.
		Length of solid walls should be limited along street frontages		•		Strong articulation has been intergrated into all facades. See page 24.

Objective				Complies		
Design Criteria						
Part No.	Objective No.	Design Guidance		Yes	No	Notes
		Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets		•		There is a strong focus on casual interaction in the lift lobbies and corridors with areas to sit.
		In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/ entries should be differentiated to improve legibility for residents, using a number of the following design solutions: <ul style="list-style-type: none">— architectural detailing— changes in materials— plant species— colours		•		Each building has a separate and clearly articulated entrance lobby.
		Opportunities for people to be concealed should be minimised		•		Hiding places have been minimised. Refer to plans.
3C-2		Amenity of public domain is retained and enhanced				
		Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking		•		Refer to Landscape Architect’s drawings.
		Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided		•		Generously sized lobbies offer ample provision for mail boxes.
		The visual prominence of underground car park vents should be minimised and located at a low level where possible		•		Hit and miss bricks utilised and concealed behind landscaping.
		Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view		•		Garbage storage areas and plant rooms are located in teh basement. Refer to plans.
		Ramping for accessibility should be minimised by building entry locations and setting ground floor levels in relation to footpath levels		•		Individual lobbies provided to each building. All are accessible from the public domain.
		Durable, graffiti resistant and easily cleanable materials should be used		•		Refer to elevations.
		Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: <ul style="list-style-type: none">— Street access, pedestrian paths and building entries which are clearly defined— Paths, low fences and plating that clearly delineate between communal/private open space and the adjoining public open space— Minimal use of blank walls, fences and ground level parking		•		The terraces and apartments positively address the new public domain with separate entries to the ground floor terraces and low walls. There are no blank walls on the boundary.
		On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking		•		Carpark access limited to one vehicle entry
3D		Communal and public open space				
	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		•		Refer to drawings DA-6102 and DA-6103
		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)		•		Refer to drawings DA-6001 - DA-6008.
		Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions		•		Refer to drawings DA-6102 and DA-6103
		Communal open space should be co-located with deep soil areas		•		The ground plane is dedicated to public open space. Deep soil areas are colocated here. Refer to drawings DA-6102 and DA-6103.
		Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies		•		Communal open space has been spread around the development for the convenience of all residents. Equitable access is provided to all communal open spaces.

Objective			Complies		
Part No.	Objective No.	Design Criteria	Yes	No	Notes
		Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	•		Communal open space has been spread around the development for the convenience of all residents. Equitable access is provided to all communal open spaces.
		Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: <ul style="list-style-type: none">— provide communal spaces elsewhere such as a landscaped roof top terrace or a common room— provide larger balconies or increased private open space for apartments— demonstrate good proximity to public open space and facilities and/or provide contributions to public open space			N/A
3D-2		Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting			
		Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: <ul style="list-style-type: none">— seating for individuals or groups— barbecue areas— play equipment or play areas— swimming pools, gyms, tennis courts or common rooms	•		Swimming pool, communal room, barbeque, garden canopy walk, flexible lawn areas and sun decks provided. Refer to Landscape Architect’s report.
		The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	•		Refer to Landscape Architect’s drawings and report.
		Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	•		Services are concealed and screened. Refer to plans and elavtions.
3D-3		Communal open space is designed to maximise safety			
		Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: <ul style="list-style-type: none">— bay windows— corner windows— balconies	•		Passive surveillance opportunities designed from apartments and balconies to the communal open spaces.
		Communal open space should be well lit	•		Refer Landscape Architect’s drawings and report.
		Where communal open space/facilities are provided for children and young people they are safe and contained	•		
3D-4		Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood			
		The public open space should be well connected with public streets along at least one edge	•		The pubic open spaces are connected to existing public domain by new pedestrian links.
		The public open space should be connected with nearby parks and other landscape elements	•		The foreshore open space and public domain around the ground floor retail in Buildings E and F is directly linked to the neighbouring future park.
		Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	•		The new public domain incorporates three new through site pedestrian links and the foreshore promenade.
		Solar access should be provided year round along with protection from strong winds	•		The foreshore in north facing. Building massing has been designed to minimise over shadowing. Refer to drawings DA-6030 - DA-6038.
		Opportunities for a range of recreational activities should be provided for people of all ages	•		The forshore design offers a range of recreational activities for all. Refer to Landscape Architect’s report.
		A positive address and active frontages should be provided adjacent to public open space	•		Public open space is activated by the communtiy centre, retail and terraces.
		Boundaries should be clearly defined between public open space and private areas	•		Public open space and communal open space ae located on different levels.
3E		Deep soil zones			
	3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant tree growth. They improve residential amenity and promote management of water and air quality			

Objective			Complies														
Design Criteria																	
Part No.	Objective No.	Design Guidance	Yes	No	Notes												
		Deep soil zones are to meet the following minimum requirements. <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>Less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>Greater than 1,500m²</td><td>6m</td></tr><tr><td>Greater than 1,500m² with significant existing cover</td><td>6m</td></tr></table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	Less than 650m²	-	7%	650m² - 1,500m²	3m	Greater than 1,500m²	6m	Greater than 1,500m² with significant existing cover	6m	•		Refer to drawings DA-6102 and DA-6103 and the Landscape Architect’s drawings and report.
Site area	Minimum dimensions	Deep soil zone (% of site area)															
Less than 650m²	-	7%															
650m² - 1,500m²	3m																
Greater than 1,500m²	6m																
Greater than 1,500m² with significant existing cover	6m																
		On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: 10% of the site as deep soil on sites with an area of 650m² - 1,500m² 15% of the site as deep soil on sites greater than 1,500m²	•		Refer to drawing DA-6102.												
		Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: <ul style="list-style-type: none">— basement and sub-basement car park design that is consolidated beneath building footprints— use of increased front and side setbacks— adequate clearance around trees to ensure long term health— co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil	•		Refer to drawings DA-6102 and DA-6103 and the Landscape Architect’s drawings and report.												
		Achieving the design criteria may not be possible on some sites including where: <ul style="list-style-type: none">— The location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)— There is 100% site coverage or non-residential uses at ground floor level— Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure			N/A												
3F-1		Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy															
		Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building Height</th><th>Habitable Room and Balconies</th><th>Non Habitable</th></tr><tr><td>Up to 12 (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties	Building Height	Habitable Room and Balconies	Non Habitable	Up to 12 (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	•		Refer to plans.
Building Height	Habitable Room and Balconies	Non Habitable															
Up to 12 (4 storeys)	6m	3m															
Up to 25m (5-8 storeys)	9m	4.5m															
Over 25m (9+ storeys)	12m	6m															
		Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a ‘ziggurat’ appearance	•		Refer to drawings.												
		For residential buildings next to commercial buildings, separation distances should be measured as follows: <ul style="list-style-type: none">— for retail, office spaces and commercial balconies use the habitable room distances— for service and plant areas use the non-habitable room distances			N/A												

Objective				Complies		
Design Criteria						
Part No.	Objective No.	Design Guidance		Yes	No	Notes
		New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: <ul style="list-style-type: none">— site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)— on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)		•		Adaquate separation has been provided between the buildings. Screens have been provided where required to enhance privacy. Refer to page 30.
		Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)				N/A
		Direct lines of sight should be avoided for windows and balconies across corners		•		Refer to plans.
		No separation is required between blank walls		•		Refer to plans.
3F-2		Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space				
		Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: <ul style="list-style-type: none">— setbacks— solid or partially solid balustrades to balconies at lower levels— fencing and/or trees and vegetation to separate spaces— screening devices— bay windows or pop out windows to provide privacy in one direction and outlook in another— raising apartments/private open space above the public domain or communal open space— planter boxes incorporated into walls and balustrades to increase visual separation— pergolas or shading devices to limit overlooking of lower apartments or private open space— on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies		•		Landscape is provided as a buffer between private open space and communal open space and access paths.
		Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment’s service areas		•		Refer to plans.
		Balconies and private terraces should be located in front of living rooms to increase internal privacy		•		Refer to plans.
		Windows should be offset from the windows of adjacent buildings		•		Refer to plans.
		Recessed balconies and/or vertical fins should be used between adjacent balconies		•		Refer to plans.
3G		Pedestrian Access and Entries				
	3G-1	Building entries and pedestrian access connects to and address the public domain				
		Multiple entries (including communal building entries and individual ground floor entries) are provided to activate the street edge		•		Each building is provided with its own lobby. Refer to plans.
		Entry locations relate to the street and subdivision pattern and the existing pedestrian network		•		Refer to plans.
		Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries		•		Refer to plans.
		Where street frontage is limited and multiple buildings are located on the site, a primary street address is provided with clear sight lines and pathways to secondary building entries		•		Refer to plans.
	3G-2	Access, entries and pathways are equitable and easy to identify		•		Refer to plans.
		Building access areas including lift lobbies, stairwells and hallways are clearly visible from the public domain and communal spaces		•		Refer to plans.
		The design of ground floors and underground car parks minimise level changes along pathways and entries		•		Refer to plans and Landscape Architect’s drawings.
		Steps and ramps are integrated into the overall building and landscape design		•		Refer to plans and Landscape Architect’s drawings.

Objective				Complies		
Design Criteria						
Part No.	Objective No.	Design Guidance		Yes	No	Notes
		For large developments ‘way finding’ maps should be provided to assist visitors and residents (see figure 4T.3)		•		Wayfinding signage will be developed at the design development stage. Refer to page 32.
		For large developments electronic access and audio/video intercom should be provided to manage access		•		As required, subject to future design development
3G-3		Pedestrian links through developments provide access to streets and connect destinations				
		Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport		•		A pedestrian site through link exists on the East Apartment lot in order to allow pedestrians to gain quick access to the piazza area
		Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate		•		The pedestrian site through link is over looked by the habitable rooms of the Eastern apartment and will be well lit
3H		Vehicle Access				
3H-1		Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes				
		Car park access is integrated with the building’s overall facade, design solutions may include: <ul style="list-style-type: none">the materials and colour palette minimise visibility from the streetsecurity doors or gates at entries that minimise voids in the facadewhere doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed		•		The car park entry is integrated into the landscape and the facade design of Blaxland Road.
		Car park entries are located behind the building line		•		Refer to plans.
		Vehicle entries are located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout		•		The vehicle entry is located on Blaxland Road at the lowest point of the site where entry to the basement can practically be located without having an adverse affect on the public domain.
		Car park entry and access is located on secondary streets or lanes where available		•		Car park entry located on Blaxland Road.
		Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided		•		Refer to Ground Floor Plan, drawing DA-1001
		Access point locations avoid headlight glare to habitable rooms		•		There are no habitable walls adjacent to the vehicle entrance.
		Adequate separation distances are provided between vehicular entries and street intersections		•		Refer to plans and Traffic Report.
		The width and number of vehicle access points is limited to the minimum		•		The number of vehicle access points is limited to one.
		Visual impact of long driveways is minimised through changing alignments and screen planting		•		A buffer zone of planting lines the boundaries of the driveways to act as screen planting.
		The requirement for large vehicles to enter or turnaround within the site is avoided		•		Garbage collection and the loading dock is in the basement, and a turn table is provided. This negates the requirement for large vehicles including garbage trucks to park on the street and is in line with our objective to maximise the quality of the public domain.
		Garbage collection, loading and servicing areas are screened		•		Garbage collection is in the basment.
		Clear sight lines should be provided at pedestrian and vehicle crossings		•		Refer to plans and Traffic Report.
		Traffic calming devices such as changes in paving material or textures should be used where appropriate		•		Refer to plans.
		Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: <ul style="list-style-type: none">changes in surface materialslevel changesthe use of landscaping for separation		•		Vehicle and pedesrian access is distinct and seperate.
3J		Bicycle and Car Parking				
3J-1		Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas				

Objective				Complies		
Design Criteria						
Part No.	Objective No.	Design Guidance		Yes	No	Notes
		For development in the following locations: <ul style="list-style-type: none">— on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or— on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street		•		Car parking has been provided in line with the DCP.
		Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site		•		Car share spaces have been provided. Refer to Ground Floor Plan, Drawing DA-1001.
		Where less car parking is provided in a development, council should not provide on street resident parking permits				Noted
	3J-2	Parking and facilities are provided for other modes of transport				
		Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters		•		Motor bike parking has been provided in line with the DCP.
		Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas		•		Secure undercover bicycle parking has been provided.
		Conveniently located charging stations are provided for electric vehicles, where desirable		•		Charging stations will be provided in line with NCC requirements.
	3J-3	Car park design and access is safe and secure				
		Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces		•		Refer to plans. Drawings DA-1000, DA-1000A, and DA-1001
		Direct, clearly visible and well lit access should be provided into common circulation areas		•		Basement lighting design to be developed with the Electrical Engineer during design developement.
		A clearly defined and visible lobby or waiting area should be provided to lifts and stairs		•		Refer to plans.
		For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards		•		Refer to plans and Traffic Report.
	3J-4	Visual and environmental impacts of underground car parking are minimised				
		Excavation should be minimised through efficient car park layouts and ramp design		•		Excavation has been minimised throughout the basement. Refer to sections.
		Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles		•		Refer to plans.
		Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites		•		The car park protrudes more than 1m above ground level at the bottom of the slope at the car park entry on Blaxland Road. This area is not visible and will be concealed by the landscape design and existing trees.
		Natural ventilation should be provided to basement and sub-basement car parking areas		•		Hit and miss bricks utilised along Blaxland Road to maximise natural ventilation where possible. Mechanical ventilation will be required for under ground parking..
		Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design		•		The driveway access point will be a ventilated door to allow fresh air in. Hit and miss brick utilised along Blaxland Road.
	3J-5	Visual and environmental impacts of on-grade car parking are minimised				
		On-grade car parking should be avoided		•		No on-grade parking is proposed.

Objective			Complies		
Design Criteria					
Part No.	Objective No.	Design Guidance	Yes	No	Notes
		Where on-grade car parking is unavoidable, the following design solutions are used: <ul style="list-style-type: none">— parking is located on the side or rear of the lot away from the primary street frontage— cars are screened from view of streets, buildings, communal and private open space areas— safe and direct access to building entry points is provided— parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space— stormwater run-off is managed appropriately from car parking surfaces— bio-swales, rain gardens or on site detention tanks are provided, where appropriate— light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving			N/A
3J-6		Visual and environmental impacts of above ground enclosed car parking are minimised			
		Exposed parking should not be located along primary street frontages			N/A
		Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: <ul style="list-style-type: none">— car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels)— car parking that is ‘wrapped’ with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9)			N/A
		Positive street address and active frontages should be provided at ground level	•		Refer to elevations and 3D visualisations.
4		Designing the Building			
4A		Solar and daylight access			
4A-1		To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space			
	7.	Living rooms and private open spaces of at least 76% 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	•		Refer to drawings DA-6020 - DA6023.
	8.	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
	9.	A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter	•		Refer to drawings DA-6001 - DA6008.
		The design maximises north aspect and the number of single aspect south facing apartments is minimised	•		Minimal apartments are south facing.
		Single aspect, single storey apartments should have a northerly or easterly aspect	•		Refer to plans.
		Living areas are best located to the north and service areas to the south and west of apartment	•		Refer to plans.
		To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: <ul style="list-style-type: none">— dual aspect apartments— shallow apartment layouts— two storey and mezzanine level apartments— bay windows	•		Dual aspect apartments are maximised.
		To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	•		This is achieved to the majority of apartments.

Objective				Complies		
Design Criteria						
Part No.	Objective No.	Design Guidance		Yes	No	Notes
		Achieving the design criteria may not be possible on some sites. This includes: <ul style="list-style-type: none">— where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source— on south facing sloping sites— where significant views are oriented away from the desired aspect for direct sunlight— Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective				N/A
4A-2		Daylight access is maximised where sunlight is limited				
		Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms				N/A
		Where courtyards are used: <ul style="list-style-type: none">— use is restricted to kitchens, bathrooms and service areas— building services are concealed with appropriate detailing and materials to visible walls— courtyards are fully open to the sky— access is provided to the light well from a communal area for cleaning and maintenance— acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved				N/A
		Opportunities for reflected light into apartments are optimised through: <ul style="list-style-type: none">— reflective exterior surfaces on buildings opposite south facing windows— positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light— integrating light shelves into the design— light coloured internal finishes		•		Internal finishes on balconies are a lighter colouring
4A-3		Design incorporates shading and glare control, particularly for warmer months				
		A number of the following design features are used: <ul style="list-style-type: none">— balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas— shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting— horizontal shading to north facing windows— vertical shading to east and particularly west facing windows— operable shading to allow adjustment and choice— high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)		•		Refer to plans.
4B		Natural Ventilation				
4B-1		All habitable rooms are naturally ventilated				
		The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms		•		Refer to plans,
		Depths of habitable rooms support natural ventilation		•		Refer to plans.
		The area of unobstructed window openings should be equal to at least 5% of the floor area served		•		Refer to plans and elevations.
		Light wells are not the primary air source for habitable rooms		•		Light wells not used.
		Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: <ul style="list-style-type: none">— adjustable windows with large effective openable areas— a variety of window types that provide safety and flexibility such as awnings and louvres— windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors		•		Refer to plans and elevations.
4B-2		The layout and design of single aspect apartments maximises natural ventilation				
		Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)		•		Refer to plans.

Objective			Complies														
Design Criteria																	
Part No.	Objective No.	Design Guidance	Yes	No	Notes												
		Natural ventilation to single aspect apartments is achieved with the following design solutions: <ul style="list-style-type: none">primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation)stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundriescourtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	•														
4B-3		The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents															
	1.	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	•		Refer to drawings DA-6009 - DA-6013.												
	2.	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	•		Refer to plans.												
		The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	•		Refer to plans.												
		In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	•		Refer to plans.												
		Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	•		Refer to plans.												
		Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	•		Refer to plans, cross vent. diagrams and sections.												
4C		Ceiling heights															
4C-1		Ceiling height achieves sufficient natural ventilation and daylight access															
		Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable rooms</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its apartment area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 people degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable rooms	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its apartment area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 people degree minimum ceiling slope	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	•		Habitable rooms are 2.7m ceiling height and non-habitable are 2.4m
Minimum ceiling height for apartment and mixed use buildings																	
Habitable rooms	2.7m																
Non-habitable rooms	2.4m																
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its apartment area does not exceed 50% of the apartment area																
Attic spaces	1.8m at edge of room with a 30 people degree minimum ceiling slope																
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use																
		These minimums do not preclude higher ceilings if desired															
		Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	•		Noted.												
4C-2		Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms															
		A number of the following design solutions can be used: <ul style="list-style-type: none">The hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spacesWell-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilingsCeiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	•		Bathrooms, kitchens, and laundries are stacked.												

Objective			Complies												
Design Criteria															
Part No.	Objective No.	Design Guidance	Yes	No	Notes										
	4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building													
		Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)			N/A - Non-residential uses have already been incorporated at ground level where the floor to floor height is greater.										
4D	Apartment size and layout														
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity														
	1.	Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each	Apartment Type	Minimum Internal Area	Studio	35m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²	•		The apartments have been designed with generous internal areas. <div>— Studio Apartments 45sqm</div> <div>— 1 Bedroom Apartments 50-56sqm</div> <div>— 1 Bedroom + Study 56sqm</div> <div>— 2 Bedroom Apartments 75-84sqm</div> <div>— 2 Bedroom + Study 86sqm</div> <div>— 2 Bedroom Town House 109sqm</div> <div>— 3 Bedroom Apartments 94-127sqm</div> <div>— 3 Bedroom + Study 125sqm</div> <div>— 4 Bedroom Apartments 150-172sqm</div>
Apartment Type	Minimum Internal Area														
Studio	35m²														
1 bedroom	50m²														
2 bedroom	70m²														
3 bedroom	90m²														
	2.	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	•		Refer to elevations.										
		Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	•		Refer to plans.										
		A window should be visible from any point in a habitable room	•		Refer to plans.										
		Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits			N/A										
4D-2	Environmental performance of the apartment is maximised														
	1.	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	•		Refer to plans.										
	2.	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	•		Refer to plans.										
		Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	•		Refer to plans.										
		All living areas and bedrooms should be located on the external face of the building	•		Refer to plans.										
		Where possible: <div>— bathrooms and laundries should have an external openable window</div> <div>— main living spaces should be oriented toward the primary outlook and aspect and away from noise sources</div>	•		Refer to plans.										
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs														
	1.	Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)	•		Refer to plans.										
	2.	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•		Refer to plans.										
	3.	Living rooms or combined living/dining rooms have a minimum width of: <div>— 3.6m for studio and 1 bedroom apartments</div> <div>— 4m for 2 and 3 bedroom apartments</div>	•		Refer to plans.										

Objective			Complies																	
Design Criteria																				
Part No.	Objective No.	Design Guidance	Yes	No	Notes															
	4.	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	•		Refer to plans.															
		Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	•		Refer to plans.															
		All bedrooms allow a minimum length of 1.5m for robes	•		Refer to plans.															
		The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	•		Refer to plans.															
		Apartment layouts allow flexibility over time, design solutions may include: <ul style="list-style-type: none">— dimensions that facilitate a variety of furniture arrangements and removal— spaces for a range of activities and privacy levels between different spaces within the apartment— dual master apartments— dual key apartments— Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments— room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1))— efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	•		Refer to plans.															
4E	Private Open Space and Balconies																			
	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: <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio Apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m²	-	1 bedroom apartments	8m²	2m	2 bedroom apartments	10m²	2m	3+ bedroom apartments	12m²	2.4m	•		Refer to plans.
Dwelling Type	Minimum Area	Minimum Depth																		
Studio Apartments	4m²	-																		
1 bedroom apartments	8m²	2m																		
2 bedroom apartments	10m²	2m																		
3+ bedroom apartments	12m²	2.4m																		
		For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m		•	No apartments on ground level.															
		Increased communal open space should be provided where the number or size of balconies are reduced	•		Communal open space is over and above the minimum requirements.															
		Storage areas on balconies is additional to the minimum balcony size			N/A															
		Balcony use may be limited in some proposals by: <ul style="list-style-type: none">— consistently high wind speeds at 10 storeys and above— close proximity to road, rail or other noise sources— exposure to significant levels of aircraft noise— heritage and adaptive reuse of existing buildings— In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated			N/A															
	4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents																		
		Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	•		Refer to plans.															
		Private open spaces and balconies predominantly face north, east or west	•		Refer to plans.															

Objective			Complies		
Part No.	Objective No.	Design Criteria Design Guidance	Yes	No	Notes
		Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	•		Refer to plans.
4E-3		Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building			
		Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are de-signed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	•		Balustades are metal palasade, or brick/ precast concrete with metal palasade above to maintain visual privacy whilst allowing for views. Glass balustrades generally include planting to enhance privacy.
		Full width full height glass balustrades alone are generally not desirable	•		Glass balustrades generally include planting to enhance privacy.
		Projecting balconies should be integrated into the building design and the design of soffits considered	•		The balconies are completely integrated and form part of the façade design
		Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	•		Refer to plans and elevations.
		Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	•		Higher level balconies have their balustrades set back slightly of the face of the façade.
		Downpipes and balcony drainage are integrated with the overall facade and building design	•		Refer to plans and elevations.
		Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	•		Air-conditioning units are located on dedicated decks, or in the basement.
		Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and inte-grated in the building design			N/A
		Ceilings of apartments below terraces should be insulated to avoid heat loss	•		BASIX / Section J requirement.
		Water and gas outlets should be provided for primary balconies and private open space		•	Not appropriate for high rise balconies.
4E-4		Private open space and balcony design maximises safety			
		Changes in ground levels or landscaping are minimised	•		Refer to plans and Landscape Architect’s drawings.
		Design and detailing of balconies avoids opportunities for climbing and falls	•		Refer to detailed sections.
4F		Common Circulation and Spaces			
4F-1		Common circulation spaces achieve good amenity and properly service the number of apartments			
		1. The maximum number of apartments off a circulation core on a single level is eight	•		Refer to plans.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	•		Refer to palns.
		Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	•		The entry corridors are 5m wide which is greater than the minimum 2m and allows for com-fortable entry.
		Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	•		Day light and the opportunity natural ventilation is provided as all corridors.
		Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	•		Refer to plans.
		Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: a series of foyer areas with windows and spaces for seating wider areas at apartment entry doors and varied ceiling heights			N/A
		Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	•		Refer to plans.

Objective			Complies												
Design Criteria															
Part No.	Objective No.	Design Guidance	Yes	No	Notes										
		Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: <ul style="list-style-type: none">— sunlight and natural cross ventilation in apartments— access to ample daylight and natural ventilation in common circulation spaces— common areas for seating and gathering— generous corridors with greater than minimum ceiling heights— other innovative design solutions that provide high levels of amenity	•		A high level of amenity had been designed for the apartments including: <ul style="list-style-type: none">— natural cross ventilation to 64% of apartments— Common circulation spaces are naturally lit.— Common area have seating— All corridors are 1.6m minimum in width										
		Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level			N/A										
		Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully con-trolled	•		Refer to plans.										
4F-2		Common circulation spaces promote safety and provide for social interaction between residents													
		Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	•		Refer to plans.										
		Tight corners and spaces are avoided	•												
		Circulation spaces should be well lit at night			Noted										
		Legible signage should be provided for apartment numbers, common areas and general wayfinding			Noted										
		Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	•		Ground floor lobbies have ample space for furniture.										
		In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space	•		A common rooms are provided. Refer to drawings DA-1002 and DA-1003.										
		Where external galleries are provided, they are more open than closed above the balustrade along their length			N/A										
4G		Storage													
	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: <table><tr><th>Dwelling type</th><th>Storage size</th></tr><tr><td>Studio apartments</td><td>4m3</td></tr><tr><td>1 bedroom apart-ments</td><td>6m3</td></tr><tr><td>2 bedroom apart-ments</td><td>8m3</td></tr><tr><td>3 bedroom apart-ments</td><td>10m3</td></tr></table> At least 50% of the required storage is to be located within the apartment	Dwelling type	Storage size	Studio apartments	4m3	1 bedroom apart-ments	6m3	2 bedroom apart-ments	8m3	3 bedroom apart-ments	10m3	•		Refer to plans.
Dwelling type	Storage size														
Studio apartments	4m3														
1 bedroom apart-ments	6m3														
2 bedroom apart-ments	8m3														
3 bedroom apart-ments	10m3														
		Storage is accessible from either circulation or living areas	•		Refer to plans.										
		Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street			N/A										
		Left over space such as under stairs is used for storage	•		Noted.										
4G-2		Additional storage is conveniently located, accessible and nominated for individual apartments													
		Storage not located in apartments is secure and clearly allocated	•		Additional storage located in carpark. Refer to drawings DA-1000, DA-1000A, and DA-1001.										
		Storage is provided for larger and less frequently accessed items, where practical	•		Large storage cages are provides in the basment.										

Objective				Complies		
Design Criteria						
Part No.	Objective No.	Design Guidance		Yes	No	Notes
		Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible		•		Storage will not be designed to impede the car parking spaces.
		If communal storage rooms are provided they should be accessible from common circulation areas of the building				N/A
		Storage not located in an apartment is integrated into the overall building design and not visible from the public domain		•		Additional storage is located in the basement
4H	Acoustic Privacy					
	4H-1	Noise transfer is minimised through the siting of buildings and building layout				
		Adequate building separation is provided within the development and from neighbouring buildings / adjacent uses (also see section 2F Building separation and section 3F Visual Privacy)		•		Refer to plans.
		Window and door openings are generally orientated away from noise sources		•		The Blaxland Road apartments are in close proximity to a railway line. Apartments have been orientated to minimise noise attenuation and blaconies can be enclosed, refer to page 46.
		Noisy areas within buildings including building entries and corridors are located next to or above each other and quieter areas next to or above quieter areas		•		The floor plans are replicated from the ground to the top level.
		Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources		•		Service cupboards and circulation areas are centrally located, with bedrooms sitting on the outside of the apartments and non- habitable spaces on the inside of the apartments.
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated		•		
		Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equip-ment, active communal open spaces and circulation areas are located at least 3m away from bedrooms		•		Plantrooms have been designed in the basement and garage doors are hidden below the apartments so that noise doesn't travel to the bedrooms of the apartments on ground level. A/C decks are located away from apartments.
	4H-2	Noise impacts are mitigated through internal apartment layout and acoustic treatments				
		Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: rooms with similar noise requirements are grouped together doors separate different use zones wardrobes in bedrooms are co-located to act as sound buffers		•		Refer to plans.
		Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: double or acoustic glazing acoustic seals use of materials with low noise penetration properties continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements		•		Refer to acoustic report.
4J	Noise and Pollution					
	4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings				
		To minimise impacts the following design solutions may be used: <ul style="list-style-type: none">— physical separation between buildings and the noise or pollution source— residential uses are located perpendicular to the noise source and where possible buffered by other uses— non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces— Non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources— Buildings should respond to both solar access and noise. Where solar access is away from the noise source, nonhabitable rooms can provide a buffer— Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4)— Landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry		•		Refer to acoustic report. Winter Gardens have been incorporated into the design where required for acoustic reasons. Refer to plans and elevations.

Objective			Complies		
Design Criteria					
Part No.	Objective No.	Design Guidance	Yes	No	Notes
		Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: <ul style="list-style-type: none">— solar and daylight access— private open space and balconies— natural cross ventilation	•		Noted
	4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	•		Refer to acoutic report, plans, elevations and sections.
		Design solutions to mitigate noise include: <ul style="list-style-type: none">— limiting the number and size of openings facing noise sources— providing seals to prevent noise transfer through gaps— using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)— using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	•		Refer to plans and elevations.
4K	Apartment Mix				
	4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future			
		A variety of apartment types is provided	•		1Bed + Study / 2 Bed + Study / 3 Bed + Study
		The apartment mix is appropriate, taking into consideration: <ul style="list-style-type: none">— the distance to public transport, employment and education centres— the current market demands and projected future demographic trends— the demand for social and affordable housing— different cultural and socioeconomic group	•		Apartment mix: <ul style="list-style-type: none">— Studio Apartments0.003%— 1 Bedroom Apartments17%— 1 Bedroom + Study3%— 2 Bedroom Apartments34%— 2 Bedroom + Study5%— 3 Bedroom Town House2%— 3 Bedroom Apartments37%— 4 Bedroom Apartments2%
		Flexible apartment configurations, such as dual key apartments, are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	•		Refer to plans and report (Principle 8.)
	4K-2	The apartment mix is distributed to suitable locations within the building			
		Different apartment types are located to achieve successful facade composition and to optimise solar access. See figure 4A.3			
		Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	•		Larger 4 bedroom apartments are located on the top floor and have roof gardens. The 4 bedroom apartments in Building E have large balconies..
4L	Ground Floor Apartments				
	4L-1	Street frontage activity is maximised where ground floor apartments are located			
		Direct street access should be provided to ground floor apartments	•		Town houses have direct street access.
		Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: both street and foyer entrances to ground floor apartments private open space is next to the street doors and windows face the street	•		Terraces face the street and provide a element of activity around the streets and foreshore.
		Retail or home office spaces are located along street frontages	•		Retail is located at the foreshore and along the colonade.

Objective						
Design Criteria				Complies		
Part No.	Objective No.	Design Guidance	Yes	No	Notes	
		Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for con-version into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor ameni-ties for easy conversion			N/A	
	4L-2	Design of ground floor apartments delivers amenity and safety for residents				
		Privacy and safety is provided without obstructing causal surveillance. Design solutions may include: <ul style="list-style-type: none">— elevation of private gardens and terraces above the street level by 1m – 1.5m (see Figure 4L.4)— landscaping and private courtyards— window sill heights that minimise sight lines into apartments— integrating balustrades, safety bars or screens with the exterior design	•		Ground floor terraces are elevated above street level with landscaping provided to help screen the private terraces. The landscaping is integrated with the balustrading	
		Solar access is maximised through: <ul style="list-style-type: none">— high ceilings and tall windows— trees and shrubs that allow solar access in winter and shade in summer	•		Refer to drawings DA-6001-DA6008	
4M	Facades					
	4M-1	Building facades provide visual interest along the street respecting the character of the local area				
		Design solutions for front building facades may include: <ul style="list-style-type: none">— A composition of varied building elements— A defined base, middle and top of the buildings— Revealing and concealing certain elements— Changes in texture, material, detail and colour to modify the prominence of elements	•		Brick, concrete and palasade balustrades provides a varied composition to the facade. Refer to pages 43-44. 3D CGIs and elevations.	
		Building services should be integrated within the overall façade	•		Downpipes will not be visible. Condensers are concealed behind screens.	
		Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: <ul style="list-style-type: none">— Well composed horizontal and vertical elements— Variation in floor heights to enhance the human scale— Elements that are proportional and arranged in patterns— Public artwork or treatments to exterior blank walls— Grouping of floors or elements such as balconies and windows on taller buildings			The three storey apartments have a very obvious rhythm of three separate forms. Horizontally the floors are connected through a datum point that can be seen in the darker handrail of the 2nd floor. Appropriately this somewhat formal façade meets the ground with it's solid façade forming a colonnade at ground level.	
		Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	•		Refer to report.	
		Shadow is created on the façade throughout the day with building articulation, balconies and deeper window re-veals	•		Buiding recesses create shadows.	
	4M-2	Building functions are expressed by the façade				
		Building entries should be clearly defined	•		Breaks in the façade highlight where the building entries exist	
		Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	•		The prominent Leeds Street corner is set back to provide relief to the street and will act as a way finding device.	
		The apartment layout should be expressed externally through façade features as party walls and floor slabs	•		Refer to plans and elevations.	
4N	Roof Design					
	4N-1	Roof treatments are integrated into the building design and positively respond to the street				
		Roof design relates to the street. Design solutions may include: <ul style="list-style-type: none">— Special roof features and strong corners— Use of skillion or very low pitch hipped roofs— Breaking down the massing of the roof by using smaller elements to avoid bulk— Using materials or a pitched form complementary to adjacent buildings	•		Roofs are utilised as open space.	

Objective				Complies		
Design Criteria						
Part No.	Objective No.	Design Guidance		Yes	No	Notes
		Roof treatments should be integrated with the building design. Design solutions may include: Roof design proportionate to the overall building size, scale and form Roof materials complement the building Service elements are integrated		•		Refer to plans.
4N-2		Opportunities to use roof space for residential accommodation and open space are maximised				
		Habitable roof space should be provided with good levels of amenity. Design solutions may include: — Penthouse apartments — Dormer or clerestory windows — Openable skylights		•		Roofs are utilised for both communal and provate open space.
		Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations		•		Roofs are utilised for both communal and provate open space.
4N-3		Roof design incorporates sustainability features				
		Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: — The roof lifts to the north — Eaves and overhangs shade walls and windows from summer sun		•		Overhangs and deep balconies shade the walls in the summer
		Skylights and ventilation systems should be integrated into the roof design		•		Refer to plans.
4O		Landscape Design				
4O-1		Landscape design is viable and sustainable				
		Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: — Diverse and appropriate planting — Bio-filtration gardens — Appropriately planted shading trees — Areas for residents to plant vegetables and herbs — Composting — Green roofs or walls		•		Refer to Landscape Architect’s drawings and report.
		Ongoing maintenance plans should be prepared		•		Refer to Landscape Architect’s drawings and report.
		Microclimate in enhanced by: — Appropriately scaled trees near the eastern and western elevations for shade — A balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter — Shade structures such as pergolas for balconies and courtyards		•		Refer to Landscape Architect’s drawings and report.
		Tree and shrub selection considers size at maturity and the potential for roots to complete (see table 4)		•		Refer to Landscape Architect’s drawings and report.
4O-2		Landscape design contributes to the streetscape and amenity				
		Landscape design responds to the existing site conditions including: Changes of levels — Views — Significant landscape features including trees and rock outcrops		•		Refer to Landscape Architect’s drawings and report.
		Significant landscape features should be protected by: — Tree protection zones (see figure 40.5) — Appropriate signage and fencing during construction		•		Refer to Landscape Architect’s drawings and report.
		Plants selected should be endemic to the region and reflect the local ecology		•		Refer to Landscape Architect’s drawings and report.
4P		Planting on Structures				

Objective				Complies		
Design Criteria						
Part No.	Objective No.	Design Guidance		Yes	No	Notes
	4P-1	Appropriate soil profiles are provided				
		Structures are reinforced for additional saturated soil weight		•		Structural advice has been received for coordination purposes. Structural Design to be developed.
		Soil volume is appropriate for plant growth, considerations include: <ul style="list-style-type: none">— Modifying depths and widths according to the planting mix and irrigation frequency— Free draining and long soil life span— Tree anchorage		•		Refer to Landscape Architect’s drawings and report.
		Minimum soil standards for plant sizes should be provided in accordance with Table 5		•		Refer to Landscape Architect’s drawings and report.
	4P-2	Plant growth is optimised with appropriate selection and maintenance				
		Plants are suited to site conditions, considerations include: <ul style="list-style-type: none">— Drought and wind tolerance— Seasonal changes in solar access— Modified substrate depths for diverse range of plants— Plant longevity		•		Refer to Landscape Architect’s drawings and report.
		A landscape maintenance plan is prepared		•		Refer to Landscape Architect’s drawings and report.
		Irrigation and drainage systems respond to: <ul style="list-style-type: none">— Changing site conditions— Soil profile and the planting regime— Whether rainwater, stormwater r recycled grey water is used		•		Refer to Landscape Architect’s drawings and report.
	4P-3	Planting on structure contributes to the quality and amenity of communal and public open spaces				
		Building design incorporates opportunities for planting on structures. Design solutions may include: <ul style="list-style-type: none">— Green walls with specialised lighting for indoor green walls— All design that incorporates planting— Green roofs, particularly where roofs are visible form public domain— Planter boxes— Note: structures designed to accommodate green walls should be integrated into the building façade and consider the ability of the façade to change over time		•		Refer to Landscape Architect’s drawings and report.
4Q	Universal Design					
	4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members				
		Developments achieve a benchmark of 20% of the total apartment incorporating the Liveable Housing Guideline’s silver level universal design features		•		80% of the apartments incorporate the Liveable Housing Guideline’s silver level universal design features. 12% incorporate the Liveable Housing Guideline’s gold level universal design features, and 5% incorporate the Liveable Housing Guideline’s platinum level universal design features
	4Q-2	A variety of apartments with adaptable designs are provided				
		Adaptable housing should be provided in accordance with the relevant council policy		•		97% of apartments incorporate the Livable Housing Guidline’s silver, gold or platinum level universal design features. Refer to the Accessibility Report.
		Design solutions for adaptable apartments include: <ul style="list-style-type: none">— Convenient access to communal and public areas— High level of solar access— Minimal structural change and residential amenity loss when adapted— Larger car parking spaces for accessibility— Parking titled separately from apartments or shared car parking arrangements				N/A
	4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs				

Objective			Complies		
Design Criteria					
Part No.	Objective No.	Design Guidance	Yes	No	Notes
4R	Adaptive Reuse	Apartments design incorporates flexible design solutions which may include: <ul style="list-style-type: none">— Rooms with multiple functions— Dual master bedroom apartments with separate bathrooms— Larger apartments with various living space options— Open plan ‘loft’ style apartments with only a fixed kitchen, laundry and bathroom	•		The area of the apartments are generally larger than the minimums suggested in the ADG
		4R-1 New additional to existing buildings are contemporary and complementary and enhance an area’s identity and sense of place			
		Design solutions may include: <ul style="list-style-type: none">— New elements to align with the existing building— Additions that complement the existing character, siting, scale, proportion, pattern form and detailing— Use of contemporary and complementary materials, finishes, textures and colours			N/A
		4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse			
4S	Mixed Use	Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: <ul style="list-style-type: none">— Generously sized voids in deeper buildings— Alternative apartment types when orientation is poor— Using additions to expand the existing building envelope			N/A
		Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: <ul style="list-style-type: none">— Where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar an daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation)— Alternatives to providing deep soil where less than the minimum requirement is currently available on the site— Building and visual separation - subject to demonstrating alternative design approaches to achieving privacy— Common circulation— Car parking— Alternative approaches to private open space and balconies			N/A
		4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement			
		Mixed use development should be concentrated around public transport and centres			N/A
4T	Awnings and Signage	4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			
		Residential circulation areas should be clearly defined. Design solutions may include: <ul style="list-style-type: none">— Residential entries are separated from commercial entries and directly accessible from the street— Commercial service areas are separated from residential components— Residential car parking and communal facilities are separated or secured— Concealment opportunities are avoided	•		Residential entries are separated from retail and are articulated in the facade design.
		Landscape communal open space should be provided at podium or roof levels	•		Refer to drawings DA-6102 and DA-6103.


Objective			Complies			
Design Criteria						
Part No.	Objective No.	Design Guidance	Yes	No	Notes	
4T	4T-1	Awnings are well located and complement and integrate with the building design				
		Awnings should be located along streets with high pedestrian activity and active frontages	•			
		A number of the following design solutions are used: <ul style="list-style-type: none">— Continuous awnings are maintained and provided in areas with existing pattern— Height, depth, material and form complements the existing street character— Protection from the sun and rain is provided— Awnings are wrapped around the secondary frontages of corner sites— Awnings are retractable in areas without an established pattern	•		A colanade is incorporatated into the new pedestrian link at the west of the site and at the foreshore at the bases of buildings E and F. A generous ground floor setback provides relief and shelter at the corner of Leeds Street and the colonade.	
		Awnings should be located over building entries for building address and public domain amenity	•		Refer to plans, elevations, and sections.	
		Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	•		Refer to plans, elevations, and sections.	
		Gutters and down pipes should be integrated and concealed	•		Refer to plans, elevations, and sections.	
	4T-2	Lighting under awnings should be provided for pedestrian safety	•		Noted. Lighting design to be developed.	
		Signage responds to the context and desired streetscape character				
		Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	•		Noted	
		Legible and discrete way finding should be provided for larger developments	•		Noted	
		Signage is limited to being on and below awnings and in single façade sign on the primary street frontage	•		Noted	
	4U Energy Efficiency					
	4U-1	Development incorporates passive environmental design				
		Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	•		Refer to drawings DA-6001 - DA-6008.	
4U	4U-1	Well located, screened outdoor areas should be provided for clothes drying	•		Where possible. Solid balcony upstands have been provided to allow balcony drying facilities to be screened from the public domain	
	4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer				
		A number of the following design solutions are used: <ul style="list-style-type: none">— The use of smart glass or other technologies on north and west elevations— Thermal mass in the floors and walls of north facing rooms in maximised— Polished concrete floor, tiles, or timber rather than carpet— Insulated roofs, walls and floors and seals on window and door openings— Overhangs and shading devices such as awnings, blinds and screens	•		Refer to plans, elevations, and sections. Specification to be developed.	
		Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	•		Heating and cooling infrastructure located in the basement and on dedicated decks.	
	4U-3	Adequate natural ventilation minimises the need for mechanical ventilation				
		A number of the following design solution are used: <ul style="list-style-type: none">— Rooms with similar usage are grouped together— Natural cross ventilation for apartments is optimised— Natural ventilation is provided to all inhabitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	•		Refer to plans.	
4V	Water Management and Conservation					
	4V-1	Potable water use is minimised				
		Water efficient fittings, appliances and wastewater reuse should be incorporated	•		Refer BASIX certificate.	

Objective				Complies		
Design Criteria						
Part No.	Objective No.	Design Guidance		Yes	No	Notes
		Apartments should be individually metered		•		Noted.
		Rainwater should be collected, stored and reused on site		•		Refer BASIX certificate.
		Drought tolerant, low water use plants should be used within landscaped areas		•		Refer landscape design.
4V-2		Urban stormwater is treated on site before being discharged to receiving waters				
		Water sensitive urban design systems are designed by a suitably qualified professional		•		Refer to Civil Engineer’s design.
		A number of the following design solutions are used: <ul style="list-style-type: none">— Runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation— Porous and open paving materials is maximised— On site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits		•		Refer BASIX certificate.
4V-3		Flood management systems are integrated into site design				
		Detention tanks should be located under paved areas, driveways or in basement car parks		•		Refer to Civil Engineer’s design
		On large sites parks or open spaces are designed to provide temporary on site detention basins		•		Refer to Civil Engineer’s design
4W		Waste Management				
	4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents				
		Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park		•		Storage of rubbish bins is within the basement level. Refer to waste management plan.
		Waste and recycling storage areas should be well ventilated		•		Noted.
		Circulation design allows bins to be easily manoeuvred between storage and collection points		•		Refer to waste management plan.
		Temporary storage should be provided for large bulk items such as mattresses		•		A bulky items storage room, that is separate from the waste rooms, Refer to waste management plan.
		A waste management plan should be prepared		•		Refer to waste report.
	4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling				
		All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days’ worth of waste and recycling		•		Kitchens will incorporate waste storage in the layout which will then be taken to the waste chutes in the shared lobbies.
		Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core		•		Waste chutes have been provided to every floor on every building.
		For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses		•		Refer to waste report.
		Alternative waste disposal methods such as composting should be provided		•		Refer to waste report.
4X		Building Maintenance				
	4X-1	Building design detail provides protection from weathering				
		A number of the following design solutions are used: <ul style="list-style-type: none">— Roof overhangs to protect walls— Hoods over windows and doors to protect openings— Detailing horizontal edges with drip lines to avoid staining of surfaces— Methods to eliminate or reduce planter box leaching— Appropriate design and material selection for hostile locations		•		Refer to plans, sections and elevations.
	4X-2	Systems and access enable ease of maintenance				


Objective			Complies		
Design Criteria					
Part No.	Objective No.	Design Guidance	Yes	No	Notes
		Window design enables cleaning from the inside of the building	•		Where practical. Windows that can not be accessed from a balcony will be cleaned by building management. A maintenance zone has been integrated into the roof design to facilitate abseiling.
		Building maintenance systems should in incorporated and integrated into the design of the building form, roof and façade	•		Noted.
		Design solutions do not require external scaffolding for maintenance access	•		Access path provided around the perimeter of communal open spaces.
		Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems	•		Noted.
		Centralised maintenance, services and storage should be provided for communal open space areas within the building	•		Noted.
4X-3		Material selection reduces ongoing maintenance costs			
		A number of the following design solutions are used: <ul style="list-style-type: none">— Sensors to control artificial lighting in common circulation and spaces— Natural materials that weather well and improve with time such as face brickwork— Easily cleaned surfaces that are graffiti resistant— Robust and durable materials and finished are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	•		Refer to elevations and report.

Rhodes Place Strategy Checklist

Relevant provisions of the Rhodes Place Strategy		Consistent		
		Yes	No	Notes
1	Five big moves			
(a)	Create a vibrant, integrated precinct	•		
	This big move aims to extend the current mix of uses to include the new primary school, aged care services and more shops, restaurants and potential for 4,000sqm of new public space west of the station, bringing services and facilities closer to the community. A new pedestrian bridge and plaza on the eastern side of the station over Concord Road will make it easy for people to connect to McIlwaine Park and Brays Bay.	•		This proposal will create vibrant public space at the foreshore and through new public pedestrian links that will permeate the site. The mix of retail spaces and variety of housing options will contribute positively towards the creation of a vibrant, integrated precinct. Refer to “Design Principles” chapter 4.
(b)	Liberate the Parramatta River foreshore and green space	•		
	This big move opens public access to the Parramatta River foreshore, with a new 7,500sqm park, a 15m wide promenade between John Whitton Reserve and Uhrs Point Reserve, additional public pedestrian connections from Leeds Street to the foreshore and a new ferry wharf.	•		Our intent is to open connections that lead towards the river, celebrating the site’s connection with water and landscape. Refer to Chapter 7 and the Landscape Report. .
(c)	Connect places, promote walking and cycling.	•		
	This big move recognises that shifting from private car use requires safe and interesting walking and cycling connections to the key places people need to travel to, supported by greater public transport capacity. In addition to the connections along the foreshore and across to McIlwaine Park, people will benefit from upgrades to walking and cycling paths across the precinct, and to the station; a shared connection between Averill Street and Leeds Street; and three new roads and active transport routes between Blaxland Road and Cavell Avenue.	•		There is a well-connected public domain with excellent sight lines through the site to ensure there is a high quality activated ground plane. The proposed east west link “Leeds Lane” between the buildings allows for additional site lines between the new park and Blaxland Road, and provides address to the northern buildings. The proposed north south link “Blaxland Lane” through the centre of the site forms a link between Leeds Street and the foreshore and connects the retail component with the public domain. A colonnade along the eastern boundary provides shelter and activation and accommodates for the existing boundary condition until the next phase is delivered.
(d)	Better designed buildings, for more people	•		
	This big move ensures new development is designed for people, protecting views and sunny spots and creating variety in the skyline. New apartments will meet the highest standards of architectural design and sustainability, and the mix of new housing will cater for a diversity of people, with more one and three (or more) bedroom apartments, and affordable housing. The design excellence provisions for Rhodes require development to address: <ul style="list-style-type: none">• land suitability and land use mix• heritage and streetscape• building separation, setbacks, amenity and urban form• bulk, massing and modulation of buildings• street frontage heights• sustainable design, overshadowing, wind and reflectivity• pedestrian, cycle, vehicular and service access, and circulation• improvements to public areas, including the interface between different types of land uses, and excellence in landscape design.	•		Refer to Chapters 4, 5, 6, 7, 8, 10, 11 and the landscape report. Refer to plans, elevations and shadow diagrams.

Relevant provisions of the Rhodes Place Strategy		Consistent		
		Yes	No	Notes
(d)	An exemplar of sustainable development	•		
	This big move focuses on incentives for energy and water efficiency, sustainable travel, enriching the tree canopy, protecting waterways, and building in adaptability and resilience. This includes precinct-wide utility infrastructure such as on-site electricity generation and distribution and recycled water and private sewer network, including an on-site recycled water plant.	•		Refer to Chapter 6 and 7, and the landscape report.
	Actions include:			
	Increase tree canopy cover within the private and public domain to more than 25% and implement measures to increase the amount of green perceived by an individual at street level to 25% such as through landscaping and facade greening.	•		Refer to Landscape Architect’s documentation.
	It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	•		Refer to shadow diagrams, drawings DA-6030-DA-6038.
2	Structure Plan			
	<p>The Rhodes Precinct Structure Plan is the spatial illustration of the vision, big moves and character area master plans. It sets a framework for the future of Rhodes, defining land uses and activities, as well as movement and open space networks that will link character areas and places. The allocation of different densities and land uses is based on a place based urban design analysis that protects and celebrates elements such as public areas and the Parramatta River and takes an integrated view of infrastructure constraints and opportunities. This approach builds on the existing urban fabric and character to create a pedestrian friendly, people-focused place.</p>  <p>Figure 1 Rhodes Precinct Structure Plan</p>	•		Proposal is in line figure 8 (page 39). Refer to drawings and report.

Relevant provisions of the Rhodes Place Strategy		Consistent		
		Yes	No	Notes
3	Visions and objectives			
(a)	Plan for a sustainable future			
	Build sustainability and longevity into planning, design and commercial capability from the start.	•		Refer to Chapter 6.
(b)	Prioritise active transport			
	Design integrated transport services and experiences that prioritise walking, cycling and the use of public transport.	•		Three new pedestrian links are proposed. Extension to bicycle track incorporated into the foreshore design.
(c)	Provide public access to the waterfront			
	Provide new public access to the Parramatta River foreshore, including housing and public open space with views to the water.	•		Refer to drawings DA-1001 and DA-1002 and the Landscape Architect’s drawings and report.
(d)	Plan for affordable housing			
	Provide affordable housing options for lower income residents, including those working in teaching, child care, policing or nursing.	•		Refer to Chapter 10.
(e)	Create opportunities for new jobs			
	Encourage commercial floor space near the station for future employment.	•		New retail tenancies and centre included in proposal.
(f)	Improve east-to-west connections			
	Improve accessibility around the rail station and between east and west Rhodes so that people can easily move between homes, jobs, shopping, recreation and entertainment areas.	•		New pedestrian links and foreshore link.
(g)	Integrate infrastructure and land use			
	Plan to have the necessary infrastructure (including social facilities) in place as the number of residents and workers increase	•		New public open space included in proposal.
(h)	Plan for a mix of building densities and street-level activity			
	Design a range of buildings, from terraces to apartment buildings, that bring activity and interest to lower levels of buildings, helping to create more open space, more sunlight and a closer connection to the street, other people and amenities.	•		Terraces, retail activate the ground plane. Significant new public open space. Refer to ground floor drawings, chapter 5 and 7 and the Landscape Architect’s report.
4	Urban design principles			
(a)	Design open space for amenity			
	Existing and proposed open space should be designed for amenity rather than relying on interventions, improvements and/ or retrofits that compromise the intent or quality of the space	•		Refer to Landscape Architect’s Report.
(b)	Design open space for amenity			
	The pedestrian experience must be prioritised to improve transport outcomes.	•		Design incorporates three new pedestrian through site links and a pedestrianised foreshore.
(c)	Minimise overshadowing of open space			
	An overall height strategy must minimise overshadowing of existing and future open space, as well as existing and future residential.	•		Refer to shadow diagrams, drawings DA-6030-DA-6038.
(d)	Plan for density near public transport			
	The highest concentration of new residents and development will be nearest to public transport..	•		Refer to chapter 5.

Relevant provisions of the Rhodes Place Strategy		Consistent		
		Yes	No	Notes
(e)	Balance of density and public benefit			
	Deliver neighbourhoods where the public realm is greatly improved and density it matched with amenity.	•		Refer to chapters 3, 4 and 5.
(f)	Celebrate new open space on Parramatta River			
	New open space should celebrate the peninsula location and amenity of Parramatta River by emphasising view lines and proximity to the waterfront.	•		Refer to chapters 3, 4, 5, and 7 and the Landscape Architect’s drawings and report.
(g)	Create a varied and permeable skyline			
	People will see a varied skyline and blue sky between buildings when looking from McIlwaine Park, Rhodes West Park, Brays Bay, Bennelong Bridge, Concord Road south and Parramatta River.	•		Refer to elevations, drawings DA-1401 – DA-1408 and photomontages DA-2501 – DA-2504.
(h)	Share views across the precinct			
	Planning and design will prioritise views of the water, destinations and wayfinding while acknowledging the historic and holistic redevelopment intent and protecting privacy.	•		Apartments have been orientated to maximise the views of the water. Refer to chapter 2.
(i)	Design streets and public areas for human comfort			
	People walking in or using public areas should feel a sense of openness and activity with taller buildings set back from active building podiums.	•		Refer to chapter 4.
(j)	Create a sense of variety and uniqueness in character areas			
	Each of the character areas will be designed to have their own sense of charm and personality, while being developed in a way that is consistent with the overall vision for Rhodes.	•		Refer to elevations, drawings DA-1401 – DA-1408 and photomontages DA-2501 – DA-2504. And chapter 4.
5	Character Areas			
	<p>The precinct has been divided into four character areas to ensure each part of the precinct has its own identity and role creating a sense of place. The plan provides dwelling choice and varies development scale to create neighbourhoods within Rhodes east and west areas.</p>  <p>Figure 9 Character areas</p>	•		Refer to drawings and report.

Relevant provisions of the Rhodes Place Strategy		Consistent		
		Yes	No	Notes
6	<div><div>Leeds Street</div><div>Leeds Street will be a vibrant, high amenity, mixed use destination on the Parramatta River. It will feature a foreshore park, public promenade and destination retail — a social hub of recreation, cafés and restaurants. People will enjoy meaningful visual and physical connections to and from the Parramatta River, celebrating its cultural and environmental values. The ferry wharf will provide a new transport mode for work and leisure trips. The foreshore park will be designed to promote public access, support community gatherings and events, and will complete the missing green link along the foreshore. The mix of building heights will transition to the foreshore and public spaces, orientated to ensure pedestrian-level views to the river, while capitalising on the opportunity for high amenity living.</div><div></div></div>			<div><div></div><div><ul style="list-style-type: none">The proposal is broadly in line with the Leeds Street character area plan. Refer to architectural drawings and the report.- Active edges are facilitated by retail and terraces, refer to chapters 3 and 4- The extension to the foreshore promenade and the new foreshore park are integrated into the landscape design, Refer to the Landscape Architect’s drawings and report.-There is a deviation in height in order to prevent over shadowing to the proposed new school. Refer to chapter 4 for further detail.</div></div>
7	<div><div>Priorities</div><div><div>(a)</div><div>Create a public waterfront park with the following minimum requirements:<ul style="list-style-type: none">a consolidated land area of 7,500sqm attached to the foreshore promenade100% deep soil to enable tree plantingnew multipurpose community facilities, kids play and kick-about areasenable soft launching of non-motorised water craft to celebrate the Parramatta Riverdesign solutions to address the performance criteria and indicators in the draft Greener Places Design Guide</div></div><div><div>(b)</div><div>Link John Whitton Reserve and Uhrs Point Reserve<div>Create a public foreshore promenade as a continuation of the Green Grid from Rhodes West that meets the following minimum requirements:<ul style="list-style-type: none">A 15 metre wide shared pathwayA continuous row of mature trees while enabling eye-level water views.</div></div></div><div><div>(c)</div><div>Investigate a foreshore public art trail</div></div></div>			<div><div></div><div><ul style="list-style-type: none">Refer to Landscape Architect’s drawings and report.Refer to Landscape Architect’s drawings and report.Refer to Landscape Architect’s drawings and report.</div></div>

Relevant provisions of the Rhodes Place Strategy		Consistent		
		Yes	No	Notes
	Include opportunities to celebrate and interpret Aboriginal and intercultural heritage, as well as water and environmental values.	•		Refer to public art strategy (Chapter 7) and Landscape Architect’s report.
(d)	Facilitate active, safe north-south connections from Leeds Street to the foreshore park and promenade			
	Minimum requirements: <ul style="list-style-type: none">• A 20m wide public link that provides a direct line of sight to the Parramatta River from Cavell Avenue. The design of buildings on the eastern edge of the link should facilitate sight lines to and from Cavell Avenue to the water• A ferry wharf with complementary programable spaces and characteristics• An 18m wide ferry wharf link aligning with the Averill Street to Leeds Street pedestrian link (in Cavell Avenue character area) o 24/7 public access• Ground floor destination retail and other active uses.	•		Three north/ south links are incorporated into the proposal. Retail and an active design to the public domain are provided at ground level. Refer to ground floor and level 2 plans, chapters 4 and 7, and the Landscape Architect’s drawings and report.
(e)	Build a ferry wharf opposite to and integrated with the foreshore park and promenade			
	Consider the potential conflicts between ferries and recreational water users such as dragon boats.	N/A		Not part of this project but proposal is designed with the foreshore link to the future ferry wharf in mind.
(f)	Enable the provision of approximately 2,000sqm of community space			
	Community space as part of new development, including library and multipurpose community space, and child care. This should be informed by a community needs assessment in consultation with Council	•		To be determined through discussions between Canada Bay and the developer.
(g)	Work with SINSW to explore joint use opportunities with the new primary school			
	Including administration parking and offices or multipurpose community rooms as part of an integrated private development fronting the school on Leeds Street.	•		Our proposal is designed to avoid overshadowing of the future school open space in accordance with the DCP. Refer to shadow diagrams, drawings DA-6030 - DA-6038.
(h)	Facilitate amalgamation into four development sites			
	To enable public space, staged development and an appropriate mix of buildings and space.	•		Landscape designed to be amalgamated with neighbouring public space including the future foreshore park. Refer to Landscape Architect’s drawings and report. The loading dock in the basement is located and designed to be utilised by future stages. Refer to basement plan DA-1000A.
(i)	Create a mix of buildings and public spaces that:			
	<ul style="list-style-type: none">• exhibit high quality architectural design, commensurate with the foreshore location• bring a human-scale to development and its interface with the foreshore• physically and visually connect the Precinct to the Parramatta River• enhance the view of the foreshore from the river• celebrate and enhance Blaxland Road and Cavell Avenue as ‘people streets’, which provide strong axial, spatial structuring elements• introduce a wayfinding vista along the new Averill Street to Leeds Street through to the ferry wharf• connect Concord Road with the ferry wharf• consider views to the peninsula when arriving via the road and rail bridge• locate taller building elements close to the rail and road bridges, and to a new road to the south, to minimise the impact of their bulk, scale and overshadowing, transitioning down to the water• ensure open space and through site links are clearly defined public spaces• provide active frontages to the public domain, including shops, restaurants and cafes, and community uses, meeting a target of 10-15 doors per 100m, which will contribute to diversity and a sense of place	•		Refer to all plans, elevations and CGI images. Refer to chapters 4, 5, 7, 10 and 11. Refer to Landscape Architect’s drawings and report

Subheading

Relevant provisions of the Rhodes Place Strategy		Consistent		
		Yes	No	Notes
(j)	Undertake an Aboriginal cultural heritage study for the peninsula			
	With a focus on connections to the waterfront, including an interpretation strategy.	•		Walk on county was led by Dr Dennis Foley on Monday October 22nd 2022. Refer to chapter 1 for a summary of our approach.
(k)	Consider innovative responses to site topography and groundwater constraints			
	Consider innovative responses to site topography and groundwater constraints in basement design and construction, for example, no more than a single level of underground parking or decoupled parking.	•		Only two full levels of underground basement parking is proposed. Refer to basement plan drawings DA-1000, and DA-1000A, and sections DA-1501-DA-1503.
(l)	Investigate and respond to environmental constraints			
	Investigate and respond to environmental constraints related to previous uses and waterside location, such as flooding, site and groundwater contamination, acid sulphate soils and water quality.	•		Refer to civil engineer’s information.
8 Infrastructure				
		•		Proposal has been designed in accordance with existing and proposed infrastructure set out in figure 15. Refer to ground floor plan.



10

LEP 7.2 Design Excellence in Rhodes Precinct Checklist

Relevant provisions of the LEP Section 7.2 Design excellence in Rhodes Precinct		Consistent		
		Yes	No	Notes
3	In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters -			
(a)	whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	•		Refer to plans, elevations, sections and CGI images. Refer to Chapters 3, 4 and 11.
(b)	whether the form and external appearance of the development will improve the quality and amenity of the public domain,	•		Refer to plans, elevations, sections and CGI images. Refer to Chapters 3, 4, 7, 10 and 11.
(c)	whether the development detrimentally impacts on view corridors,	•		Proposal has been designed in accordance with LEP and DCP massing controls to minimise impact on view corridors. Refer to Chapters 2 and 4.
(d)	how the development addresses the following matters -			
	(i) the requirements of a development control plan made by the Council and applying to the land on the commencement of this clause, (ii) the suitability of the land for development, (iii) existing and proposed uses and use mix, (iv) heritage issues and streetscape constraints, (v) the relationship of the development with other development, existing or proposed, on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, (vi) bulk, massing and modulation of buildings, (vii) street frontage heights, (viii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity, (ix) the achievement of the principles of ecologically sustainable development, (x) pedestrian, cycle, vehicular and service access, circulation and requirements, (xi) the impact on, and any proposed improvements to, the public domain, (xii) achieving appropriate interfaces at ground level between the building and the public domain, (xiii) excellence and integration of landscape design.	• • • • • • • • • • • •		Refer to plans, elevations and shadow diagrams. Refer to Chapters 2, 4, 5, 6, 7 and the landscape report.

Schedule of ADG compliance

Schedule of ADG compliance

Building A

Level	Number	Type	Area	Balcony m2	Solar	Cross Vent	Storage m2	LHA
A & B - GROUND	A.G01	3BED (TH)	109 m²	15.9	2H	YES	9.5	
A & B - GROUND	A.G02	3BED (TH)	109 m²	17.6	1H	YES	9.6	
A & B - GROUND	A.G03	3BED (TH)	109 m²	17.6	1H	YES	9.5	
A & B - GROUND	A.G04	3BED (TH)	109 m²	17.6	2H	YES	9.5	
A & B - LEVEL 2	A.201	2BED	87 m²	18.7	2H	YES	8.35	LHA SILVER
A & B - LEVEL 2	A.202	2BED	81 m²	10.7	1H	NO	18.1	LHA SILVER
A & B - LEVEL 2	A.203	2BED	86 m²	13.8	1H	YES	5	LHA SILVER
A & B - LEVEL 3	A.301	3BED	97 m²	13.1	2H	YES	6.14	LHA SILVER
A & B - LEVEL 3	A.302	2BED	81 m²	10.5	2H	NO	8.83	LHA SILVER
A & B - LEVEL 3	A.303	2BED	86 m²	10.5	2H	YES	5	LHA SILVER
A & B - LEVEL 4	A.401	1BED	55 m²	8	2H	NO	6.62	LHA SILVER
A & B - LEVEL 4	A.402	3BED	97 m²	14.2	2H	YES	6.14	LHA SILVER
A & B - LEVEL 4	A.403	3BED	97 m²	13.1	2H	YES	6.14	LHA SILVER
A & B - LEVEL 4	A.404	2BED	81 m²	10.5	2H	NO	8.83	LHA SILVER
A & B - LEVEL 4	A.405	2BED	85 m²	10.5	2H	YES	5	LHA SILVER
A & B - LEVEL 5	A.501	1BED	55 m²	8	2H	NO	6.62	LHA SILVER
A & B - LEVEL 5	A.502	3BED	97 m²	14.2	2H	YES	6.14	LHA SILVER
A & B - LEVEL 5	A.503	3BED	97 m²	13.1	2H	YES	6.14	LHA SILVER
A & B - LEVEL 5	A.504	2BED	81 m²	10.5	2H	NO	8.83	LHA SILVER
A & B - LEVEL 5	A.505	2BED	85 m²	10.5	2H	YES	5	LHA SILVER
A & B - LEVEL 6	A.601	1BED	55 m²	8	2H	NO	6.62	LHA SILVER
A & B - LEVEL 6	A.602	3BED	98 m²	14.2	2H	YES	6.14	LHA SILVER
A & B - LEVEL 6	A.603	3BED	98 m²	13.1	2H	YES	6.14	LHA SILVER
A & B - LEVEL 6	A.604	2BED	81 m²	10.5	2H	NO	8.83	LHA SILVER
A & B - LEVEL 6	A.605	2BED	85 m²	10.5	2H	YES	5	LHA SILVER
A & B - LEVEL 7	A.701	1BED	55 m²	8	2H	NO	6.62	LHA SILVER
A & B - LEVEL 7	A.702	3BED	97 m²	14.2	2H	YES	6.14	LHA SILVER
A & B - LEVEL 7	A.703	3BED	97 m²	13.1	2H	YES	6.14	LHA SILVER
A & B - LEVEL 7	A.704	2BED	81 m²	10.5	2H	NO	8.83	LHA SILVER
A & B - LEVEL 7	A.705	2BED	85 m²	10.5	2H	YES	5	LHA SILVER
A & B - LEVEL 8	A.801	1BED	55 m²	8	2H	NO	6.62	LHA SILVER
A & B - LEVEL 8	A.802	3BED	98 m²	14.2	2H	YES	6.14	LHA SILVER
A & B - LEVEL 8	A.803	3BED	98 m²	13.1	2H	YES	6.14	LHA SILVER
A & B - LEVEL 8	A.804	2BED	81 m²	10.5	2H	NO	8.83	LHA SILVER
A & B - LEVEL 8	A.805	2BED	85 m²	10.5	2H	YES	5	LHA SILVER
A & B - LEVEL 9	A.901	1BED	55 m²	8	2H	NO	6.62	LHA SILVER
A & B - LEVEL 9	A.902	3BED	98 m²	14.3	2H	YES	6.14	LHA SILVER
A & B - LEVEL 9	A.903	3BED	98 m²	13.1	2H	YES	6.14	LHA SILVER
A & B - LEVEL 9	A.904	2BED	81 m²	10.5	2H	NO	8.83	LHA SILVER
A & B - LEVEL 9	A.905	2BED	85 m²	10.5	2H	YES	5	LHA SILVER
A & B - LEVEL 10	A.1001	3BED	120 m²	38.2	2H		11.52	LHA SILVER
A & B - LEVEL 10	A.1002	3BED	128 m²	32.3	2H		13.72	LHA SILVER
A & B - LEVEL 10	A.1003	3BED	109 m²	16.4	2H		5.99	LHA SILVER
A & B - LEVEL 11	A.1101	3BED	120 m²	19.2	2H		11.52	LHA SILVER
A & B - LEVEL 11	A.1102	3BED	128 m²	13.1	2H		13.72	LHA SILVER
A & B - LEVEL 11	A.1103	2BED+ST	81 m²	16.4	2H		6.18	LHA SILVER
A & B - LEVEL 12	A.1201	3BED	120 m²	19.4	2H		6.13	LHA SILVER
A & B - LEVEL 12	A.1202	3BED	127 m²	13.3	2H		11.68	LHA SILVER
A & B - LEVEL 12	A.1203	3BED	110 m²	16.5	2H		8	LHA SILVER

A: 49

Schedule of ADG compliance

Building B

Level	Number	Type	Area	Balcony m2	Solar	Cross Vent	Storage m2	LHA
A & B - LEVEL 2	B.201	2BED+ST	91 m²	10.8	1H	YES	8	LHA SILVER
A & B - LEVEL 2	B.202	1BED	54 m²	18.1	2H	NO	6.33	LHA SILVER
A & B - LEVEL 2	B.203	2BED	83 m²	28.5	2H	NO	21.23	LHA SILVER
A & B - LEVEL 2	B.204	2BED	71 m²	15.1	2H	YES	4	LHA SILVER
A & B - LEVEL 2	B.205	1BED	55 m²	11.5	0H	YES	3.37	LHA SILVER
A & B - LEVEL 3	B.301	2BED+ST	88 m²	10	2H	YES	8	LHA SILVER
A & B - LEVEL 3	B.302	2BED	82 m²	13.7	2H	NO	17.96	LHA GOLD
A & B - LEVEL 3	B.303	2BED	80 m²	14.3	1H	YES	12.38	LHA GOLD
A & B - LEVEL 3	B.304	2BED	81 m²	10.8	0H	YES	16.08	LHA SILVER
A & B - LEVEL 3	B.305	2BED	78 m²	10.7	0H	YES	12.84	LHA SILVER
A & B - LEVEL 3	B.306	3BED+ST	102 m²	38	2H	YES	7.92	LHA SILVER
A & B - LEVEL 3	B.307	2BED	82 m²	13.3	2H	NO	8.22	LHA SILVER
A & B - LEVEL 3	B.308	1BED	54 m²	8	2H	NO	9.5	LHA SILVER
A & B - LEVEL 4	B.401	2BED+ST	88 m²	10.1	2H	YES	8	LHA SILVER
A & B - LEVEL 4	B.402	2BED	82 m²	13.7	2H	NO	17.96	LHA GOLD
A & B - LEVEL 4	B.403	2BED	80 m²	15.5	1H	YES	12.38	LHA GOLD
A & B - LEVEL 4	B.404	2BED	81 m²	15.1	0H	YES	16.08	LHA SILVER
A & B - LEVEL 4	B.405	2BED	78 m²	15.1	0H	YES	12.84	LHA SILVER
A & B - LEVEL 4	B.406	3BED+ST	102 m²	13.9	2H	YES	7.92	LHA SILVER
A & B - LEVEL 4	B.407	2BED	82 m²	13.3	2H	NO	8.22	LHA SILVER
A & B - LEVEL 4	B.408	1BED	54 m²	8	2H	NO	9.5	LHA SILVER
A & B - LEVEL 5	B.501	2BED+ST	88 m²	10.1	1H	YES	8	LHA SILVER
A & B - LEVEL 5	B.502	2BED	82 m²	13.7	1H	NO	17.96	LHA GOLD
A & B - LEVEL 5	B.503	2BED	80 m²	15.5	1H	YES	12.38	LHA GOLD
A & B - LEVEL 5	B.504	2BED	81 m²	15.1	0H	YES	16.08	LHA SILVER
A & B - LEVEL 5	B.505	2BED	78 m²	15.1	0H	YES	12.84	LHA SILVER
A & B - LEVEL 5	B.506	3BED+ST	102 m²	13.9	2H	YES	7.92	LHA SILVER
A & B - LEVEL 5	B.507	2BED	82 m²	13.3	2H	NO	8.22	LHA SILVER
A & B - LEVEL 5	B.508	1BED	54 m²	8	2H	NO	9.5	LHA SILVER
A & B - LEVEL 6	B.601	2BED+ST	88 m²	10.1	2H	YES	8	LHA SILVER
A & B - LEVEL 6	B.602	2BED	82 m²	13.7	2H	NO	17.96	LHA GOLD
A & B - LEVEL 6	B.603	2BED	80 m²	15.5	1H	YES	12.38	LHA GOLD
A & B - LEVEL 6	B.604	2BED	82 m²	15.1	0H	YES	16.08	LHA SILVER
A & B - LEVEL 6	B.605	2BED	79 m²	15.1	0H	YES	12.84	LHA SILVER
A & B - LEVEL 6	B.606	3BED+ST	102 m²	13.9	2H	YES	7.92	LHA SILVER
A & B - LEVEL 6	B.607	2BED	82 m²	13.3	2H	NO	8.22	LHA SILVER
A & B - LEVEL 6	B.608	1BED	54 m²	8	2H	NO	9.5	LHA SILVER
A & B - LEVEL 7	B.701	2BED+ST	88 m²	10.1	2H	YES	8	LHA SILVER
A & B - LEVEL 7	B.702	2BED	82 m²	13.7	2H	NO	17.96	LHA GOLD
A & B - LEVEL 7	B.703	2BED	80 m²	15.5	1H	YES	12.38	LHA GOLD
A & B - LEVEL 7	B.704	2BED	82 m²	15.1	0H	YES	16.08	LHA SILVER
A & B - LEVEL 7	B.705	2BED	79 m²	15.1	0H	YES	12.84	LHA SILVER
A & B - LEVEL 7	B.706	3BED+ST	102 m²	13.9	2H	YES	7.92	LHA SILVER
A & B - LEVEL 7	B.707	2BED	82 m²	13.3	2H	NO	8.22	LHA SILVER
A & B - LEVEL 7	B.708	1BED	54 m²	8	2H	NO	9.5	LHA SILVER
A & B - LEVEL 8	B.801	2BED+ST	88 m²	10.1	2H	YES	8	LHA SILVER
A & B - LEVEL 8	B.802	2BED	82 m²	13.7	2H	NO	17.96	LHA GOLD
A & B - LEVEL 8	B.803	2BED	80 m²	15.5	1H	YES	12.38	LHA GOLD
A & B - LEVEL 8	B.804	2BED	82 m²	15.1	0H	YES	16.08	LHA SILVER
A & B - LEVEL 8	B.805	2BED	79 m²	15.1	0H	YES	12.84	LHA SILVER
A & B - LEVEL 8	B.806	3BED+ST	102 m²	13.9	2H	YES	7.92	LHA SILVER

Schedule of ADG compliance

Building B

Level	Number	Type	Area	Balcony m2	Solar	Cross Vent	Storage m2	LHA
A & B - LEVEL 8	B.807	2BED	82 m²	13.3	2H	NO	8.22	LHA SILVER
A & B - LEVEL 8	B.808	1BED	54 m²	8	2H	NO	9.5	LHA SILVER
A & B - LEVEL 9	B.901	2BED+ST	88 m²	10	2H	YES	9.5	LHA SILVER
A & B - LEVEL 9	B.902	3BED	110 m²	12	2H	YES	8.97	LHA SILVER
A & B - LEVEL 10	B.1001	2BED+ST	89 m²	10	2H	YES	8.97	LHA SILVER
A & B - LEVEL 10	B.1002	3BED	109 m²	12	2H	YES	9.3	LHA SILVER
B: 57								

Schedule of ADG compliance

Building C

Level	Number	Type	Area	Balcony m2	Solar	Cross Vent	Storage m2	LHA
C & D - LEVEL 2	C.201	2BED	77 m²	11.5	1H	YES	4	LHA SILVER
C & D - LEVEL 2	C.202	1BED+ST	59 m²	29	2H	YES	5.67	LHA SILVER
C & D - LEVEL 2	C.203	1BED	53 m²	17.2	2H	NO	9.4	LHA SILVER
C & D - LEVEL 2	C.204	1BED	55 m²	17.2	2H	NO	13.74	LHA SILVER
C & D - LEVEL 2	C.205	2BED	84 m²	19.3	2H	YES	15.81	LHA SILVER
C & D - LEVEL 3	C.301	1BED	53 m²	9	0H	NO	4.32	LHA SILVER
C & D - LEVEL 3	C.302	2BED	77 m²	12.5	1H	YES	4	LHA SILVER
C & D - LEVEL 3	C.303	1BED+ST	60 m²	13.6	2H	YES	11.36	LHA SILVER
C & D - LEVEL 3	C.304	1BED	52 m²	12.7	2H	NO	9.4	LHA SILVER
C & D - LEVEL 3	C.305	1BED	53 m²	15.5	2H	NO	13.74	LHA SILVER
C & D - LEVEL 3	C.306	2BED	88 m²	18.9	2H	YES	18.5	LHA SILVER
C & D - LEVEL 4	C.401	1BED	53 m²	9	0H	NO	4.32	LHA SILVER
C & D - LEVEL 4	C.402	2BED	76 m²	10	1H	YES	4	LHA SILVER
C & D - LEVEL 4	C.403	1BED+ST	60 m²	20.8	2H	YES	11.36	LHA SILVER
C & D - LEVEL 4	C.404	1BED	52 m²	13	2H	NO	9.4	LHA SILVER
C & D - LEVEL 4	C.405	1BED	53 m²	18.4	2H	NO	13.74	LHA SILVER
C & D - LEVEL 4	C.406	2BED	88 m²	15.2	2H	YES	18.5	LHA SILVER
C & D - LEVEL 5	C.501	1BED	53 m²	9	0H	NO	4.32	LHA SILVER
C & D - LEVEL 5	C.502	2BED	76 m²	10	1H	YES	4	LHA SILVER
C & D - LEVEL 5	C.503	1BED+ST	60 m²	22.2	2H	YES	11.36	LHA SILVER
C & D - LEVEL 5	C.504	1BED	52 m²	12.6	2H	NO	9.4	LHA SILVER
C & D - LEVEL 5	C.505	1BED	53 m²	18.4	2H	NO	13.74	LHA SILVER
C & D - LEVEL 5	C.506	2BED	88 m²	15.2	2H	YES	18.5	LHA SILVER
C & D - LEVEL 6	C.601	1BED	53 m²	9	1H	NO	4.32	LHA SILVER
C & D - LEVEL 6	C.602	2BED	76 m²	10	1H	YES	4	LHA SILVER
C & D - LEVEL 6	C.603	1BED+ST	60 m²	22.2	2H	YES	11.36	LHA SILVER
C & D - LEVEL 6	C.604	1BED	52 m²	12.6	2H	NO	9.4	LHA SILVER
C & D - LEVEL 6	C.605	1BED	53 m²	18.4	2H	NO	13.74	LHA SILVER
C & D - LEVEL 6	C.606	2BED	88 m²	15.2	2H	YES	18.5	LHA SILVER
C & D - LEVEL 7	C.701	1BED	53 m²	9	1H	NO	4.32	LHA SILVER
C & D - LEVEL 7	C.702	2BED	76 m²	10	1H	YES	4	LHA SILVER
C & D - LEVEL 7	C.703	1BED+ST	60 m²	22.2	2H	YES	11.36	LHA SILVER
C & D - LEVEL 7	C.704	1BED	52 m²	12.6	2H	NO	9.4	LHA SILVER
C & D - LEVEL 7	C.705	1BED	53 m²	18.4	2H	NO	13.74	LHA SILVER
C & D - LEVEL 7	C.706	2BED	88 m²	15.2	2H	YES	18.5	LHA SILVER
C & D - LEVEL 8	C.801	1BED	53 m²	9	1H	NO	4.32	LHA SILVER
C & D - LEVEL 8	C.802	2BED	76 m²	10	1H	YES	4	LHA SILVER
C & D - LEVEL 8	C.803	1BED+ST	60 m²	22.2	2H	YES	11.36	LHA SILVER
C & D - LEVEL 8	C.804	1BED	52 m²	12.6	2H	NO	9.4	LHA SILVER
C & D - LEVEL 8	C.805	1BED	53 m²	18.4	2H	NO	13.74	LHA SILVER
C & D - LEVEL 8	C.806	2BED	88 m²	15.2	2H	YES	18.5	LHA SILVER
C & D - LEVEL 9	C.901	1BED	53 m²	9	1H	NO	4.32	LHA SILVER
C & D - LEVEL 9	C.902	2BED	76 m²	10	1H	YES	4	LHA SILVER
C & D - LEVEL 9	C.903	1BED+ST	60 m²	22.2	2H	YES	11.36	LHA SILVER
C & D - LEVEL 9	C.904	1BED	52 m²	16.6	2H	NO	9.4	LHA SILVER
C & D - LEVEL 9	C.905	1BED	53 m²	18.4	2H	NO	13.74	LHA SILVER
C & D - LEVEL 9	C.906	2BED	88 m²	15.2	2H	YES	18.5	LHA SILVER
C & D - LEVEL 10	C.1001	1BED	53 m²	9	1H		4.32	LHA SILVER
C & D - LEVEL 10	C.1002	2BED	76 m²	10	1H		4	LHA SILVER

Schedule of ADG compliance

Building C

Level	Number	Type	Area	Balcony m2	Solar	Cross Vent	Storage m2	LHA
C & D - LEVEL 10	C.1003	1BED+ST	60 m²	20.1	2H		11.36	LHA SILVER
C & D - LEVEL 10	C.1004	1BED	52 m²	12.2	2H		9.4	LHA SILVER
C & D - LEVEL 10	C.1005	1BED	53 m²	18.4	2H		13.74	LHA SILVER
C & D - LEVEL 10	C.1006	2BED	88 m²	15.2	2H		18.5	LHA SILVER
C: 53								

Schedule of ADG compliance

Building D

Level	Number	Type	Area	Balcony m2	Solar	Cross Vent	Storage m2	LHA
C & D - GROUND	D.G01	3BED (TH)	109 m²	16.6		YES	9.11	
C & D - GROUND	D.G02	3BED (TH)	109 m²	16.6		YES	9.11	
C & D - GROUND	D.G03	3BED (TH)	109 m²	16.5		YES	9.11	
C & D - LEVEL 2	D.201	2BED	85 m²	16.3	1H	YES	16.6	LHA SILVER
C & D - LEVEL 2	D.202	STUDIO	45 m²	20.5	0H	NO	2	
C & D - LEVEL 2	D.203	1BED	53 m²	15	0H	NO	3.89	LHA SILVER
C & D - LEVEL 3	D.301	2BED	85 m²	15.1	2H	YES	10.99	LHA SILVER
C & D - LEVEL 3	D.302	2BED	83 m²	46.3	2H	NO	7.5	LHA SILVER
C & D - LEVEL 3	D.303	3BED	100 m²	41.8	2H	YES	5	LHA SILVER
C & D - LEVEL 3	D.304	3BED	100 m²	35.8	1H	YES	5	LHA SILVER
C & D - LEVEL 3	D.305	1BED	53 m²	8	0H	NO	5.39	LHA SILVER
C & D - LEVEL 4	D.401	2BED	85 m²	11.4	2H	YES	10.99	LHA SILVER
C & D - LEVEL 4	D.402	2BED	83 m²	23.7	2H	NO	7.5	LHA SILVER
C & D - LEVEL 4	D.403	3BED	99 m²	23.5	2H	YES	5	LHA SILVER
C & D - LEVEL 4	D.404	3BED	99 m²	20.1	1H	YES	5	LHA SILVER
C & D - LEVEL 4	D.405	1BED	53 m²	8	0H	NO	5.39	LHA SILVER
C & D - LEVEL 5	D.501	2BED	85 m²	11.7	2H	YES	10.99	LHA SILVER
C & D - LEVEL 5	D.502	2BED	83 m²	15.2	2H	NO	7.5	LHA SILVER
C & D - LEVEL 5	D.503	3BED	99 m²	23.5	2H	YES	5	LHA SILVER
C & D - LEVEL 5	D.504	3BED	99 m²	20.1	1H	YES	5	LHA SILVER
C & D - LEVEL 5	D.505	1BED	53 m²	8	0H	NO	5.39	LHA SILVER
C & D - LEVEL 6	D.601	2BED	85 m²	11.7	2H	YES	10.99	LHA SILVER
C & D - LEVEL 6	D.602	2BED	83 m²	15.2	2H	NO	7.5	LHA SILVER
C & D - LEVEL 6	D.603	3BED	99 m²	23.5	2H	YES	5	LHA SILVER
C & D - LEVEL 6	D.604	3BED	98 m²	20.1	2H	YES	5	LHA SILVER
C & D - LEVEL 6	D.605	1BED	53 m²	8	1H	NO	5.39	LHA SILVER
C & D - LEVEL 7	D.701	2BED	85 m²	11.7	2H	YES	10.99	LHA SILVER
C & D - LEVEL 7	D.702	2BED	83 m²	15.2	2H	NO	7.5	LHA SILVER
C & D - LEVEL 7	D.703	3BED	99 m²	23.5	2H	YES	5	LHA SILVER
C & D - LEVEL 7	D.704	3BED	99 m²	20.1	2H	YES	5	LHA SILVER
C & D - LEVEL 7	D.705	1BED	53 m²	8	1H	NO	5.39	LHA SILVER
C & D - LEVEL 8	D.801	2BED	85 m²	11.7	2H	YES	10.99	LHA SILVER
C & D - LEVEL 8	D.802	2BED	83 m²	23.7	2H	NO	7.5	LHA SILVER
C & D - LEVEL 8	D.803	3BED	99 m²	23.5	2H	YES	5	LHA SILVER
C & D - LEVEL 8	D.804	3BED	99 m²	20.1	2H	YES	5	LHA SILVER
C & D - LEVEL 8	D.805	1BED	53 m²	8	1H	NO	5.39	LHA SILVER
C & D - LEVEL 9	D.901	2BED	85 m²	11.7	2H	YES	10.99	LHA SILVER
C & D - LEVEL 9	D.902	2BED	83 m²	23.7	2H	NO	7.5	LHA SILVER
C & D - LEVEL 9	D.903	3BED	99 m²	23.5	2H	YES	5	LHA SILVER
C & D - LEVEL 9	D.904	3BED	99 m²	20.2	2H	YES	5	LHA SILVER
C & D - LEVEL 9	D.905	1BED	53 m²	8	1H	NO	5.39	LHA SILVER
C & D - LEVEL 10	D.1001	2BED	85 m²	11.7	2H		10.99	LHA SILVER
C & D - LEVEL 10	D.1002	2BED	83 m²	23.7	2H		7.5	LHA SILVER
C & D - LEVEL 10	D.1003	3BED	99 m²	23.5	2H		5	LHA SILVER
C & D - LEVEL 10	D.1004	3BED	99 m²	20.2	2H		5	LHA SILVER
C & D - LEVEL 10	D.1005	1BED	53 m²	8	1H		5.39	LHA SILVER
C & D - LEVEL 11	D.1102	2BED	83 m²	27.4	2H		22.5	LHA SILVER
C & D - LEVEL 11	D.1103	3BED	99 m²	23.5	2H		5	LHA SILVER
C & D - LEVEL 11	D.1104	3BED	99 m²	20.2	2H		5	LHA SILVER
C & D - LEVEL 11	D.1105	1BED	54 m²	8	1H		5.39	LHA SILVER

D: 50

Schedule of ADG compliance

Building E

Level	Number	Type	Area	Balcony m2	Solar	Cross Vent	Storage m2	LHA
E - LEVEL 2	E.201	3BED	109 m²	15.9	2H	YES	5.72	LHA SILVER
E - LEVEL 2	E.202	3BED	104 m²	15.5	2H	YES	5	LHA SILVER
E - LEVEL 2	E.203	2BED	84 m²	10	1H	NO	19.96	LHA GOLD
E - LEVEL 2	E.204	2BED+ST	87 m²	10.1	1H	YES	7.27	LHA GOLD
E - LEVEL 2	E.205	2BED	82 m²	15.1	2H	YES	4	LHA SILVER
E - LEVEL 2	E.206	1BED	56 m²	8	2H	NO	16.86	LHA SILVER
E - LEVEL 3	E.301	3BED	109 m²	18.2	2H	YES	5.72	LHA SILVER
E - LEVEL 3	E.302	3BED	104 m²	20.4	2H	YES	5	LHA SILVER
E - LEVEL 3	E.303	2BED	84 m²	10	1H	NO	19.96	LHA GOLD
E - LEVEL 3	E.304	2BED+ST	87 m²	10	1H	YES	7.27	LHA GOLD
E - LEVEL 3	E.305	2BED	82 m²	15	2H	YES	4	LHA SILVER
E - LEVEL 3	E.306	1BED	56 m²	8	2H	NO	16.86	LHA SILVER
E - LEVEL 4	E.401	3BED	109 m²	18.3	2H	YES	5.72	LHA SILVER
E - LEVEL 4	E.402	3BED	104 m²	20.5	2H	YES	5	LHA SILVER
E - LEVEL 4	E.403	2BED	84 m²	10	2H	NO	19.96	LHA GOLD
E - LEVEL 4	E.404	2BED+ST	87 m²	10	2H	YES	7.27	LHA GOLD
E - LEVEL 4	E.405	2BED	82 m²	15	2H	YES	4	LHA SILVER
E - LEVEL 4	E.406	1BED	56 m²	8	2H	NO	16.86	LHA SILVER
E - LEVEL 5	E.501	3BED	109 m²	18.3	2H	YES	5.72	LHA SILVER
E - LEVEL 5	E.502	3BED	104 m²	20.5	2H	YES	5	LHA SILVER
E - LEVEL 5	E.503	2BED	84 m²	10	1H	NO	19.96	LHA GOLD
E - LEVEL 5	E.504	2BED+ST	87 m²	10	1H	YES	7.27	LHA GOLD
E - LEVEL 5	E.505	2BED	82 m²	15	2H	YES	4	LHA SILVER
E - LEVEL 5	E.506	1BED	56 m²	8	2H	NO	16.86	LHA SILVER
E - LEVEL 6	E.601	3BED	109 m²	18.3	2H	YES	5.72	LHA SILVER
E - LEVEL 6	E.602	3BED	104 m²	20.5	2H	YES	5	LHA SILVER
E - LEVEL 6	E.603	2BED	84 m²	10	2H	NO	19.96	LHA GOLD
E - LEVEL 6	E.604	2BED+ST	87 m²	10	2H	YES	7.27	LHA GOLD
E - LEVEL 6	E.605	2BED	82 m²	15	2H	YES	4	LHA SILVER
E - LEVEL 6	E.606	1BED	56 m²	8	2H	NO	16.86	LHA SILVER
E - LEVEL 7	E.701	3BED	109 m²	18.3	2H	YES	5.72	LHA SILVER
E - LEVEL 7	E.702	3BED	104 m²	20.5	2H	YES	5	LHA SILVER
E - LEVEL 7	E.703	2BED	84 m²	10	2H	NO	19.96	LHA GOLD
E - LEVEL 7	E.704	2BED+ST	87 m²	10	2H	YES	7.27	LHA GOLD
E - LEVEL 7	E.705	2BED	82 m²	15	2H	YES	4	LHA SILVER
E - LEVEL 7	E.706	1BED	56 m²	8	2H	NO	16.86	LHA SILVER
E - LEVEL 8	E.801	3BED	109 m²	18.3	2H	YES	5.72	LHA SILVER
E - LEVEL 8	E.802	3BED	104 m²	20.5	2H	YES	5	LHA SILVER
E - LEVEL 8	E.803	2BED	84 m²	10	2H	NO	19.96	LHA GOLD
E - LEVEL 8	E.804	2BED+ST	87 m²	10	2H	YES	7.27	LHA GOLD
E - LEVEL 8	E.805	2BED	82 m²	15	2H	YES	4	LHA SILVER
E - LEVEL 8	E.806	1BED	56 m²	8	2H	NO	16.86	LHA SILVER
E - LEVEL 9	E.901	3BED	109 m²	19.2	2H	YES	5.72	LHA SILVER
E - LEVEL 9	E.902	4BED	144 m²	58.8	2H	YES	7.07	LHA PLATINUM
E - LEVEL 9	E.903	3BED+ST	118 m²	29	2H	YES	7.59	LHA SILVER
E - LEVEL 10	E.1001	3BED	109 m²	18.6	2H		5.72	LHA SILVER
E - LEVEL 10	E.1002	4BED	144 m²	18.5	2H		7.07	LHA PLATINUM
E - LEVEL 10	E.1003	3BED+ST	120 m²	21.4	2H		7.59	LHA SILVER
E - LEVEL 11	E.1101	3BED	109 m²	18.6	2H		5.72	LHA SILVER
E - LEVEL 11	E.1102	4BED	144 m²	18.5	2H		7.07	LHA PLATINUM

Schedule of ADG compliance

Building E

Level	Number	Type	Area	Balcony m2	Solar	Cross Vent	Storage m2	LHA
E - LEVEL 11	E.1102	4BED	144 m²	18.5	2H		7.07	LHA PLATINUM
E - LEVEL 11	E.1103	3BED+ST	120 m²	21.4	2H		7.59	LHA SILVER
E - LEVEL 12	E.1201	3BED	109 m²	18.6	2H		5.72	LHA SILVER
E - LEVEL 12	E.1202	4BED	144 m²	18.5	2H		7.07	LHA PLATINUM
E - LEVEL 12	E.1203	3BED+ST	120 m²	21.4	2H		7.59	LHA SILVER
E: 54								

Schedule of ADG compliance

Building F

Level	Number	Type	Area	Balcony m2	Solar	Cross Vent	Storage m2	LHA
F - LEVEL 2	F.201	3BED	107 m²	22.6	2H	YES	7	LHA SILVER
F - LEVEL 2	F.202	3BED	101 m²	45.6	2H	YES	5	LHA GOLD
F - LEVEL 2	F.203	2BED	78 m²	29.9	2H	NO	4	
F - LEVEL 2	F.204	2BED	93 m²	25.8	1H		21.04	LHA SILVER
F - LEVEL 3	F.301	3BED	110 m²	27.5	2H	YES	7	LHA SILVER
F - LEVEL 3	F.302	3BED	107 m²	32.1	2H	YES	5	LHA GOLD
F - LEVEL 3	F.303	3BED	111 m²	20.3	2H	NO	6.12	LHA PLATINUM
F - LEVEL 3	F.304	3BED+ST	108 m²	14.9	1H	YES	5.7	LHA SILVER
F - LEVEL 3	F.305	2BED	79 m²	15.3	2H	YES	4	LHA SILVER
F - LEVEL 4	F.401	3BED	110 m²	27.5	2H	YES	7	LHA SILVER
F - LEVEL 4	F.402	3BED	107 m²	32.1	2H	YES	5	LHA GOLD
F - LEVEL 4	F.403	3BED	111 m²	20.2	2H	NO	6.12	LHA PLATINUM
F - LEVEL 4	F.404	3BED+ST	108 m²	14.9	1H	YES	5.7	LHA SILVER
F - LEVEL 4	F.405	2BED	79 m²	15.3	2H	YES	4	LHA SILVER
F - LEVEL 5	F.501	3BED	110 m²	27.5	2H	YES	7	LHA SILVER
F - LEVEL 5	F.502	3BED	107 m²	32.1	2H	YES	5	LHA GOLD
F - LEVEL 5	F.503	3BED	111 m²	20.2	2H	NO	6.12	LHA PLATINUM
F - LEVEL 5	F.504	3BED+ST	108 m²	14.9	1H	YES	5.7	LHA SILVER
F - LEVEL 5	F.505	2BED	79 m²	15.3	2H	YES	4	LHA SILVER
F - LEVEL 6	F.601	3BED	110 m²	27.5	2H	YES	7	LHA SILVER
F - LEVEL 6	F.602	3BED	107 m²	32.1	2H	YES	5	LHA GOLD
F - LEVEL 6	F.603	3BED	111 m²	20.2	2H	NO	6.12	LHA PLATINUM
F - LEVEL 6	F.604	3BED+ST	108 m²	14.9	1H	YES	5.7	LHA SILVER
F - LEVEL 6	F.605	2BED	79 m²	15.3	2H	YES	4	LHA SILVER
F - LEVEL 7	F.701	3BED	110 m²	27.5	2H	YES	7	LHA SILVER
F - LEVEL 7	F.702	3BED	107 m²	32.1	2H	YES	5	LHA GOLD
F - LEVEL 7	F.703	3BED	111 m²	20.2	2H	NO	6.12	LHA PLATINUM
F - LEVEL 7	F.704	3BED+ST	108 m²	14.9	1H	YES	5.7	LHA SILVER
F - LEVEL 7	F.705	2BED	79 m²	15.3	2H	YES	4	LHA SILVER
F - LEVEL 8	F.801	3BED	110 m²	27.5	2H	YES	7	LHA SILVER
F - LEVEL 8	F.802	3BED	107 m²	32.1	2H	YES	5	LHA GOLD
F - LEVEL 8	F.803	3BED	111 m²	20.2	2H	NO	6.12	LHA PLATINUM
F - LEVEL 8	F.804	3BED	108 m²	14.9	1H	YES	5.7	LHA SILVER
F - LEVEL 8	F.805	2BED	79 m²	15.3	2H	YES	4	LHA SILVER
F - LEVEL 9	F.901	3BED	110 m²	27.5	2H	YES	7	LHA SILVER
F - LEVEL 9	F.902	3BED	107 m²	32.1	2H	YES	5	LHA GOLD
F - LEVEL 9	F.903	3BED	111 m²	20.2	2H	NO	6.12	LHA PLATINUM
F - LEVEL 9	F.904	3BED+ST	108 m²	14.9	1H	YES	5.7	LHA SILVER
F - LEVEL 9	F.905	2BED	79 m²	15.3	2H	YES	4	LHA SILVER
F - LEVEL 10	F.1001	3BED	110 m²	27.5	2H		7	LHA SILVER
F - LEVEL 10	F.1002	3BED	107 m²	32.1	2H		5	LHA GOLD
F - LEVEL 10	F.1003	3BED	111 m²	20.2	2H		6.12	LHA PLATINUM
F - LEVEL 10	F.1004	3BED+ST	108 m²	14.9	1H		5.7	LHA SILVER
F - LEVEL 10	F.1005	2BED	79 m²	15.3	2H		4	LHA SILVER
F - LEVEL 11	F.1101	3BED	110 m²	27.5	2H		7	LHA SILVER
F - LEVEL 11	F.1102	3BED	107 m²	32.1	2H		5	LHA GOLD
F - LEVEL 11	F.1103	3BED	111 m²	20.2	2H		6.12	LHA PLATINUM
F - LEVEL 11	F.1104	3BED+ST	108 m²	14.9	1H		5.7	LHA SILVER
F - LEVEL 11	F.1105	2BED	79 m²	15.3	2H		4	LHA SILVER
F - LEVEL 12	F.1201	3BED	110 m²	27.5	2H		7	LHA SILVER

Schedule of ADG compliance

Building F

Level	Number	Type	Area	Balcony m2	Solar	Cross Vent	Storage m2	LHA
F - LEVEL 12	F.1202	3BED	107 m²	32.1	2H		5	LHA GOLD
F - LEVEL 12	F.1203	3BED	111 m²	20.2	2H		6.12	LHA PLATINUM
F - LEVEL 12	F.1204	3BED+ST	108 m²	14.9	1H		5.7	LHA SILVER
F - LEVEL 12	F.1205	2BED	79 m²	15.3	2H		4	LHA SILVER
F - LEVEL 13	F.1301	3BED	110 m²	27.5	2H		7	LHA SILVER
F - LEVEL 13	F.1302	3BED	107 m²	32.1	2H		5	LHA GOLD
F - LEVEL 13	F.1303	3BED	111 m²	20.2	2H		6.12	LHA PLATINUM
F - LEVEL 13	F.1305	2BED	79 m²	14.9	2H		5.7	LHA SILVER
F - LEVEL 13	F.1306	3BED+ST	108 m²	15.3	1H		4	LHA SILVER
F - LEVEL 14	F.1401	3BED	110 m²	27.5	2H		7	LHA SILVER
F - LEVEL 14	F.1402	3BED	107 m²	32.1	2H		5	LHA GOLD
F - LEVEL 14	F.1403	3BED	111 m²	20.2	2H		6.12	LHA PLATINUM
F - LEVEL 14	F.1404	3BED+ST	108 m²	14.9	1H		5.7	LHA SILVER
F - LEVEL 14	F.1405	2BED	79 m²	15.3	2H		4	LHA SILVER
F - LEVEL 15	F.1501	3BED	110 m²	27.5	2H		7	LHA SILVER
F - LEVEL 15	F.1502	3BED	107 m²	32.1	2H		5	LHA GOLD
F - LEVEL 15	F.1503	3BED	111 m²	20.2	2H		6.12	LHA PLATINUM
F - LEVEL 15	F.1504	3BED+ST	108 m²	14.9	1H		5.7	LHA SILVER
F - LEVEL 15	F.1505	2BED	79 m²	15.3	2H		4	LHA SILVER
F - LEVEL 16	F.1601	3BED	110 m²	27.5	2H		7	LHA SILVER
F - LEVEL 16	F.1602	3BED	107 m²	32.1	2H		5	LHA GOLD
F - LEVEL 16	F.1603	3BED	111 m²	20.2	2H		6.12	LHA PLATINUM
F - LEVEL 16	F.1604	3BED+ST	105 m²	14.9	1H		5.7	LHA SILVER
F - LEVEL 16	F.1605	2BED	82 m²	15.3	2H		4	LHA SILVER
F - LEVEL 17	F.1701	4BED	147 m²	23.8	2H		5	LHA SILVER
F - LEVEL 17	F.1702	4BED	185 m²	57	2H		10	LHA SILVER
F - LEVEL 17	F.1703	4BED	197 m²	30.9	1H		7.6	LHA SILVER
F: 77								

*Additional storage to be provided in the basement - Refer to drawings DA-1000, DA-1000A and DA-1001

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



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