

Design Statement

362-374 & 376-384 Oxford St

Prepared for
Stargate

Issued
February 2025

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SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. 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 towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage our First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.

Issued		
V01	Issue for SSDA	11/2024

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This Design Report is submitted to the DPHI in support of a State Significant Development Application (SSD-71481718)for the development of land at 362-374 and 376-384 Oxford St, Bondi Junction for a mixed-use residential project with 15% affordable housing integrated under the NSW Housing SEPP reforms.

SSD-71481718 seeks approval for the following development:

- Demolition of buildings and structures on the site with retention of heritage facades to Oxford St;
- Site preparation works, and excavation
- The construction of a mixed-use residential development comprising:
 - 118 apartments with retail space and commercial spaces to podium levels, with a maximum of 18 storeys in height and a 6 storey basement carpark
 - 10100 m² proposed gross floor area
 - 1529 m² (min 15% = 515 m²) affordable housing GFA (23 units)
 - 433 m² of communal open space
 - 124 spaces of basement car parking

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary’s Environmental Assessment Requirements (SEARs) for SSD-71481718 were issued on 5th of June 2024.

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

3.	Design Quality	Reference
	Demonstrate how the development will achieve: - 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 2 - Principle 2: built form and scale
	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 2 - Principle 2: built form and scale
	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 2 - Principle 9: Aesthetics
	Provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing.	Chapter 2 - GFA & Affordable Housing Proposal Refer to drawings
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 2 - Principle 6: 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 2 - Principle 4: Sustainability
	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 2 - Principle 4: Sustainability
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 2 - Principle 8: Housing Diversity and Social Ineraction
	Demonstrate how the development: - 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 Development Application submitted to Council

February 2025

Project Address
362-374 & 376-384 Oxford St
Bondi Junction, NSW

SSD No. SSD-71481718

Prepared on behalf:
Stargate

Prepared by:
SJB Architects NSW

Verification of Qualifications

I, Nick Hatz, am a registered architect in New South Wales and am enrolled in the Division of Chartered Architects in the register or Architects pursuant to the Architects Act 2003.

My registration number is 9380.

Statement of Design

I 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 design quality principles of Chapter 4 Housing SEPP Assessment.

I verify that as required by Section 29 (1) of the Environmental Planning and Assessment Regulation 2021 the design principles for residential apartment development set out in schedule 9 of State Environmental Planning Policy (Housing) 2021 and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been acheived for the proposed ed in the following document.



Nick Hatz
Director
Registered Architect NSW, No. 9380 (registered as Nicholas Hatzianagnostou)



Design principles

The following content outlines the architectural scheme against the nine design principles for residential apartment development.

2.1 Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area’s existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

376-384 Oxford Street is a prominent three sided corner site bounded by Oxford Street, Rowe Lane, and Newland Street. It’s immediate context consists of other multi storey mixed-use buildings, typically retail on the ground to contribute and extend Bondi Junction Mall, and commercial and residential above. An interesting feature of this site is it’s location on the sandstone ridgeline, traditionally used by Aboriginal peoples as a walking track and lookout to the surrounding landscape.

The site has high connectivity to its immediate and surrounding context. It is located within 100m of Bondi Junction Train Station (across the road), and a bus-stop facing Oxford Street. The site is also located at the western end of Bondi Junction Mall which leads to retail opportunities, contributing to the user friendly nature of this site being walking distance to public transport, local parks, amenities, and daily household requirements.

The proposed scheme will respond to the following site context conditions:

- 1. **3 Elevation Opportunities** - The site will respond to the unique opportunity of the site. With retail opportunities and visibilty to the street, and extending the awning as far as feasible to provide protection to the footpath.
- 2. **Existing Retail** - The scale of the project’s lower levels will reflect the scale of existing retail, adding some cohesion to this dynamic streetscape. The proposed ground floor retail will be double storey in height, allowing light to penetrate deeper into the retail space through the windows above the awning.
- 3. **Existing DA Approval** - The approved DA of the site has been heavily considered for the proposed SSDA. Consistent design elements of the existing language are reflected in the proposed building, but distinct enough to carry it’s own narrative. The two towers will remain articulated to break the building forms along oxford street, but will connected by a recessed pedestrian bridge.



2.2 Principle 1: Context and Neighbourhood Character



South-Eastern corner of the site from the corner of Oxford and Newland Street



View up Newland Street towards North-Eastern corner of the site



View down Oxford Street towards Southern edge of site



View of South-Eastern corner of site from corner of Spring and Newland Street



View towards Oxford Street Mall from the site



Oxford Street Mall from Newland Street intersection

2.3 Principle 2: Built form and scale

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

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

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

‘1. Holding corners’ highlights the sites massings relationship with this busy intersection within Bondi Junction. As an urban strategy we are highlighting the need to hold these corners. Relative to the surrounding massing, the proposal matches that of their height.

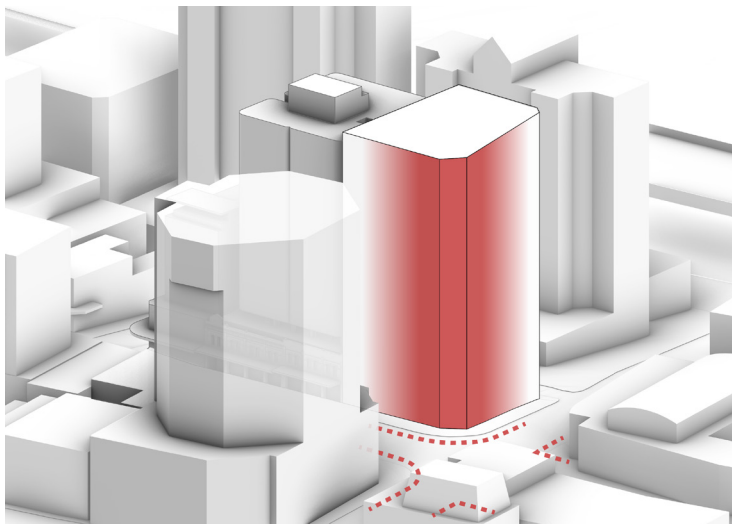
‘2. Pivotal intersection’ illustrated the intersection as the apex of where the sandstone ridgeline of Oxford St crosses with Newland St. Connecting from the east is the pedestrian mall of Bondi Junction, treating this intersection as a book end to the busy crossroads of vehicles, bicycles and pedestrians.

‘3. Continuing the heritage terrace rhythm’ showcases the heritage division that is prominent to the block. The language is to be reflected in the proposal to welcome the fine grain interface with the street.

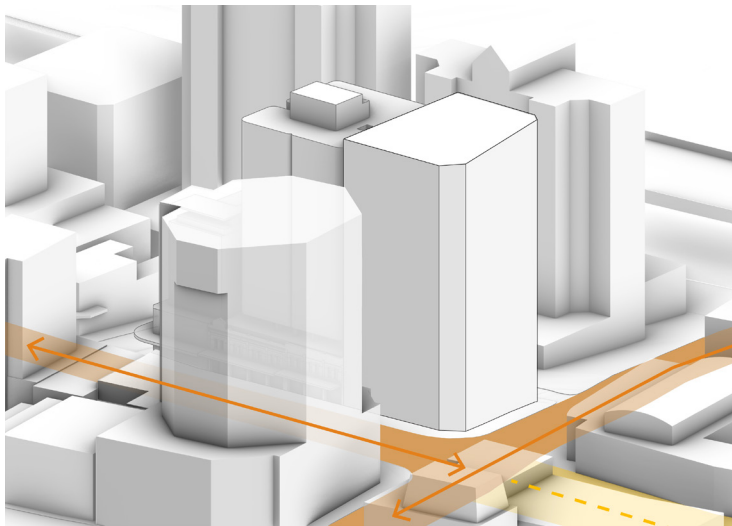
‘4. Three distinct yet aligned forms’ investigates the elevations relationships with the adjacent buildings, identifying potential for shared interfaces with the street and podium/heritage elements below. The setback to Oxford St, Newland St, and Rowe Lane is proposed to align with the neighbouring buildings. The tower forms of the ‘block’ are to read as 3 distinct towers tied through the podium, articulated vertically to break up the massing, 362 and 376 Oxford St are to be connected by a recessed pedestrian link.

‘5. Facade articulation’ illustrates the proposed more detailed massing strategy. The tower form is seperated from the podium through horizontal articulation, appearing to ‘float’over the podium, giving it a sense of lightness and strength to the fine grain nature and relationship of the podium, providing it’s own independence. The entry is distinct and clear forming an integrated yet articulated moment in the podium. The tower is further articulated with vertical cuts, forming a ‘clover plan’ where each unit occupies it’s own portion of the building.

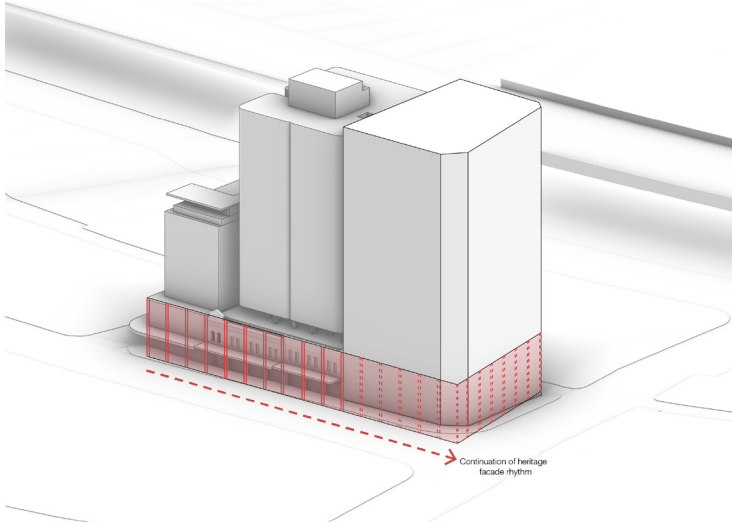
‘6. Overall building form’ reflects it’s program: Podium is prograded to Retail; Horizontal break to commercial, tower to residential.



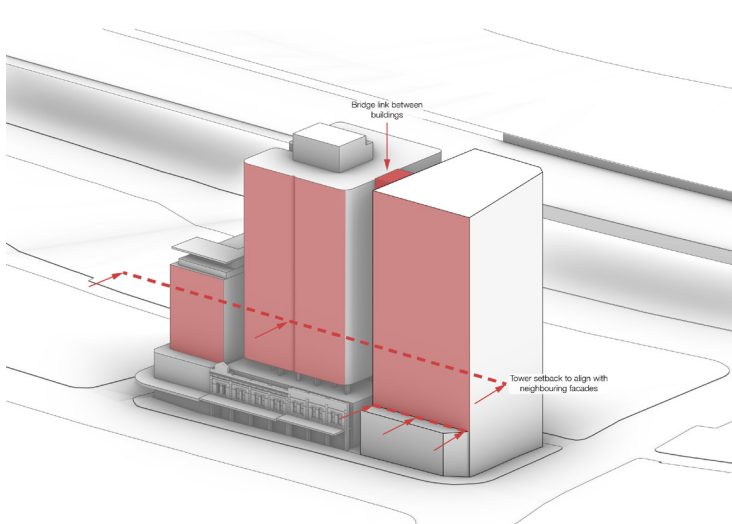
1. Holding corners



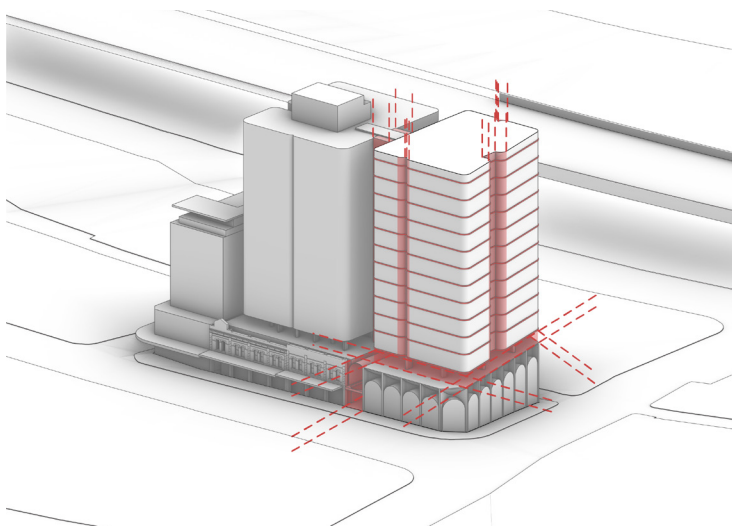
2. Pivotal intersection



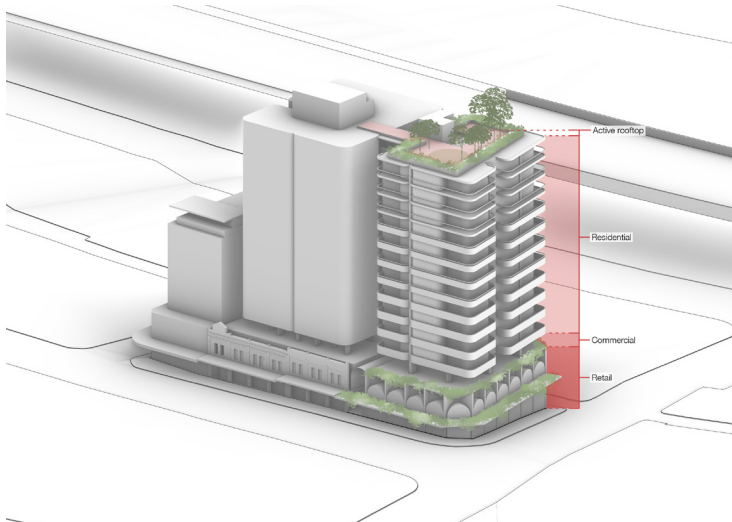
3. Continuing the heritage terrace rhythm



4. Three distinct yet aligned forms



5. Facade articulation



6. Overall building form

2.4 Principle 3: Density

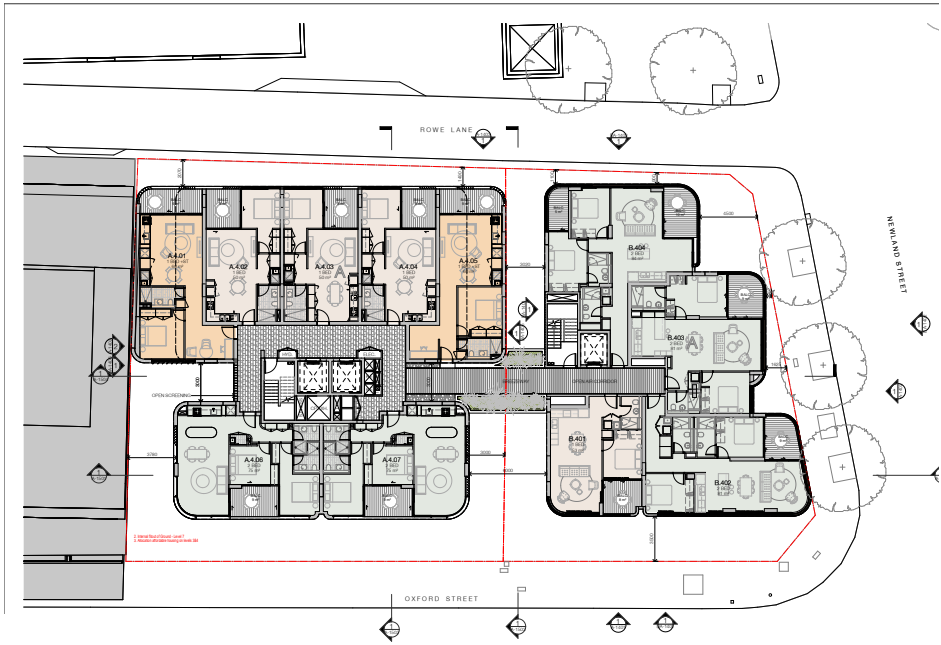
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The mix of dwelling types achieves the objectives and goals of the Apartment Design Guidelines, particularly in regards to privacy, orientation, cross flow ventilation and diversity of housing choice.

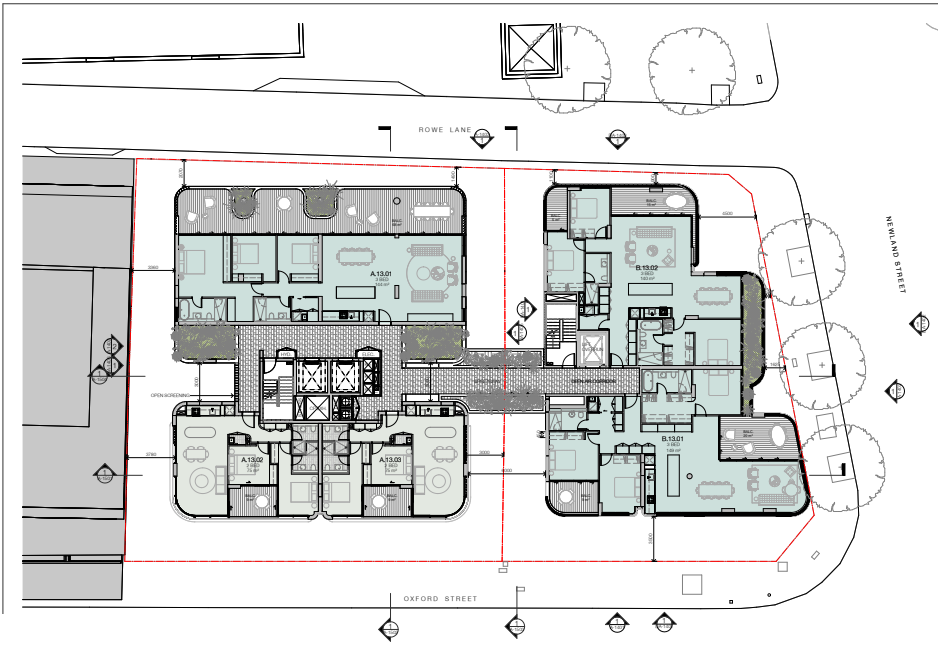
The proposal is well served by public transport, being within walking distance of Bondi Junction Train Station, and a variety of bus lines. It’s also in walking distance to diverse amenities, commercial and community facilities.

Residential Apartment mix:

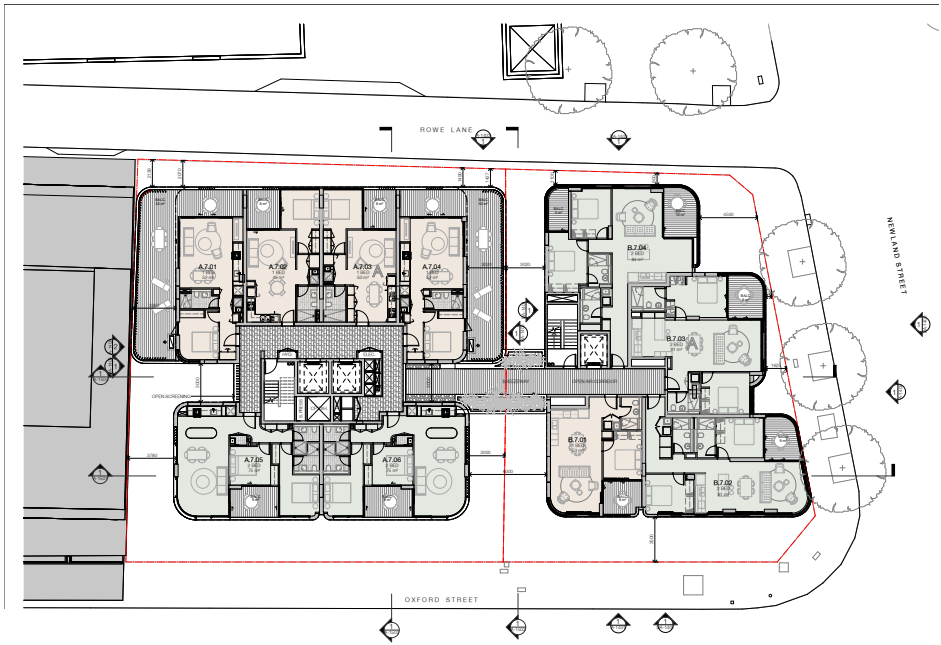
1 Bedroom Apartments	47%	50-62sqm
2 Bedroom Apartments	48%	75-85sqm
3 Bedroom Apartments	5%	140-145sqm



Floorplan Typical Lower Level 3-6



Floorplan Typical Lower Level 13-14



Floorplan Typical Upper Level 8-12

2.5 Principle 3: Density

The mix of dwelling types achieves the objectives and goals of the Apartment Design Guidelines, with a mixture of 1, 2 and 3 bedroom apartments. Typical apartments have been designed with generous proportions and layouts that provide equitable access to private open space.

The number of storeys proposed for the development is 16, with 6 levels of basement. B1 and Ground floor both provide retail with public interface, with commercial levels occupying all of Level 1, and partially to level 2.

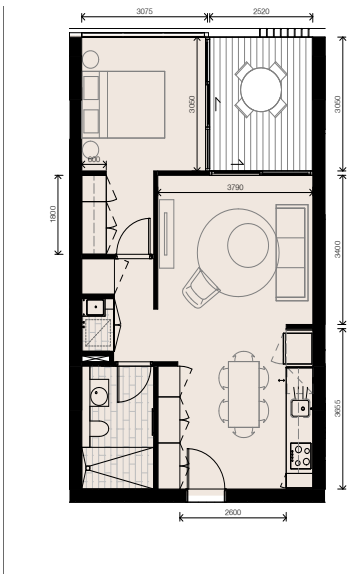
Level 2 (Building B) to Level 14 becomes residential, with 118 apartments provided in total.

- 1 Bedroom Apartments

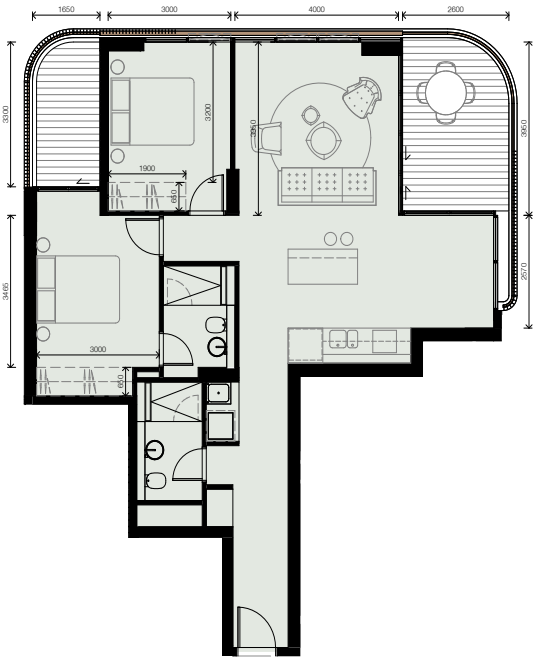
47% 50-62sqm
- 2 Bedroom Apartments

48% 75-85sqm
- 3 Bedroom Apartments

5% 140-145sqm



Floorplan Typical Apartment 1 Bedroom



Floorplan Typical Apartment 2 Bedroom



Floorplan Typical Apartment 3 Bedroom

		APPROVED	PROPOSED
Building Height		Building A - 53.7m Building B - 47.73m	Building A - 56.4m Building B - 53.8m
Storeys		15	16
		6 Basements	6 Basements
FSR		5.1	5.1
Gross Floor Area		8929 m2	10100 m2
Unit Mix			
	1 Bed	55	48
	1 Bed + ST	0	7
	2 Bed	43	57
	3 Bed	6	6
Unit Totals		104	118
Gross Floor Area		8929 m2	10100 m2

2.6 Principle 4: Sustainability

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

The proposal incorporates a number of principles of sustainability:

- Extensive landscaping to residential levels, minimising stormwater run-off
- On-site rainwater detention and re-use
- Natural ventilation to corridors and the majority of apartments (60% of apartments up to Level 8 are cross-ventilated), with 70% overall
- Maximising direct sun to apartments while utilising overhangs and shading devices to control summer heat gain (69% of apartments receive a minimum of 2 hours direct sunlight in mid-winter)
- A material palette that has longevity, low embodied energy and minimised maintenance;
- Waste management including separation of household waste by general and recyclables;
- Energy-efficient lighting and appliances
- Water-efficient fixtures
- Proximity to public transport and local shops
- Compliance with BASIX requirements.



2.7 Principle 5: Landscape

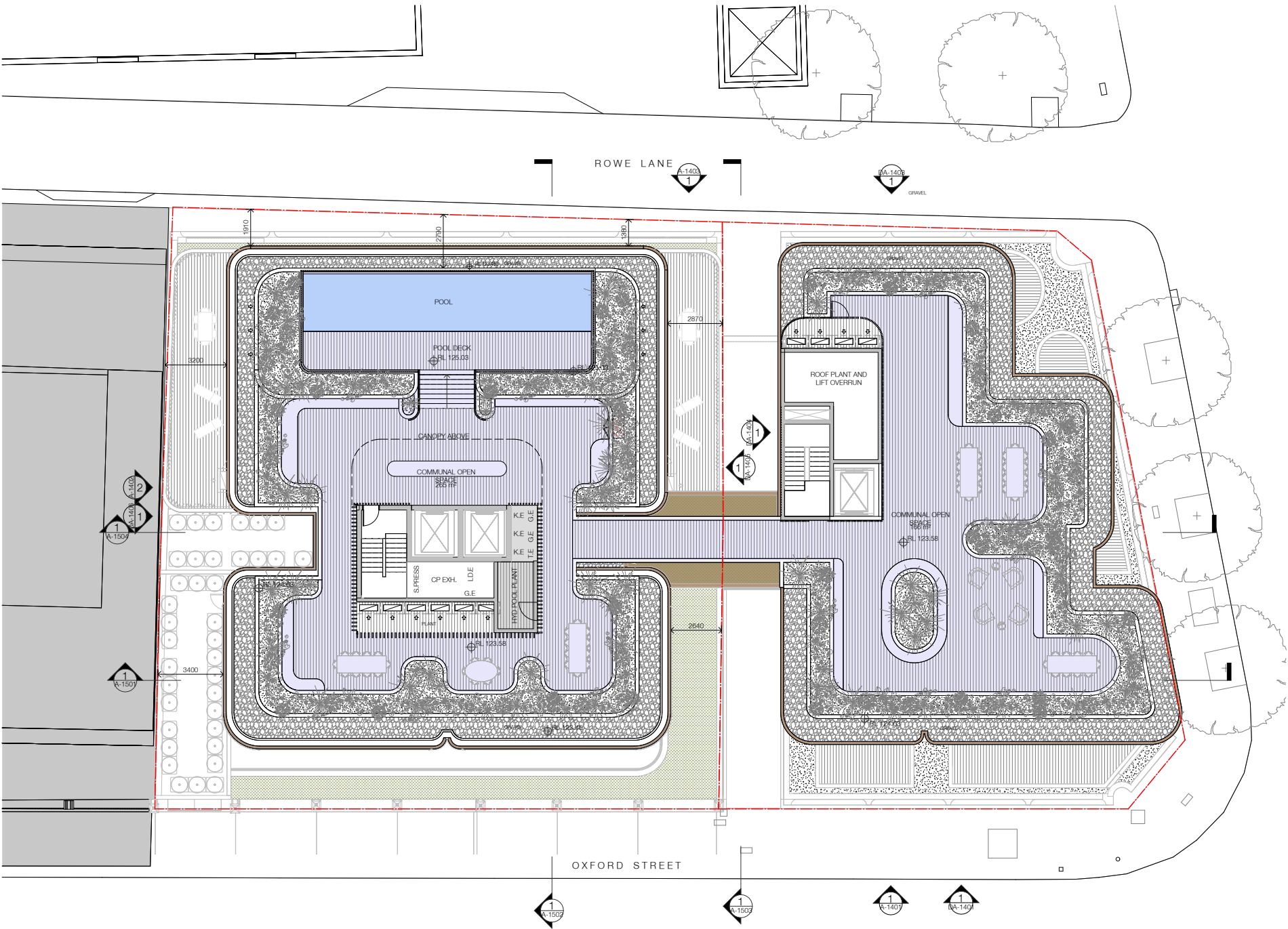
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable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

The proposal incorporates significant landscaping level 2, rooftop, and on all levels at either side of the pedestrian bridge.

On Level 2, the communal open space consists of hard and soft landscaping. Raised planter beds on the perimeter provide a barrier against uplifted winds and additional privacy to the buildings south.

On roof, provision has been made for raised planter beds around the perimeter, forming a green edge to the roof, that extend inwards to form alcoves, with seating and areas for communal interaction. Views west to the Sydney CBD Skyline, north-east to the surrounding suburbs and Sydney Harbour will provide a visual backdrop to social exchnages atop the tower.



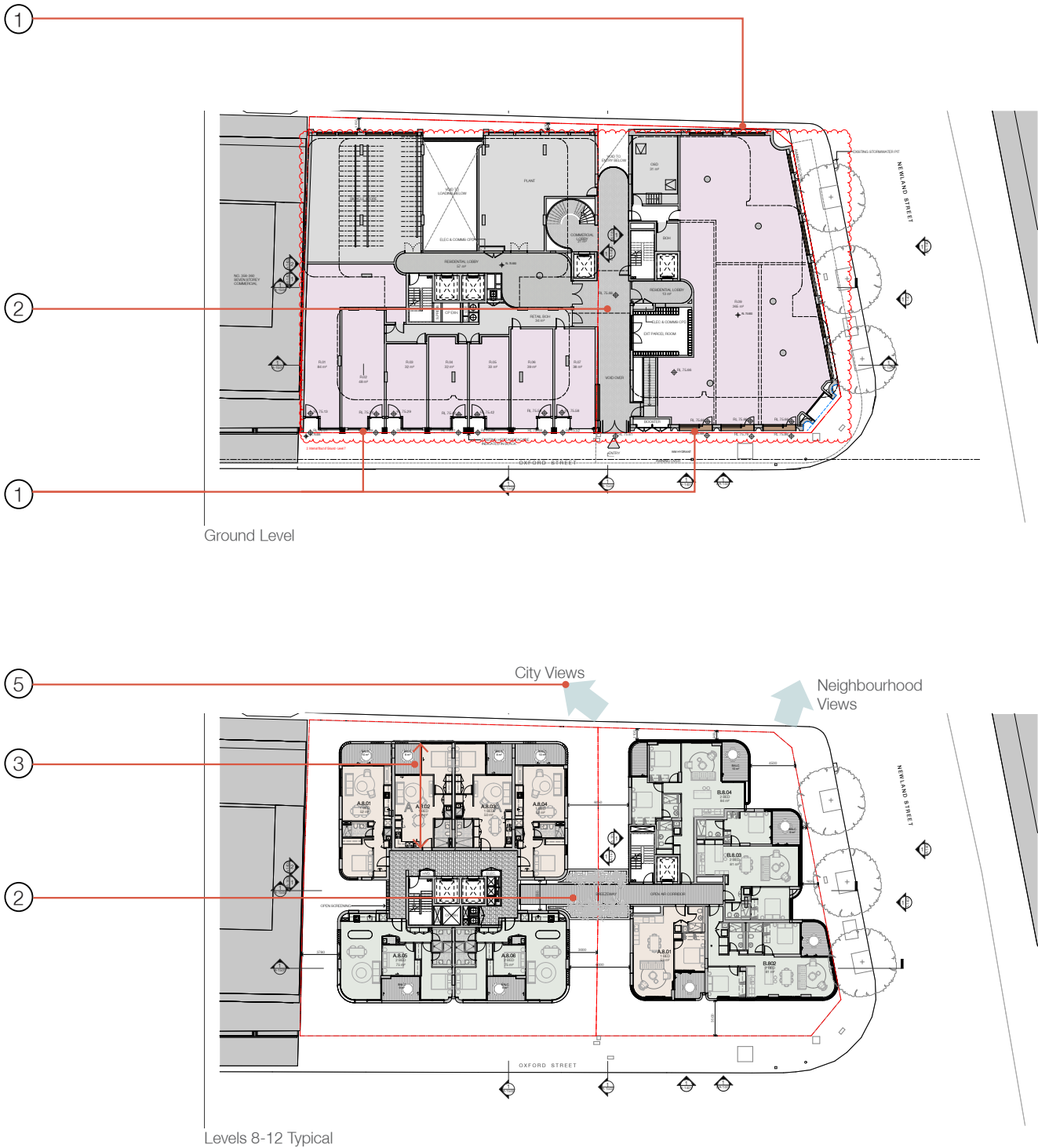
2.8 Principle 6: Amenity

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

Through the development of the scheme design the following issues were considered:

1. The development contributes to the general public amenity at ground floor through blending the public realm with the private by extending the Bondi Junction Mall over Newland Street. In addition full height and width glazed frontages seamlessly blend the pedestrian path to the retail spaces, and an extension of the awning around the corner of Oxford Street and Newland Street for public protection.
2. Public spaces within the buildings such as common lobbies at each level are naturally lit, ventilated and landscaped.
3. Apartment depths have been restricted to maintain reasonable access to natural daylight to all rooms.
4. Significant communal landscaped spaces and communal facilities have been provided for residents.
5. Apartments have views of the surrounding including Sydney CBD Sydney Harbour, and views over Rose Bay and Bellevue Hill.



2.9 Principle 7: Safety

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.

- The safety and security of residential apartment buildings is a function of both the private and public realm. 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.
- The following safety initiatives have been incorporated into the design:
1. Principle building entrances are highlighted through the use of building form and articulation of materials, well lit, and allow for passive surveillance. The entrances are secured with a batten screen/door to retain the natural ventilation. Building entrances have secure access points with video intercom.
 2. Double height retail on all street elevations.
 3. The use of appropriately scaled landscaping and built form elements to ensure privacy without creating spaces to hide.
 4. 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



View from corner of Newland St and Rowe Lane



View from Oxford Street

2.10 Principle 8: Housing Diversity and Social Interaction

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

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

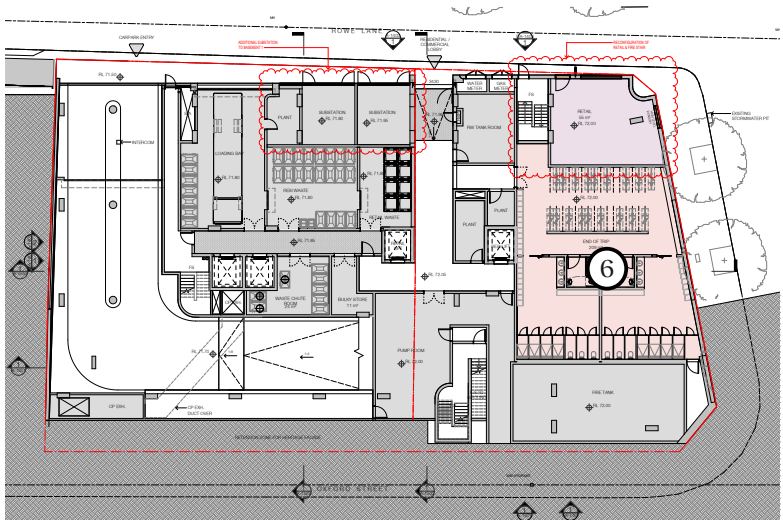
There will be a diverse range of residential product within the project, as well as facilities to catalyse social interaction and a sense of community. These include:

- 1. Landscaped communal spaces
- 2. A mix of apartment sizes and types:

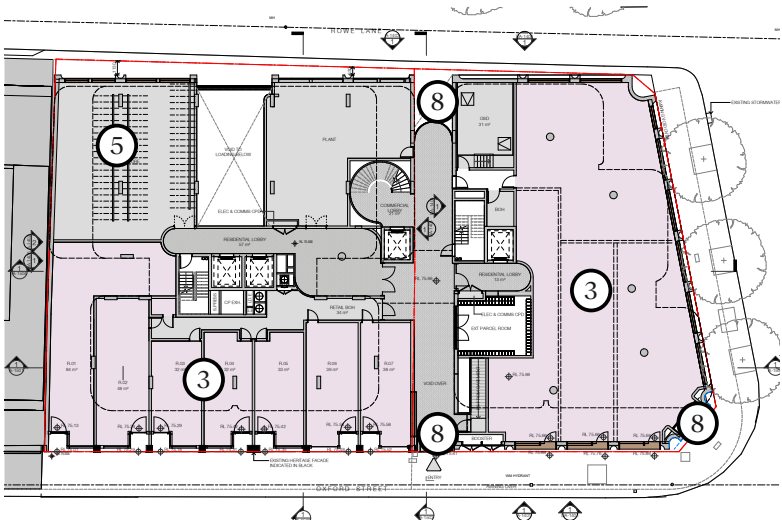
1 Bedroom Apartments	47%	50-62sqm
2 Bedroom Apartments	48%	75-85sqm
3 Bedroom Apartments	5%	140-145sqm

The project will contribute socially within the wider Bondi Junction context by providing:

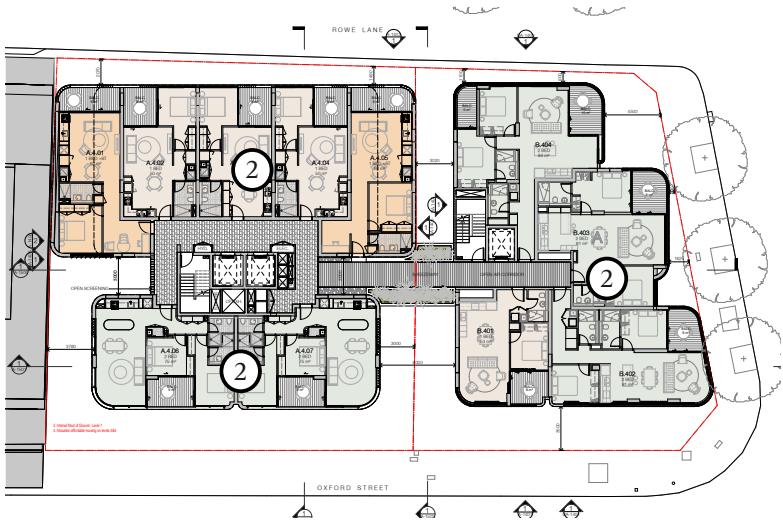
- 3. Retail at ground level
- 4. Housing within walking distance to public amenities, transport, and employment
- 5. Bicycle parking for residents and visitors
- 6. End of trip facilities for commercial and retail tenants
- 7. Adaptable housing in accordance with council's controls
- 8. Activation of the building edges facing the streets



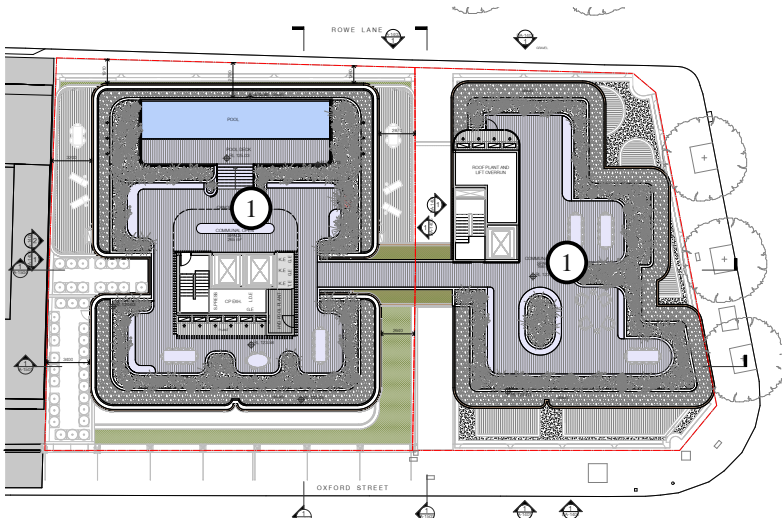
Basement 1



Ground



Typical residential levels



Roof level

2.11 Principle 9: Aesthetics

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

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

The proposal is carefully considered, with material choices specific and responsive to its location.

Massing and detailing is designed to respond to both the character of the area and the existing surrounding building fabric.

The following principles have been observed in the design process:

1. Careful and sensible articulation of the building form has been adopted to reduce the perceived bulk of the building
2. Distinct contrast between the podium and tower form by materiality and horizontal articulation to break down the mass of the building
3. Vertical articulation giving the impression of separate tower elements with their own identity and response to different conditions on the site
4. The use of ‘natural’ and robust materials such as concrete and stone which require minimal maintenance, are long lasting and weather naturally.
 - 4.1 - Stone finish to podium to provide a distinct retail identity, grounding the project with a sense of place, and contrasts against the clean white tower form
 - 4.2 - White concrete horizontal banded tower form to tie in with the neighbouring approved DA. The proposed colour is light against the sky and is fitting within its context.
 - 4.3 - Bronze metal screening, frames, and rail details to subtly tie the design language of the podium, tower, and neighbouring approved DA. It provides contrast and warmth to the residential component and blends the retail elements with the podium.
5. Proposed colours are those which are found naturally rather than primary colours, ensuring that the building sits comfortably within the urban scape.
6. Landscaping elements at Level 2 and 15 and moments of the residential levels to provide relief, amenity, privacy to the units.



View from corner of Oxford and Newland Streets



Levels 13-15

2.12 GFA & Affordable Housing Proposal

With the Affordable Housing Scheme an area of 1529 m2 affordable residential GFA is provided and equates to 23 units of affordable housing.

The proposal locates the affordable housing units between levels three and five. All units have equal access and opportunity to avail of communal facilities as market units.

The apartments are located with a focus on maximising the orientation and amenity. The units achieve good amenity where 14/23 achieve natural ventilation and 8/23 achieve greater than 2 hours solar access.

The design provides a diverse mix of affordable housing apartment typologies. A mixture of one bedroom 10(43%), one bedroom + study 3(13%) and two bedroom 25(44%) units are provided within this mix.



ADG response table

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

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	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)	•		
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)	•		
		Where the street frontage is to the east or west, rear buildings should be orientated to the north	•		
		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)	•		
	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	•		
		Solar access to living rooms, balconies and private open spaces of neighbours should be considered	•		
		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			N/A
		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			N/A
		A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings			N/A
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			N/A
		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)			N/A
		Upper level balconies and windows should overlook the public domain	•		
		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	•		
		Length of solid walls should be limited along street frontages	•		

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	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	•		Seating is to be provided in residential lobby spaces
		In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: — architectural detailing — changes in materials — plant species — colours	•		Architectural detailing, materials, depth, and height of entries are defined.
		Opportunities for people to be concealed should be minimised	•		
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	•		
		Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	•		
		The visual prominence of underground car park vents should be minimised and located at a low level where possible			
		Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	•		
		Ramping for accessibility should be minimised by building entry locations and setting ground floor levels in relation to footpath levels	•		
		Durable, graffiti resistant and easily cleanable materials should be used	•		
		Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: — Street access, pedestrian paths and building entries which are clearly defined — Paths, low fences and 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			N/A
		On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	•		
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	•		The communal open space for; — East Apartment has an area equal to 25.2% of the site area — West Apartment has an area equal to 32.5% of the site area — South Apartment has an area equal to 25.2% of the site area
		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)	•		
		Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions			
		Communal open space should be co-located with deep soil areas			
		Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies			All communal open space can be access from the main circulation areas at ground floor

Objective					
Part no.	Objective no.	Design criteria/design guide	Complies		
			Yes	No	Notes
		Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	•		
		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: — 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	•		
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: — seating for individuals or groups — barbecue areas — play equipment or play areas — swimming pools, gyms, tennis courts or common rooms	•		
		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	•		
		Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	•		
3C-3		Communal open space is designed to maximise safety			
		Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: — bay windows — corner windows — balconies	•		
		Communal open space should be well lit	•		
		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 public open space should be connected with nearby parks and other landscape elements	•		
		Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	•		
		Solar access should be provided year round along with protection from strong winds	•		
		Opportunities for a range of recreational activities should be provided for people of all ages	•		
		A positive address and active frontages should be provided adjacent to public open space	•		
		Boundaries should be clearly defined between public open space and private areas	•		
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														
Part no.	Objective no.	Design criteria/design guide	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			N/A. The site is identified as dense urban infill and would not be able to meet the minimum requirements.
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			N/A												
		Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: – basement and sub-basement car park design that is consolidated beneath building footprints – use of increased front and side setbacks – adequate clearance around trees to ensure long term health – co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil			N/A												
		Achieving the design criteria may not be possible on some sites including where: – 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	•		
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	•														
		For residential buildings next to commercial buildings, separation distances should be measured as follows: – for retail, office spaces and commercial balconies use the habitable room distances – for service and plant areas use the non-habitable room distances	•														
		New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: – 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)	•		N/A												

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		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			
		No separation is required between blank walls	•		
3F-2		Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space			
		Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: — setbacks — solid or partially solid balustrades to balconies at lower levels — fencing and/or trees and vegetation to separate spaces — screening devices — bay windows or pop out windows to provide privacy in one direction and outlook in another — raising apartments/private open space above the public domain or communal open space — planter boxes incorporated into walls and balustrades to increase visual separation — pergolas or shading devices to limit overlooking of lower apartments or private open space — on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	•		
		Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment’s service areas	•		
		Balconies and private terraces should be located in front of living rooms to increase internal privacy	•		
		Windows should be offset from the windows of adjacent buildings	•		
		Recessed balconies and/or vertical fins should be used between adjacent balconies	•		
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	•		
		Entry locations relate to the street and subdivision pattern and the existing pedestrian network	•		
		Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries	•		
		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			N/A
3G-2		Access, entries and pathways are equitable and easy to identify			
		Building access areas including lift lobbies, stairwells and hallways are clearly visible from the public domain and communal spaces	•		
		The design of ground floors and underground car parks minimise level changes along pathways and entries	•		
		Steps and ramps are integrated into the overall building and landscape design	•		
		For large developments ‘way finding’ maps should be provided to assist visitors and residents (see figure 4T.3)			As required, subject to future design development
		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			

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport			N/A
		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			N/A
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: - the materials and colour palette minimise visibility from the street - security doors or gates at entries that minimise voids in the facade - where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	•		
		Car park entries are located behind the building line	•		
		Vehicle entries are located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	•		
		Car park entry and access is located on secondary streets or lanes where available	•		
		Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	•		
		Access point locations avoid headlight glare to habitable rooms	•		
		Adequate separation distances are provided between vehicular entries and street intersections	•		
		The width and number of vehicle access points is limited to the minimum	•		
		Visual impact of long driveways is minimised through changing alignments and screen planting			N/A
		The requirement for large vehicles to enter or turnaround within the site is avoided	•		
		Garbage collection, loading and servicing areas are screened	•		
		Clear sight lines should be provided at pedestrian and vehicle crossings	•		
		Traffic calming devices such as changes in paving material or textures should be used where appropriate	•		
		Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: - changes in surface materials - level changes - the use of landscaping for separation	•		
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			
		For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre - The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less - The car parking needs for a development must be provided off street			N/A
		Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	•		

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Where less car parking is provided in a development, council should not provide on street resident parking permits			N/A
	3J-2	Parking and facilities are provided for other modes of transport			
		Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	•		
		Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	•		
		Conveniently located charging stations are provided for electric vehicles, where desirable			N/A
	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	•		
		Direct, clearly visible and well lit access should be provided into common circulation areas	•		
		A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	•		
		For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards			Noted.
	3J-4	Visual and environmental impacts of underground car parking are minimised			
		Excavation should be minimised through efficient car park layouts and ramp design	•		
		Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	•		
		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	•		
		Natural ventilation should be provided to basement and sub-basement car parking areas			N/A
		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
	3J-5	Visual and environmental impacts of on-grade car parking are minimised			
		On-grade car parking should be avoided	•		
		Where on-grade car parking is unavoidable, the following design solutions are used: – 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: – 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

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Positive street address and active frontages should be provided at ground level	•		
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			
		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		•	minor non-compliance. 69% apartments achieve direct sunlight to living rooms and private open space
		In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter			N/A
		A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter		•	Minor non compliance. 21% of apartments recieve no solar due to the siting of the property and large buildings surrounding.
		The design maximises north aspect and the number of single aspect south facing apartments is minimised	•		
		Single aspect, single storey apartments should have a northerly or easterly aspect	•		
		Living areas are best located to the north and service areas to the south and west of apartment	•		
		To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: — dual aspect apartments — shallow apartment layouts — two storey and mezzanine level apartments — bay windows	•		
		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	•		
		Achieving the design criteria may not be possible on some sites. This includes: — 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: — 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: — 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			N/A

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
	4A-3	Design incorporates shading and glare control, particularly for warmer months			
		A number of the following design features are used: - balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to 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)	•		
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	•		
		Depths of habitable rooms support natural ventilation	•		
		The area of unobstructed window openings should be equal to at least 5% of the floor area served	•		
		Light wells are not the primary air source for habitable rooms			N/A
		Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: - 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	•		
	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)	•		
		Natural ventilation to single aspect apartments is achieved with the following design solutions: - 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 laundries - courtyards 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	•		70% of all apartments achieve cross ventilation
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	•		
		The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	•		
		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)			N/A
		Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	•		
		Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	•		

Objective			Complies														
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes												
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><td colspan="2">Minimum ceiling height for apartment and mixed use buildings</td></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> These minimums do not preclude higher ceilings if desired	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																
		Ceiling height can accommodate use of ceiling fans for cooling and heat distribution															
	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: — 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 spaces — Well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings — Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist															
	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)															
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><td>Apartment type</td><td>Minimum internal area</td></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					
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															

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	•		
		A window should be visible from any point in a habitable room	•		
		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	•		
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	•		
		Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	•		
		All living areas and bedrooms should be located on the external face of the building	•		
		Where possible: — bathrooms and laundries should have an external openable window — main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	•		
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)	•		
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•		
		3. Living rooms or combined living/dining rooms have a minimum width of: — 3.6m for studio and 1 bedroom apartments — 4m for 2 and 3 bedroom apartments	•		
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	•		
		Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	•		
		All bedrooms allow a minimum length of 1.5m for robes	•		
		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	•		
		Apartment layouts allow flexibility over time, design solutions may include: — dimensions that facilitate a variety of furniture arrangements and removal — spaces for a range of activities and privacy levels between different spaces within the apartment — dual master apartments — dual key apartments <i>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</i> — 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	•		There are no dual apartment or dual key apartments in the proposal.
4E	Private Open Space and Balconies				
	4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity			

Objective			Complies																	
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes															
		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			Balconies are marginally smaller due to site constraints, but have been designed with the following criteria for better amenity: - Balcony depths are greater than 2m - Square in proportion for flexibility in furnishing and use - No A/C condensers on balconies - Flush finish from living to balcony, extension of living areas - Solid upstands to allow greater usability of balcony and feel more protected
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																		
		Increased communal open space should be provided where the number or size of balconies are reduced																		
		Storage areas on balconies is additional to the minimum balcony size																		
		Balcony use may be limited in some proposals by: - 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																		
		Private open spaces and balconies predominantly face north, east or west																		
		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																		
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																		
		Full width full height glass balustrades alone are generally not desirable																		
		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 facade design															
		Operable screens, shutters, hoods and pergolas are used to control sunlight and wind																		
		Balustrades are set back from the building or balcony edge where overlooking or safety is an issue																		
		Downpipes and balcony drainage are integrated with the overall facade and building design																		
		Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design																		
		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															

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Ceilings of apartments below terraces should be insulated to avoid heat loss	•		
		Water and gas outlets should be provided for primary balconies and private open space			As required, subject to future design development
	4E-4	Private open space and balcony design maximises safety			
		Changes in ground levels or landscaping are minimised	•		
		Design and detailing of balconies avoids opportunities for climbing and falls	•		
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	•		
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40			N/A
		Greater than minimum requirements for corridor widths and or ceiling heights allow comfortable movement and ac-cess particularly in entry lobbies, outside lifts and at apartment entry doors	•		
		Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	•		
		Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors			N/A
		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	•		
		Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	•		
		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: — 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	•		
		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	•		
	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	•		
		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	•		The lift lobbies have additional space for furniture

Objective			Complies												
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes										
		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			N/A										
		Where external galleries are provided, they are more open than closed above the balustrade along their length													
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	•		
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	•												
		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	•												
		Left over space such as under stairs is used for storage			N/A										
	4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments													
		Storage not located in apartments is secure and clearly allocated	•												
		Storage is provided for larger and less frequently accessed items, where practical	•		Storage rooms are located in the basement for larger storage items										
		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	•												
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)	•												
		Window and door openings are generally orientated away from noise sources	•												
		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	•												
		Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources	•												
		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	•												
	4H-2	Noise impacts are mitigated through internal apartment layout and acoustic treatments													

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		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	•		
		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	•		
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: - 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	•		
		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: - 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			
		Design solutions to mitigate noise include: - 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	•		
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	•		

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		The apartment mix is appropriate, taking into consideration: - 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			
		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			
	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			
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			N/A
		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			N/A
		Retail or home office spaces are located along street frontages			
		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: - 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			N/A
		Solar access is maximised through: - high ceilings and tall windows - trees and shrubs that allow solar access in winter and shade in summer			N/A
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: - 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			
		Building services should be integrated within the overall facade			

Objective					
Part no.	Objective no.	Design criteria/design guide	Complies		
			Yes	No	Notes
		Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: - 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	•		
		Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	•		
		Shadow is created on the facade throughout the day with building articulation, balconies and deeper window re-veals	•		
	4M-2	Building functions are expressed by the facade			
		Building entries should be clearly defined	•		
		Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	•		
		The apartment layout should be expressed externally through facade features as party walls and floor slabs	•		
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: - 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	•		
		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	•		
	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	•		
		Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	•		
	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	•		
		Skylights and ventilation systems should be integrated into the roof design			N/A
4O	Landscape design				
	4O-1	Landscape design is viable and sustainable			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		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	•		
		Ongoing maintenance plans should be prepared			Refer to landscape design
		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	•		
		Tree and shrub selection considers size at maturity and the potential for roots to complete (see table 4)			Refer to landscape design
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			N/A
		Significant landscape features should be protected by: — Tree protection zones (see figure 40.5) — Appropriate signage and fencing during construction			N/A
		Plants selected should be endemic to the region and reflect the local ecology			Refer to landscape design
4P		Planting on structures			
	4P-1	Appropriate soil profiles are provided			
		Structures are reinforced for additional saturated soil weight	•		
		Soil volume is appropriate for plant growth, considerations include: — Modifying depths and widths according to the planting mix and irrigation frequency — Free draining and long soil life span — Tree anchorage	•		
		Minimum soil standards for plant sizes should be provided in accordance with Table 5	•		
	4P-2	Plant growth is optimised with appropriate selection and maintenance			
		Plants are suited to site conditions, considerations include: — Drought and wind tolerance — Seasonal changes in solar access — Modified substrate depths for diverse range of plants — Plant longevity	•		
		A landscape maintenance plan is prepared	•		
		Irrigation and drainage systems respond to: — Changing site conditions — Soil profile and the planting regime — Whether rainwater, stormwater r recycled grey water is used	•		
4P-3		Planting on structure contributes to the quality and amenity of communal and public open spaces			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Building design incorporates opportunities for planting on structures. Design solutions may include: - 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 <i>Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time</i>			
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			
	4Q-2	A variety of apartments with adaptable designs are provided			
		Adaptable housing should be provided in accordance with the relevant council policy			
		Design solutions for adaptable apartments include: - 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			
	4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs			
		Apartments design incorporates flexible design solutions which may include: - 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			
4R	Adaptive reuse				
	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: - 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			
		Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: - Generously sized voids in deeper buildings - Alternative apartment types when orientation is poor - Using additions to expand the existing building envelope			N/A

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: - Where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar 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	Mixed use				
	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
	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: - 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			N/A
		Landscape communal open space should be provided at podium or roof levels	•		
4T	Awnings and signage				
	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: - 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	•		
		Awnings should be located over building entries for building address and public domain amenity	•		
		Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	•		
		Gutters and down pipes should be integrated and concealed	•		
		Lighting under awnings should be provided for pedestrian safety	•		
	4T-2	Signage responds to the context and desired streetscape character			
		Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development			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 facade sign on the primary street frontage			Noted
4U	Energy efficiency				

Objective					
Part no.	Objective no.	Design criteria/design guide	Complies		
			Yes	No	Notes
	4U-1	Development incorporates passive environmental design			
		Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	•		
		Well located, screened outdoor areas should be provided for clothes drying	•		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: — 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	•		
		Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	•		
	4U-3	Adequate natural ventilation minimises the need for mechanical ventilation			
		A number of the following design solution are used: — 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	•		
4V	Water management and conservation				
	4V-1	Potable water use is minimised			
		Water efficient fittings, appliances and wastewater reuse should be incorporated	•		
		Apartments should be individually metered	•		
		Rainwater should be collected, stored and reused on site	•		
		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	•		
		A number of the following design solutions are used: — Runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and 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	•		
	4V-3	Flood management systems are integrated into site design			
		Detention tanks should be located under paved areas, driveways or in basement car parks	•		
		On large sites parks or open spaces are designed to provide temporary on site detention basins			N/A
4W	Waste management				
	4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	•		
		Waste and recycling storage areas should be well ventilated	•		
		Circulation design allows bins to be easily manoeuvred between storage and collection points	•		
		Temporary storage should be provided for large bulk items such as mattresses	•		
		A waste management plan should be prepared	•		
	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	•		
		Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	•		
		For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	•		
		Alternative waste disposal methods such as composting should be provided	•		
4X	Building maintenance				
	4X-1	Building design detail provides protection from weathering			
		A number of the following design solutions are used: — Roof overhangs to protect walls — Hoods over windows and doors to protect openings — Detailing horizontal edges with drip lines to avoid staining of surfaces — Methods to eliminate or reduce planter box leaching — Appropriate design and material selection for hostile locations	•		
	4X-2	Systems and access enable ease of maintenance			
		Window design enables cleaning from the inside of the building	•		
		Building maintenance systems should in incorporated and integrated into the design of the building form, roof and facade	•		
		Design solutions do not require external scaffolding for maintenance access	•		
		Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems	•		
		Centralised maintenance, services and storage should be provided for communal open space areas within the building	•		
	4X-3	Material selection reduces ongoing maintenance costs			
		A number of the following design solutions are used: — 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	•		

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



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