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| **PART 03 - SITING THE DEVELOPMENT** | | | | |
| | **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 | • *See previous DA report* |
| | | **3B-1** | Building types and layouts respond to the streetscape and site while optimising solar access within the development | • *For Streetscape refer to Section 2*<br>• *The Apartments are located to optimise solar access and minimise overshadowing within the site and to the significant public domain elements such as existing through site link and proposed new courtyard and through site link. See Section 3 Solar Analysis and 2.9, 2.10 Shadow studies* |
| | **Orientation** | **3B-2** | Overshadowing of neighbouring properties is minimised during mid winter | • *Refer to the shadow studies showing shadows to the adjacent buildings and significant public domain elements. Given that the building presents a slender profile to the north, and is surrounded by broad streets / freeway to the south, east and west, shadow impact are minimal. There are no residential uses to the east of the site. To the west, some residential use remains in the Gloucester Street terraces. There is minor impact to the Gloucester St elevations on the winter solstice between 9 and 11 which has been further mitigated by the setbacks to the north, drop in the overall height of the building and slope of roof. The overall impact on the Gloucester Street terraces is less than the SCRA envelope impact.* |
| | **Public Domain Interface** | **3C-1** | Transition between private and public domain is achieved without compromising safety and security | • *The apartment lobbies open to the public domain through glazed facades providing good visual amenity toward the public domain. An access control system is provided to control entry and exit from the apartment lobby. The lobby is also within view of primary pedestrian paths along Harrington Street which in turn will provide good passive surveillance of the area.*<br>• *All public spaces to the edge of the building are visually and physically connected to on grade retail retail tenancies and overlooked by residences above which provide passive surveillance and further visual links.*<br>• *The new corridor to the public lift is visible from the public courtyard, Bakers Terraces and adjacent building 2 residences - this assists in security and wayfinding. The Harrington St entry to the lift is directly accessed from Harrington St and is in full view.*<br>*Opportunities for concealment are minimised along Harrington St and avoided by a facade which is primarily glazed.* |
| | | **3C-2** | Amenity of the public domain is retained and enhanced | • *A primary focus of the design is the improvement of the public domain. Key to its success is the bifurcation of the building mass to allow an open to the air east-west through site link which visually connects Circular Quay and George St to Gloucester St. This important pedestrian pathway will be further enhanced by a publicly accessible lift which will operate 24 hours a day.*<br>• *The new Cumberland courtyard will bring into effect the reinstatement of Cambridge St as an activated public street and destination for residents, workers and visitors. It will also reinforce the connections between Cambridge St, Harrington St and Gloucester St. This courtyard will create a node of amenity and a place to rest / stay a while along the east-west through The Rocks.*<br>• *The applicant has also committed to providing an accessible (pedestrian / bike) ramp between Gloucester Street and the Cahill Expressway within the sites owned by SHFA / RMS between the subject site and the expressway. This will be subject to a separate DA*<br>*(see also public benefit)* |
| | **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<br>1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)<br>2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter) | • *Approximately 123sqm of communal open space will be offered above Building 1 with access to internal communal space and vistas to the Harbour and The Rocks. An additional 480sqm of public open space is offered to the site. This brings amenity to both residents and visitors with public and cafe seating, landscaping and interpretive elements. The total space combined = 29% of the total site area. Both spaces receive excellent sun access.* |

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| | | **3D-2** | Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting | • *The communal roof terrace is in eastern position with views to the surrounding Rocks precinct and harbour. The wide opening in the roof enclosure will ensure excellent sun access. This space will reinforce the prime position of the residences within an nationally significant heritage precinct.*<br>• *The space will be integrated into the roof design ensuring a composed scheme when overlooked from other higher buildings and the landscape and interior design will provide a range of gathering, cooking and seating spaces as well as soft landscaping.* |
| | | **3D-3** | Communal open space is designed to maximise safety | • *The communal open space is separated from public areas and is visible from higher buildings surrounding the development. No niches or spaces for entrapment are identified.* |
| | | **3D-4** | Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood | • *The public open space provided includes a broad and generous through site link stair. This stair is created by dividing the site into two blocks, ensuring that the pedestrian corridor is fully open to the sky, unlike its current configuration which is enclosed and difficult to identify as public. The new stair will reinforce pedestrian movements through The Rocks from Circular Quay to the Cahill Expressway.*<br>• *A new destination and node along the east-west link provides a clear termination of Cambridge St with links to Gloucester and Harrington Streets. This courtyard will provide great amenity with interpretive elements, public seating and cafe activation. Importantly, it reinstates the original level of Cambridge Street and lower level of the Bakers Terraces. It will extend and enhance the frontage to the Susannah Place museum offering places to 'stay-a-while", places to sit and watch the world go by as well as places to eat and gather - activities typical of The Rocks as a destination for recreation, tourism and gathering*<br>• *A rich pattern of paving, seating and planting will reinforce the materiality and character of The Rocks.* |
| | **Deep Soil Zone** | **3E-1** | Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality<br>Deep soil zones are to meet the following minimum requirements:<br><br>**Site area** — **Min. Dim.** — **Deep Soil zone (% of site area)**<br><650m2 — - — 7%<br>650m$^2$ - 1500m$^2$ — 3m — 7%<br>>1150m$^2$ — 6m — 7% | • *As the development is located within the heritage precinct of The Rocks focusing on improved pedestrian links and public spaces reflective of existing character, it is not possible to meet the deep soil planting zone as most of the areas will be hardscaped. Refer to Landscape Documentation for details of public zones.*<br>• *The space will be integrated into the landscape design ensuring that a range of gathering and seating spaces as well as soft landscaping is provided.* |

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| | **Site Amenity - Visual Privacy** | **3F-1** | Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy<br>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room<br>• 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:<br>**Building Height** / **Habitable Room & Balcony** / **Non Habitable Room & Balcony**<br>Up to 12m (4 storeys) / 6m / 3m<br>Up to 12m (5-8 storeys) / 9m / 4.5m<br>Up to 25m (9+ storeys) / 12m / 6m | • *The through site link stairs which bifurcate the development and create 2 separate buildings on the same site (connected by basement) vary in width from 3650 (western entry) to 6260mm (eastern entry). The dimensions are in keeping with a range of laneways and pathways which wind through The Rocks including Nurses Walk, Atherden St and Gloucester Walk. The walls fronting this through site link are carefully articulated to ensure privacy and screening. Primarily, apartments in this zone are oriented away from the stairs other than those which face into the new courtyard.*<br>• *At Level 2, habitable rooms are less than 6m (5.7) separation but are oriented away from each other. Walls facing each other across the lane are either solid of screened providing full privacy. The apartments 201 and 312 have high level windows only facing the public walkway with no potential views in to bedrooms.*<br>• *At Level 3, Apartment 302 of Block 2 offers a solid elevation to the through site link stairs with limited slot windows which are fully screened. The 'town home' elevation facing the Bakers Terraces is both solid and screened with operable shutters which can be used to adjust privacy to the balcony facing the newly created northern courtyard. This arrangement continues at Level 4. At Level 5, the Block 1 apartments are higher than surrounding buildings on the through site link.*<br>• *To the north of the site, apartments face on to the heritage Cumberland Stairs. The average dimension between Block 2 and The Rendezvous Hotel is over 6m and has 4-5 storeys of residential use over stepped terrain.*<br>• *New apartments in block 2 (4 storey elevation) facing the refurbished Bakers Terrace residences vary in separation between 6.5 and 11m which complies with the ADG standard. The openings on the existing Bakers Terrace are narrow and partially screened by existing balconies. All apartments are provided with full width operable shutters to the elevation facing the Bakers Terraces. The smaller scale separation of buildings is an inherent character of The Rocks. The Block 2 building balances contemporary amenity and guidelines of the ADG with the creation of a grain of built elements typical of its heritage.*<br>• *To the north of the site, apartments face on to the heritage Cumberland Stairs. The average dimension between Block 2 and The Rendezvous Hotel is over 6m and has 4-5 storeys of residential use over stepped terrain* |
| | | **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 | • *Orientation of apartments is primarily to views east and west with some oriented to the newly created courtyard and to the north at the higher level.*<br>• *Ventilation and openings to elevations which face other buildings or the Cahill Expressway nearby are offered a range of fixed and operable screens integrated into the facade arrangement, which allow air and daylight without compromising privacy* |
| | **Site Access - Pedestrian Access and Entries** | **3G-1** | Building entries and pedestrian access connects to and addresses the public domain | • *All entries and pedestrian ways address the greater public domain.* |
| | | **3G-2** | Access, entries and pathways are accessible and easy to identify | • *Access requirements have been identified including requirements for access to lobbies, apartments and retail. All have on grade accessible access. Accessible pathways between various levels of public domain (between Harrington St, the new Cumberland Place, Bakers Terraces and Gloucester St) are provided via lift and ramp. These initiatives will also bring greater accessibility to The Rocks overall connecting Harrington St with Gloucester St, The Big Dig and on towards Cumberland St* |
| | | **3G-3** | Large sites provide pedestrian links for access to streets and connection to destinations | • *The primary guiding principle of the ground plane design is to reinforce existing connections within The Rocks and reinstate some which have been lost or degraded. This includes the new open to the air stair link (which currently is semi-enclosed and difficult to identify) offering vistas from George St to Gloucester St. The stairs will become a destination themselves by introduction of high quality landscaping, seating areas and interpretive elements.*<br>• *The new Cumberland Place will create a gathering place and food destination at the termination of Cambridge Street. It will also act as an activating node on the east-west pathway from Circular Quay to the ridge of The Rocks / Millers Point.* |
| | **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 | • *Currently there are 2 vehicle crossings on Harrington St. The proposal will consolidate to one crossing on the southern end of the site allowing for a strip of activating retail and foyer spaces to flank the entry to the through site link stair.* |

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| | **Bicycle and Car Parking** | **3J-1** | Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.<br>1. For development in the following locations:<br>✶ on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or<br>✶ on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre<br>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<br>The car parking needs for a development must be provided off street. | • *The site is less than 100m from George St which will incorporate Light Rail.*<br>• *The site is approximately 300m from Circular Quay Station.*<br>• *There are 63 car parking spaces across B1 and B2 and 5 motorbike spaces. Of the 63 spaces 7 are accessible for the adaptable apartments. All spaces are off street. The quantum of parking spaces is marginally (8 spaces) over the number City of Sydney carpark ratio -and is a consequence of the footprint 2 basements of equal size* |
| | | **3J-2** | Parking and facilities are provided for other modes of transport | • *Bicycle parking is provided at a rate for residents is provided in Class 1 storage cage (67 in total)*<br>• *35 secure bicycle spaces area provided in the basement spaces for commercial and retail uses as well as end of trip facilities - 2 showers and 14 lockers.*<br>• *There are 63 car parking spaces across B1 and B2 and 5 motorbike spaces. Of the 63 spaces 7 are accessible for the adaptable apartments* |
| | | **3J-3** | Car park design and access is safe and secure | • *The car park is secure with access directly to the residential lobby. The public lift will serve for access to bicycle parking and commercial parking spaces n addition loading - access will be via secure swipe card.* |
| | | **3J-4** | Visual and environmental impacts of underground car parking are minimised | • *Parking is below the residential building and is not visible from ground level.* |
| | | **3J-5** | Visual and environmental impacts of on-grade car parking are minimised | • *The impact of entry and loading on ground level is minimised by maintaining a single entry point.* |
| | | **3J-6** | Visual and environmental impacts of above ground enclosed car parking are minimised | • *There is no above ground parking.* |
| **PART 04 - DESIGNING THE BUILDING** | | | | |
| | **Solar and Daylight Access** | **4A-1** | To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space<br>✶ Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas<br>✶ 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<br>✶ A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter | • *Despite being located in an urban environment, the number of internal spaces & private open spaces to apartments achieving solar access for 2+ hours/day between the hours 9.00-3.00 is a over 70%.*<br>• *0 apartments receive no direct sunlight between 9.00-3.00 in mid winter.* |
| | | **4A-2** | Daylight access is maximised where sunlight is limited | • *All apartments have been designed to maximise their window openings to capture views and as a consequence optimise their access to sunlight be it direct, reflected or ambient.* |
| | | **4A-3** | Design incorporates shading and glare control, particularly for warmer months | • *All apartments on all levels other than L6 (which is recessed and will have high performance glazing) will have fixed or operable shutters for the majority of windows and glazed sliding doors.*<br>• *Shading devices such as operable sliding screens, louvres and drop down external venetians and balconies are used across the development for specific facade responses. Refer to elevations and 3D imagery.* |
| | **Natural Ventilation** | **4B-1** | All habitable rooms are naturally ventilated | • *All apartments have operable windows with compliant open areas.*<br>• *All balconies have sliding doors opening into the living spaces to maximise ventilation* |
| | | **4B-2** | The layout and design of single aspect apartments maximises natural ventilation | ▪ *Apartments are well orientated and configured to maximise the natural ventilation performance of apartments. Single oriented apartments allow for circulation of air around the apartment and generally avoids 'dead' end configurations.* |

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| | | **4B-3** | The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.<br><br>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.<br>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line | • *The development includes a combination of single aspect apartments and dual aspect apartments, and 7 double storey stoop townhouses. 36 of 56 apartments achieve cross ventilation - 63% of all apartments* |
| | | **4C-1** | Ceiling height achieves sufficient natural ventilation and daylight access<br>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<br>Minimum ceiling height for apartment and mixed use buildings<br>✶ Habitable Rooms - 2.7m<br>✶ Non-Habitable Rooms - 2.4m<br>✶ Two Storey Apartments - 2.7m for living area floor and 2.4m for second floor where it's area does not exceed 50% of the apartment area.<br>✶ Attic Spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope.<br>✶ If located in mixed use areas - 3.3m for ground and first floor to promote future flexibility of use.<br>These minimums do not preclude higher ceilings if desired | • *All habitable rooms have a minimum ceiling height of 2.7m (not measured in Bakers Terraces given heritage nature)*<br>• *All non-habitable rooms have a minimum ceiling height of 2.4m* |
| | | **4C-2** | Ceiling height increases the sense of space in apartments and provides for well proportioned rooms | • *All habitable rooms have a minimum ceiling height of 2.7m*<br>• *All non-habitable rooms have a minimum ceiling height of 2.4m*<br>• *All ceiling mounted services are located in 2400 ceilings over wet areas.* |
| | | **4C-3** | Ceiling heights contribute to the flexibility of building use over the life of the building | • *The proposed development is for a mixed use residential development*<br>• *The apartment ceiling heights comply with Objectives 4C1 and 2* |
| | | **4D-1** | The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity<br>1. Apartments are required to have the following minimum internal areas:<br>✶ 1 Bedroom - 50m2<br>✶ 2 Bedroom - 70m2<br>✶ 3 Bedroom - 90m2<br>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by $5m^2$ each.<br>A fourth bedroom and further additional bedrooms increase the minimum internal area by $12m^2$ each.<br><br>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 | • *All apartments conform to the required minimum internal areas.*<br>• *Apartment sizes have been developed in accordance with the client brief and approvals on the development site whilst providing efficient apartment planning.*<br>• *The scheme results in the following range of apartment sizes:*<br>✶ *Studio/1 Bed Internal - 45sqm*<br>✶ *1 Bed Internal - 52 to 70$m^2$*<br>✶ *2 Bed Internal - 88-125$m^2$*<br>✶ *3 Bed Internal - 96 to 150$m^2$*<br><br>• *All habitable rooms have windows which represent more than 10% of the floor area of the room.* |
| | | **4D-2** | Environmental performance of the apartment is maximised<br>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height<br>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window | • *All apartments comply with the 8m to the back of the kitchen rule of thumb*<br>• *All apartments are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation.* |
| | | **4D-3** | Apartment layouts are designed to accommodate a variety of household activities and needs<br>1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)<br>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)<br>3. Living rooms or combined living/dining rooms have a minimum width of:<br>✶ 3.6m for studio and 1 bedroom apartments<br>✶ 4m for 2 and 3 bedroom apartments<br>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts | • *All apartments comply with the minimum ADG bedroom sizes. Some bedrooms given an irregular shape will provide an average room dimension (eg smallest dimension 2.9 and largest dimension 3.1) All apartments comply with the minimum ADG living room widths.* |

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| | **Private Open Space and Balconies** | **4E-1** | Apartments provide appropriately sized private open space and balconies to enhance residential amenity<br>✶ 1 Bedroom - 8m$^2$ - min 2m depth<br>✶ 2 Bedroom - 10m$^2$ - min 2m depth<br>✶ 3 Bedroom - 12m$^2$ - min 2.4m depth<br>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m$^2$ and a minimum depth of 3m. | • *All of the proposed apartment balcony areas satisfy the ADG rules of thumb other than apartment 512 which is provided a 10sqm rather than 12sqm balcony. A small recessed balcony for of 5sqm is also provided along Gloucester St. The balcony offered to Apartment 512 is regular in shape with excellent views and footprint which will easily accommodate a generous sized table* |
| | | **4E-2** | Primary private open space and balconies are appropriately located to enhance liveability for residents | • *Balconies are located off the living areas to maximise sunlight and views. Some penthouses also have additional living space on the upper levels in the form of private terraces.* |
| | | **4E-3** | Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building | • *Balconies are located within the building envelope to become an integral part of the form. Operable screens and louvres are used to control sunlight and winds.* |
| | | **4E-4** | Private open space and balcony design maximises safety | • *The proposed development satisfies the requirements of the objective. Balconies also contribute to surveillance of public spaces.*<br>• *The handrail design is contiguous across the width of all balconies and the heights are compliant with the Australian Standards and NCC* |
| | **Common Circulation and Spaces** | **4F-1** | Common circulation spaces achieve good amenity and properly service the number of apartments<br>1. The maximum number of apartments off a circulation core on a single level is eight<br>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 | • *The maximum number of apartments off a circulation core on a single level is twelve (on 3 levels) but is is less on L2, L6, L7. The corridor will be articulated by a range of widths, changes in materials, deeply recessed door reveals and signage design as well as having access to natural daylight and views to the south through the use of 'hold open' magnetic fire doors. This will also encourage people to use the stairs between floors rather than take the lift.*<br>• *The building Block 1 is 9 storeys and is serviced by 2 lifts.* |
| | | **4F-2** | Common circulation spaces promote safety and provide for social interaction between residents | • *Areas in front of lifts and corridor widths allow for sufficient circulation space and interaction of residents. The southern stair is offered as a 'common circulation stair' with daylight, higher level of finish and opportunity to easily move between floors without using the lift encouraging interaction between residents. The lobby for the block 1 (south block) is generous while the circulation for block 2 offers daylight and opportunity to visually connect with the new Cumberland Place.* |
| | **Storage** | **4G-1** | In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:<br>✶ 1 Bedroom - 6m3<br>✶ 2 Bedroom - 8m3<br>✶ 3 Bedroom - 10m3<br>At least 50% of the required storage is to be located within the apartment | • *Storage schedules have been provided and all apartments comply with ADG storage volume guidelines.* |
| | | **4G-2** | Additional storage is conveniently located, accessible and nominated for individual apartments | • *Large storage cages will be provided in the basement for all apartments with adequate space to also incorporate bike storage.* |
| | **Acoustic Privacy** | **4H-1** | Noise transfer is minimised through the siting of buildings and building layout | • *Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account.* |
| | | **4H-2** | Noise impacts are mitigated within apartments through layout and acoustic treatments | ▪ *Where possible, rooms with similar noise requirements are grouped together. Wardrobes are also used as sound buffers.* |
| | **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 | • *Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account. Operable screens and louvres are proposed to balconies to provide a sense of enclosure and privacy when desired. Operable shutters and solid wall zones are provided along the facade facing the Cahill Expressway and will be subject to detailed acoustic analysis.* |
| | | **4J-2** | Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission | • *Appropriate insulation and double glazing will be provided in accordance with an acoustic engineer's advice if required.* |
| | **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 range of apartment types are provided across the entire development 1 beds, larger 1 beds, small 2 beds, larger 2 beds, 3 bed apartments and 4 bed penthouses.* |
| | | **4K-2** | The apartment mix is distributed to suitable locations within the building | • *The mix is distributed to provide a range of typologies, level of affordability and size. Generally 1bed apartments are at the low to mid levels of the building. 2br apartments are offered at a range of levels including as street terraces as well as single level apartments. Generally, 3br and 4br apartments are at the higher levels.* |
| | **Ground Floor Apartments** | **4L-1** | Street frontage activity is maximised where ground floor apartments are located | • *Ground floor apartments are provided only to Gloucester Street where this use and character is typical. Other 'ground level' areas offer retail space, foyer space and commercial use to activate the streets and open spaces.* |

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| | | **4L-2** | Design of ground floor apartments delivers amenity and safety for residents | • *The ground level apartment offer a typical 'stoop' style terrace, prevalent in Paddington as well London and New York. This typology raises the living spaces partly above ground for better privacy and supervision while bedroom are recessed below grade by half a storey and will be provided with a sunken courtyard While Gloucester Street's character is quiet and low traffic (particularly towards the dead end) street fences will offer a level of privacy and security for the terraces.* |
| | **Facades** | **4M-1** | Building facades provide visual interest along the street while respecting the character of the local area | ▪ *The facades have been studied in detail in terms of local streetscape rhythm, width of frontages and materiality. The facade module responds directly to typical neighbouring building widths and to a staggering of height from north (low scale) to south (city scale). Additionally the facades incorporate recesses and balconies to create depth in the facade similar to the terraces further north on Gloucester Street and reinforcing the residential typology. See Building Massing Formation in report.* |
| | | **4M-2** | Building functions are expressed by the facade | • *The building clearly defines areas of residential use with patterns of balconies, recessed facades, operable screens and residential scale glazing. Commercial and Retail areas have a different scale and level of articulation - a more regular rhythm for the commercial facade and a range of highly transparent and flexible shop fronts for the retail.* |
| | **Roof Design** | **4N-1** | Roof treatments are integrated into the building design and positively respond to the street | • *The roof treatment acknowledges that the 'roofscape' will be visible from surrounding buildings. The primary portion of Block 1 provides a carefully composed and screened arrangement of plant areas, lift overrun, communal space and access to private terraces within a standing seam roof form which conceals unsightly plant. The northern portion of the block 1 roofscape will be roof garden for L6 apartments*<br>• *Block 2 roofscape will be a high quality landscaped space for private use and concealed plant areas.* |
| | | **4N-2** | Opportunities to use roof space for residential accommodation and open space are maximised | • *The block 1 communal space is a generous area which offers enough space for multiple groups to congregate. The roof terrace space, with excellent views to the Harbour, offers internal areas for food preparation and lounging as well as amenities. This area will both provide a place for residents to socialise as well as gain access to views and larger gathering areas.* |
| | | **4N-3** | Roof design incorporates sustainability features | • *The non-habitable roof incorporates water capture with a water tank.* |
| | **Landscape Design** | **4O-1** | Landscape design is viable and sustainable | • *Selected plants provide visual interest through form, texture and variations in seasonal colour. Raised perimeter mass planting beds are provided on the terrace gardens to define outdoor entertainment areas and to enhance privacy screens between neighbouring apartments. Stormwater is to be harvested and retained on site for re-use in the planter bed irrigation system. 100% of the garden beds are open to the sky.* |
| | | **4O-2** | Landscape design contributes to the streetscape and amenity | • *The proposed urban and landscape design creates a unique sense of place fully integrated with the nature of the architecture and public domain, while remaining sensitive to surrounding heritage buildings. The landscape will contribute to and enhance the pedestrian experience in The Rocks, provide a generous array of spaces to both spend time and pass through, provide amenity and shade as well as seating and interpretive elements. Significant street planting will be retained on Harrington Street and Gloucester St and the inherent materiality of The Rocks public domain will be extended into new public areas suck as the New Cumberland Place and Stairs.* |
| | **Planting on structures** | **4P-1** | Appropriate soil profiles are provided | • *Raised planters within the upper roof terraces provide sufficient soil depth for planting appropriately scaled plants. Planting within the public domain will also offer adequate soil volumes and appropriate soil composition for the planting proposed.* |
| | | **4P-2** | Plant growth is optimised with appropriate selection and maintenance | • *Plant selection will be a combination of groundcovers, climbing plants and selection of plants suitable for external terraces. The soil formation will be framed in planters to provide a variety of soil depths to ensure a diverse selection of species types.* |
| | | **4P-3** | Planting on structures contributes to the quality and amenity of communal and public open spaces | • *Refer to landscape report.* |
| | **Universal Design** | **4Q-1** | Universal design features are included in apartment design to promote flexible housing for all community members<br>• Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features | • *We are compliant with 20% of the silver standard* |
| | | **4Q-2** | A variety of apartments with adaptable designs are provided | • *6 out of 58 apartments (10%) are adaptable and are representative across a range of typologies*<br>• *A 1 bed, 2 bed and 3 bed apartment type are provided.* |
| | | **4Q-3** | Apartment layouts are flexible and accommodate a range of lifestyle needs | • *Layouts cater for a range of household typologies and sizes* |

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| **Clause Number** | **Clause Title** | **Objective** | **Design Criteria** | **fjmt Studio Commentary** |
| | **Adaptive Reuse** | **4R-1** | New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place | • *As Block 1 and Block 2 are colocated on a site with the Bakers Terraces (while not attached to the heritage building), the architectural response to its scale and materiality have been key to the design of the new buildings and aligned open spaces. The character of the new buildings is contemporary in character but references the rhythm and articulation of the surrounding precinct.* |
| | | **4R-2** | Adapted buildings provide residential amenity while not precluding future adaptive reuse | • *The adaption for (or return to) residential use of the Bakers Terraces will restore much of the character lost by the current anonymous commercial fit out. While many of the features were destroyed, the design will seek to enhance the remnant heritage elements and seek to avoid unnecessary intrusion into the heritage fabric.* |
| | **Mixed Use** | **4S-1** | Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement | • *The project is a compliant mixed use development and given the range of retail and commercial locations and expected pedestrian activation of the precinct, the proposed development will easily achieve the objective.* |
| | | **4S-2** | Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents | • *The proposed development satisfies the requirements of the objective. The design has been reviewed from a CPTED perspective, seeks to activate streets in proximity to foyer access, has been reviewed in relation to BCA, and will be the subject of ongoing safety in design reviews during design and documentation.* |
| | **Awning and Signage** | **4T-1** | Awnings are well located and complement and integrate with the building design | • *The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrates compliance with this objective* |
| | | **4T-2** | Signage responds to the context and desired streetscape character | • *Signage to be developed under separate application* |
| | **Energy Efficiency** | **4U-1** | Development incorporates passive environmental design<br>✶ Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)<br>✶ Well located, screened outdoor areas should be provided for clothes drying | • *See 'Solar and Daylight Access' for natural daylighting.*<br>• *All apartments have internal drying facilities and balconies (other than one Bakers Terrace apartment).* |
| | | **4U-2** | Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer | • *The proposed development satisfies the requirements of the objective. A number of passive controls are offered within the facade including operable shutters and high performance glazing.* |
| | | **4U-3** | Adequate natural ventilation minimises the need for mechanical ventilation | • *See natural ventilation response and compliance.* |
| | **Water Management and Conservation** | **4V-1** | Potable water use is minimised | • *Refer to BASIX and Landscape reports.* |
| | | **4V-2** | Urban storm water is treated on site before being discharged to receiving waters | • *The proposed development satisfies the requirements of the objective with detention being provided under the newly proposed Cumberland Stairs.* |
| | | **4V-3** | Flood management systems are integrated into site design | • *All Ground Floor levels have been designed to suit flood levels and freeboard requirements (check)* |
| | **Waste Management** | **4W-1** | Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents | • *All waste storage and management facilities are within the loading area at ground level and basement and are not accessible nor visible to the general public.* |
| | | **4W-2** | Domestic waste is minimised by providing safe and convenient source separation and recycling | • *The garbage chute is an e-diverter system that allows for normal residential waste to be separated from recycling.* |
| | **Building Maintenance** | **4X-1** | Building design detail provides protection from weathering | • *The materiality and detailing of the proposed development are in keeping with the objective, will preference long lasting 'self-finished' materials and those which 'weather' gracefully in keeping with The Rock context.* |
| | | **4X-2** | Systems and access enable ease of maintenance | • *All facades are accessible for cleaning and maintenance via rope access. The roof plant will be accessible via a hatch in the fire stairs. The very rare replacement of larger plant items in the longer term would be via crane from the dead-end Gloucester Street.* |
| | | **4X-3** | Material selection reduces ongoing maintenance costs | • *Materials have been carefully selected to require minimum ongoing maintenance.* |
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| | **Building Configuration - Safety of Children** | | ▪ Windows have safety screens, window locks or other safety devices to prevent falls.<br>▪ Room layouts minimise the need to locate furniture immediately adjacent windows or balustrades | ☑ All windows located at fall height are fitted with restrictors that limit openings to 125mm |