

Appendix A4

ADG Compliance Statement

Contents

01	Design Verification Statement	3
02	Design principles	8
03	ADG Response Table	18

Design Verification Statement

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

Design Verification Statement

01 September 2025

Project Address:
881-885 Bourke Street
Waterloo NSW 2017

Prepared on behalf:
Coronation Property

Prepared by:
Bates Smart Architects NSW

Verification of Qualifications

I, Matthew Allen, 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 8498.

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 development as described in the following document.

Matthew Allen
Director
Registered Architect NSW, No. 8498



881-885 Bourke Street, View from Park

Design Verification Statement

01 September 2025

Project Address
881-885 Bourke Street
Waterloo NSW 2017

Prepared on behalf:
Coronation Property

Prepared by:
SJB Architects NSW

Verification of Qualifications

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

My registration number is 7188.

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 achieved for the proposed development as described in the following document.

Adam Haddow
Partner
Registered Architect NSW, No. 7188



881-885 Bourke Street, View from Pedestrian Link

Design Verification Statement

05 September 2025

Project Address:
881-885 Bourke Street
Waterloo NSW 2017

Prepared on behalf:
Coronation Property

Prepared by:
Curious Practice Architects

Verification of Qualifications

I, Greg Lee, 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 10997.

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 development as described in the following document.

Greg Lee
Director
Registered Architect NSW, No. 10997



881-885 Bourke Street, View from Park

05 September 2025

Project Address:
881-885 Bourke Street
Waterloo NSW 2017

Prepared on behalf:
Coronation Property

Prepared by:
Chenchow Little Architects NSW

Verification of Qualifications

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

My registration number is 6123.

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 achieved for the proposed development as described in the following document.

Anthony Chenchow
Founding Partner
Registered Architect NSW, No. 6123



881-885 Bourke Street, View from Danks St

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.

This project provides a significant opportunity to shape the evolving character of Waterloo—a neighbourhood enriched by landscape where culture, convenience, and high-quality amenities converge in a memorable and enduring urban experience.

Danks Street is a special place in Sydney — a place defined by change. Once a light-industrial hub, it evolved into a foodie destination, taking advantage of low rents and its generous wide street. That success attracted housing, transforming the precinct into a dynamic mixed-use community with an active 18-hour day.

But before the warehouses and cafés, there were rolling sand dunes and scrublands, periodically flooded with rain. Here, grasslands and forest trees met floodplains, creating an oasis of biodiversity and animal life.

Today, that ancient ecological diversity is being reimagined to give way to a new, contemporary diversity — one that, paradoxically, will reintroduce deep soil, tree canopies, and habitats for wildlife through better landscape practices.

While the focus of this proposal is to bring people here to live well together, the outcome will be a precinct that fosters not only human community but a rich layering of activity, engagement, and ecology.



Proposed view looking North along Young Street

2.2 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.

Built forms are carefully attuned to their immediate context—responding to Bourke Street’s acoustic conditions, the warehouse and pedestrian character of Danks Street, the tree-lined edges of Young Street, and the green buffer of the central public park.

Taller buildings have been positioned to the edges of the precinct, maintaining 4 hours of solar access to the park in midwinter and preserving amenity to existing and future neighbours. Proposed building heights relate to approved Danks Street South heights, with a tall slender tower form proposed to the corner of Bourke Street.

Ultimately, these new buildings are designed to sit quietly within the city’s fabric. They are not the spectacle; the life of the landscape and the people will be. This is a new pocket of Sydney — a place for people to live well, closely together, at densities that meet our housing needs while enriching the public realm.



Proposed view looking East of built form tapering away from the public domain

2.3 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.

Set within a context of urban transformation and within walking distance of transit infrastructure, the site will contribute new housing that complements the area’s growing activation.

The proposal has a floor space ratio of 3.05:1, which is considered an appropriate density in it’s context. The site is well connected, flanking Bourke and Danks Streets and within walking distance of Waterloo Metro, Green Square, Surry Hills and Moore Park.

Key features of the proposal include:

- 850 dwellings of which 73 are affordable housing arranged in four separate development parcels with 12 vertical circulation cores
- 2,450sqm of communal indoor amenities for residents
- 4,450sqm of non residential floorspace featuring
 - 1,700sqm retail
 - 2,060sqm gym
 - 390sqm artist in residence
 - 300sqm bathhouse
- 5,020sqm of communal open spaces at ground, podium and rooftop levels
- 15% of the site as deep soil
- Public open spaces in accordance with the VPA (Danks Street South Park, New Street and Pedestrian link) and new street courtyards which enhance the amenity of the public domain



Proposed aerial view

2.4 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.

Sustainable architecture should perform without a reliance on technology; technological systems tend to introduce a use-by date to the design. Passive design principles are inherent in early design decisions to optimise thermal comfort and minimise operational resource demand.

The proposal incorporates a number of principles of sustainability:

- Extensive landscaping to roofs and over structure, minimising stormwater run-off
- On-site rainwater detention and re-use
- Natural ventilation to corridors and the majority of apartments (67% of apartments are cross-ventilated)
- Maximising direct sun to apartments while utilising overhangs and shading devices to control summer heat gain (74% of apartments receive a minimum of 2 hours direct sunlight in mid-winter)
- Materials demolished to be reused or recycled where possible
- Predominantly constructed from locally produced materials chosen favouring longevity and minimising maintenance
- Energy-efficient lighting and appliances
- Water-efficient fixtures
- Proximity to public transport and local shops



Proposed view from Bourke Street

2.5 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 landscape strategy weaves together deep soil gardens, communal courtyards, and public plazas into a layered green framework that strengthens biodiversity, connects communities, and elevates everyday life. Vertical and horizontal green canopies extend across courtyards, rooftops, and retail frontages—creating a living system rooted in place, memory, and ecological resilience.

- 1. Deep Soil**
Deep soil zones retain mature trees along Danks and Young Streets and introduce new pockets of planting along New Street, enhancing local character, improving public amenity, and supporting an expanded urban canopy.
- 2. Retail Courtyards**
Three landscape-integrated retail courtyards along New Street and Danks Street activate the public domain with native planting, outdoor dining, and moments of social respite.
- 3. Communal Gardens & Resident’s Walk**
A central east-west Residents’ Walk links communal gardens, expanding landscape canopies and connecting shared indoor and outdoor spaces across the precinct.
- 4. Garden Rooms**
Layered garden rooms form inhabited edges to communal areas, embedding vertical landscapes and providing a rich, sensory buffer between private and shared zones whilst improving amenity and outlook to neighbours.
- 5. Rooftops**
Supporting the ground floor communal spaces are a series of elevated rooftops. A variety of communal facilities and private terraces are proposed surrounded by lush planting which softens building edges and creates buffers to manage privacy and overlooking.



Proposed view from Danks and Young Street corner looking South

2.6 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.

Residential planning has been carefully considered to maximise amenity, enhance connection to nature, and optimise outlook, daylight, landscape views, and ventilation.

Arranged in four separate development parcels across multiple architects, a range of residential typologies are proposed including towers on podium, multi-core buildings, central core streetwalls and side core slender buildings. Each approach provides a diversity in apartment types with unique character and identity. Efficient planning enables apartments to be multi-functional and remain flexible for future adaptation.

The following metrics related to amenity have been achieved across the precinct:

- 74% Solar access to apartments. Compliance is also achieved on a parcel by parcel basis
- 67% Natural cross ventilation to apartments. Compliance is also achieved on a parcel by parcel basis
- 35% Communal open space comprising ground, podium and rooftop areas
- 15% Deep soil across the precinct, co-located with existing trees along Danks and Young Street and ground floor communal open space to Northern parcels
- Minimum 50% solar access to the proposed public park for 4 hours

As a Build to Rent scheme, a significant amount of communal and non-residential facilities are also available to residents on their doorstep, including:

- 2450sqm communal indoor amenities
- 5020sqm communal open space at ground, podium and rooftop
- 1700sqm retail
- 2060sqm gym
- 390sqm artist in resident
- 300sqm bath house



Proposed view from the public park looking North

2.7 Principle 7: Safety

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

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

A vibrant new pedestrian network is proposed to promote a walkable, safe neighbourhood.

A central East-West Residents walk traverses the northern parcels, connecting courtyards on deep soil and enhancing access to shared communal amenities. The North-South link is proposed to be lined with active retail frontages on three sides, connects Danks Street to the park—fostering a safe, welcoming, and pedestrian-friendly environment for both residents and the broader community.

Other initiatives which have been incorporated into the design include:

- Consolidation of ground floor communal uses to Northern parcels with greater amenity. Southern parcels accommodate servicing and loading accordingly
- Principle building entrances are clearly identifiable with secure access points separate from communal and non-residential facilities
- Apartments located above communal areas on ground and podium levels offer passive surveillance
- Densification of new pedestrian networks through consolidation of studio and City Starter typologies above North-South link
- Carpark entries located towards the edges of New Street to promote pedestrian activity through the centre of the site and avoid interference with existing vehicular movements on Bourke and Young Streets
- Lighting and night time visibility well distributed along paths, entries and communal spaces to support wayfinding without contributing to glare and light pollution
- Inclusive and equitable design
- Diversity of use and occupancy, including a broad mix of dwelling typologies and facilities



Proposed view of the pedestrian laneway looking South

2.8 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.

We propose a diverse mix of housing types, including Build to Rent, affordable housing, and street-level terraces, designed to accommodate a range of lifestyles and needs.

These are accommodated in a composition of low-rise streetwall buildings, courtyard blocks, podiums, towers, and finely scaled terraces, together forming a dynamic, stepped skyline.

A total of 850 dwellings are proposed in the following mix:

- Affordable housing along Bourke Street (73x dwellings)
- City Starter dwellings in Parcels 2 & 4 (230x dwellings)
- Artist-in-Residence in Parcel 4
- Build to Rent accommodation (547x dwellings)

The housing strategy responds to a real growing need for our cities. In addition to affordable housing, City Starter apartments and an artist in resident program address varying demands.

Proposed City Starter and City Stayer products demonstrate the power of great design to make spaces inviting, comfortable and complete. Shifting the architectural focus to concentrate on what really matters in a home for these demographics. The result is a home that gets all the things right, embedded in the amenity that doesn't just make every day easy—but better for residents.

Through the Artist in Residence program, artists and creatives will have access to a new network of creative spaces and opportunities at reduced rental rates. The offering includes a dedicated studio, access to a shared exhibition and community space, and residential quarters based on a traditional terrace house model - ground floor shared living areas accessed from a private Young Street address with elevated bedrooms and shared facilities.

At ground level, a porous and highly connected public realm prioritises walkability, landscape integration, and social interaction. The design weaves together communal residential areas, green courtyards, and active retail frontages to foster comfort, community, and accessibility for residents, visitors, and businesses alike.



Proposed view of New Street looking West

2.9 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.

A neighbourhood response that balances diversity and harmony, grounded in context and enriched by local character and difference.

The precinct is unified by a consistent material palette, anchored by a strong masonry base that gives each building a grounded, enduring presence. This robust foundation supports a clear architectural language that is both cohesive and adaptable across the site.

Built forms respond to their immediate context with geometries that relate to street conditions, view corridors, and solar orientation. Carefully considered shading, varying façade depths, and the balance between solid and open elements contribute to strong passive performance and residential amenity.

Each building offers a distinct response to its frontage—whether addressing a park, street, or laneway—with refined architectural flourishes adding character and legibility.



Proposed precinct material palette

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)			Refer to Architectural Design Report for detailed site analysis.
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)	•		Building addresses are located off Bourke Street, Young Street and Potter Street in accordance with precinct strategy. Proposed East-West residents walk also improves permeability and access through the ground plane.
		Where the street frontage is to the east or west, rear buildings should be orientated to the north	•		Blocks located centrally within the precinct are oriented North to maximise solar access. Street facing blocks utilise East and West faces for solar access.
		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)	•		South facing frontages are limited and accommodate larger apartments to limit number of dwellings achieving no sun. Amenity is offered via other means including outlook to the Park.
	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	•		Refer to solar access appendix.
		Solar access to living rooms, balconies and private open spaces of neighbours should be considered	•		Refer to solar access appendix.
		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%	•		Refer to solar access appendix.
		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	•		Upper level setbacks to Southern edges are proposed in key locations.
		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	•		East and West apartments are orientated 90 degrees to boundaries
		A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings			
3C	Public domain interface				
	3C-1	Transition between private and public domain is achieved without compromising safety and security			
		Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	•		Direct access to the street is available to all ground floor apartments with exception of those located on corner of Potter / Young Streets to Block 1D which are raised to manage flood levels.
		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)	•		All ground floor apartments are raised above the adjoining public domain with landscaped buffers.
		Upper level balconies and windows should overlook the public domain	•		

Objective					
Part no.	Objective no.	Design criteria/design guide	Complies		
			Yes	No	Notes
		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	•		Refer to detailed elevation drawings, upstands limited to ground floor RL with visually permeable palisade railings or screening above.
		Length of solid walls should be limited along street frontages	•		Ground plane elevations are highly articulated, with isolated areas requiring solidity as an acoustic / servicing interface (e.g. Bourke Street, Parcel 4 Southern loading entry.
		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	•		Residential blocks are wrapped by pocket parks and communal open space at ground including a resident’ walk in the E-W orientation, Landscaping has been carefully detailed at these interfaces to enable casual interaction.
		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	•		The benefit of multiple architects plays out through individual responses to building identities. This includes varied approaches to entries and lobbies which have varying character responding to each site condition.
		Opportunities for people to be concealed should be minimised	•		Refer to ground plan.
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	•		15% deep soil is achieved across the site, including: — Significant planted verges along Young and Danks Street where raised terraces are proposed — New courtyards to Potter Street — Landscaped setbacks to Potter Street
		Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	•		Mail boxes will be located inside building lobbies.
		The visual prominence of underground car park vents should be minimised and located at a low level where possible	•		Can comply, to be developed during detailed design.
		Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	•		Loading docks are required at ground level due to headroom requirements however these have been isolated to Southern parcels towards the rear as part of precinct strategy. 2x substations are discreetly located within each Stage.
		Ramping for accessibility should be minimised by building entry locations and setting ground floor levels in relation to footpath levels	•		Some ramping is required to Parcels 1 & 4 building entries due to flood levels, however this is detailed meaningfully with the landscape design. Flood requirements less onerous to Parcels 2 & 3 with minor ramping occurring in lobby spaces.
		Durable, graffiti resistant and easily cleanable materials should be used	•		Noted
		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	•		Terraces are proposed facing the Park in Parcels 2 & 3 with individual dwelling entries and landscaped courtyards. Young Street features a heavily landscaped verge with raised pathways through the existing trees to minimise impact. Blank walls are limited to Northern boundary interfaces of Parcels 1 & 2 where future block expansion is envisaged.
		On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	•		No exposed carparking is proposed at ground.
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.			

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Communal open space has a minimum area equal to 25% of the site	•		A total of 4973sqm of communal open space is provided at both ground and on upper levels which equates to 34% of the site area. Refer to Precinct Communal Open Space drawing.
		Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	•		Refer to solar access appendix.
		Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	•		All communal open spaces are wider than 3m.
		Communal open space should be co-located with deep soil areas	•		Parcels 1 & 2 deep soil areas are co-located with communal open space on Eastern and Northern boundaries accordingly.
		Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	•		Ground floor communal open spaces are accessed via the East-West Communal walk and above ground spaces accessed via building lobbies. Parcel 1 includes a dedicated lift and lobby from ground to access rooftop pool / gym facilities.
		Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	•		Parcels 3 & 4 communal open spaces provided on podiums and rooftops.
		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			N/A
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting				
		Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: — seating for individuals or groups — barbecue areas — play equipment or play areas — swimming pools, gyms, tennis courts or common rooms	•		Communal facilities across the precinct include bbq, pool, gym, sauna/steam, cinema, play/games, music, private dining, bar, lounge (indoor & outdoor), co-working, pet wash, bicycle store.
		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	•		A variety of locations are utilised across the precinct including North-facing rooftops, on-floor areas adjacent to podiums, and ground floor spaces with uses tailored to provide a range of conditions throughout the year.
		Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	•		Plant spaces are consolidated on upper roofs shielded from adjoining habitable areas through planting and screening.
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	•		Apartments are generally oriented facing away from neighbouring communal open spaces e.g. Level 4 / Parcel 2, Level 6 / Parcel 3, Level 4 / Parcel 4. Refer individual parcel chapters for further detail.
		Communal open space should be well lit	•		Noted.
		Where communal open space/facilities are provided for children and young people they are safe and contained	•		Dedicated play and games rooms (Parcel 1 ground floor & Parcel 2 elevated entertainment space) are centrally located with close access to residential lobbies.
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			N/A Danks Street Park design part of separate VPA.
		The public open space should be connected with nearby parks and other landscape elements			N/A Danks Street Park design part of separate VPA.

Objective			Complies														
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes												
		Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid			N/A Danks Street Park design part of separate VPA.												
		Solar access should be provided year round along with protection from strong winds			N/A Danks Street Park design part of separate VPA.												
		Opportunities for a range of recreational activities should be provided for people of all ages			N/A Danks Street Park design part of separate VPA.												
		A positive address and active frontages should be provided adjacent to public open space			N/A Danks Street Park design part of separate VPA.												
		Boundaries should be clearly defined between public open space and private areas			N/A Danks Street Park design part of separate VPA.												
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															
		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	•		A total of 2180sqm with minimum 6m dimension of deep soil is provided which equates to 15% of the site area. Refer to Precinct Compliance - Deep Soil drawing.
Site area	Minimum dimensions	Deep soil zone (% of site area)															
Less than 650m²	-	7%															
650m² - 1,500m²	3m																
Greater than 1,500m²	6m																
Greater than 1,500m² with significant existing cover	6m																
		On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: 10% of the site as deep soil on sites with an area of 650m² - 1,500m² 15% of the site as deep soil on sites greater than 1,500m²	•		Refer above.												
		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	•		Built form along Young and Danks Streets have been setback to retain existing trees, co-located with deep soil zones. Deep soil also co-located with Potter Street courtyards and Northern boundary interfaces with neighbours in Parcels 1 & 2.												
		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															

Objective			Complies														
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes												
		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> <i>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</i>	Building Height	Habitable Room and Balconies	Non Habitable	Up to 12 (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m			Refer to Precinct Massing Plan. Low rise buildings (up to 7 storeys) generally comply with building separation requirements. Tower blocks have varying setback conditions as demonstrated in the plans, and rely on a number of strategies to manage reduced separation including: — Deep facade zones and heavily articulated facades — Sunshades and privacy fins — Solid side elevation treatment — Offset windows — Oriented / angled windows Refer to individual parcel chapters for further detail.
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			Built form generally steps in from 1 or 2 elevations to avoid 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			N/A												
		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)			Refer individual parcel chapters.												
		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			N/A												
		No separation is required between blank walls			Blank wall are proposed to the Northern boundary conditions of Parcels 1 & 2 to facilitate future block expansion.												
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			Refer 3C-3, apartments oriented away from adjoining communal open spaces on podiums. Ground floor apartments on Parcels 1 & 4 are raised above the street with landscaped buffers to manage flood and privacy. Park facing terraces on Parcels 3 & 4 are setback from the public domain via screened courtyards.												
		Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment’s service areas			Refer to detailed plans.												
		Balconies and private terraces should be located in front of living rooms to increase internal privacy			Refer to detailed plans.												
		Windows should be offset from the windows of adjacent buildings			Refer to detailed plans.												
		Recessed balconies and/or vertical fins should be used between adjacent balconies			Refer to detailed plans.												

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
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	•		Refer 3B-1, building entries are located along existing and new streets.
		Entry locations relate to the street and subdivision pattern and the existing pedestrian network	•		Further to existing network, entries to Parcels 1 & 2 create new pedestrian friendly E-W through site link.
		Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries	•		Lobbies are generally articulated at ground through building breaks and awnings to identify building address.
		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	•		All Parcels offer secondary access to lobbies via communal open space (Parcels 1 & 2) or secondary street networks (Parcels 3 & 4).
	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	•		Refer above.
		The design of ground floors and underground car parks minimise level changes along pathways and entries	•		Landscaped verges along Young Street are used to manage level changes required for flooding. Carpark entries off Potter Street are integrated into built form of Parcels 1 & 2.
		Steps and ramps are integrated into the overall building and landscape design	•		Level changes are consolidated at site edges to enable ground floor communal areas to remain relatively flat. Landscaping is utilised to manage these changes through pocket parks and entry thresholds.
		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			
		Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	•		Design of Danks Lane from Danks Street subject to separate VPA. A new East-West Residents walk is established via the communal walk connecting Parcels 1 and 2.
		Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	•		The new East-West link is overlooked by North facing apartments above in Blocks 1C / 2B.
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	•		Parcel 1 carpark entry is integrated into the built form, and has been earmarked as a potential location for public art with visibility through to the lobby beyond. Parcel 3 carpark and loading dock entry is integrated into the built form and flanked by a public park to manage impact. Parcel 4 loading dock entry has been located to the South off service laneway shared by Dasco site to prioritise North facing communal amenity.
		Car park entries are located behind the building line	•		Refer above and detailed plans.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Vehicle entries are located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout			Precinct wide carpark strategy is to locate entries off Potter Street but away from the centre of the precinct to prioritise pedestrian movements. In Parcel 1 this is located at corner of Young Street at the lowest point of the site and therefore complies. In Parcel 3 this is located at corner of Bourke Street on the lower side of the site. Due to the built Southern boundary condition, the depth of this site enables a longer ramp and loading dock in keeping with precinct strategy.
		Car park entry and access is located on secondary streets or lanes where available			Refer above, vehicular entries have been avoided off Young and Bourke Streets which are arterial roads. Loading dock access to Parcel 4 is proposed of secondary laneway shared with Dasco site to minimise truck movements on Potter Street.
		Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided			
		Access point locations avoid headlight glare to habitable rooms			No dwellings are located in the line of site of carpark entries.
		Adequate separation distances are provided between vehicular entries and street intersections			Refer traffic report.
		The width and number of vehicle access points is limited to the minimum			One carpark access point provided per stage (Parcel 1 & 3). Loading dock access consolidated with carpark entry in Parcel 3 due to depth of site. Parcel 4 loading dock access co-located with Dasco service laneway.
		Visual impact of long driveways is minimised through changing alignments and screen planting			Driveways integrated into built form and landscaping at ground.
		The requirement for large vehicles to enter or turnaround within the site is avoided			Off street loading and waste collection as per Council requirements. On grade turntables required to manage waste truck manoeuvres.
		Garbage collection, loading and servicing areas are screened			Parcel 3 waste collection occurs within built up podium and not visible from street. Parcel 4 waste collection area screened via hit and miss brickwork.
		Clear sight lines should be provided at pedestrian and vehicle crossings			Refer traffic report.
		Traffic calming devices such as changes in paving material or textures should be used where appropriate			Noted. To be considered as part of detailed design.
		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			Noted. To be detailed as part of VPA public domain design of Potter Street.
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			Refer traffic report.
		Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site			Refer precinct basement plans. Carshare spaces located on Basement 1.
		Where less car parking is provided in a development, council should not provide on street resident parking permits			Noted
	3J-2	Parking and facilities are provided for other modes of transport			
		Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters			No motorbike spaces or scooter spaces have been allowed for.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	•		Secure undercover bicycle parking has been provided in ground floor of Parcels 1 & 2, and basement 1.
		Conveniently located charging stations are provided for electric vehicles, where desirable		•	Charging station locations to be included as part of detailed design.
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		•	Garbage rooms located adjacent to lifts and can be accessed without crossing carparking. Plant rooms are generally located in corners of basement for efficiency and will require crossing parking spaces.
		Direct, clearly visible and well lit access should be provided into common circulation areas	•		Noted.
		A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	•		Refer precinct basement plans. Lobby areas in front of lifts clearly defined.
		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	•		Development includes excavation due to level changes and connectivity between parcels however an efficient parking layout is provided to minimise excavation.
		Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	•		Refer precinct plans. Double loaded aisles provided where site depth permits.
		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	•		No protrusion of carpark above ground.
		Natural ventilation should be provided to basement and sub-basement car parking areas		•	Carpark located below ground so natural ventilation not available.
		Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	•		The driveway access point can be provided with ventilation.
3J-5		Visual and environmental impacts of on-grade car parking are minimised			
		On-grade car parking should be avoided	•		No on-grade carparking provided.
		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
		Positive street address and active frontages should be provided at ground level			N/A
4		Designing the building			

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
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			74% apartments achieve solar access across the precinct. - Parcel 1 achieves 72% - Parcel 2 achieves 73% - Parcel 3 achieves 76% - Parcel 4 achieves 77% Refer precinct design report and individual building compliance drawings.
		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			6% of apartments are South facing. Refer precinct design report and individual building compliance drawings
		The design maximises north aspect and the number of single aspect south facing apartments is minimised			All buildings limit single aspect South facing apartments.
		Single aspect, single storey apartments should have a northerly or easterly aspect			This particular site achieves solar access along the North, East and Western orientations and buildings have been designed accordingly.
		Living areas are best located to the north and service areas to the south and west of apartment			Refer detailed plans, living areas have been prioritised to the North where available.
		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			- Dual aspect apartments are located across all parcels - Two-storey apartments and townhouses are located on Parcels 1, 3 & 4 at ground - Bay windows are utilised on East facing frontages
		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			Refer to solar appendix.
		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			
		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

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		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	•		Noted. To be developed during detailed design including lighter colours to internal finishes on balconies.
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)	•		All balconies are recessed into built form to provide shade in summer. Each building utilises facade depth, awnings, fins or sunshades to respond to varying conditions. Refer to individual parcel chapters for further detail.
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	•		Parcel breakup of site enables built form to access all orientations.
		Depths of habitable rooms support natural ventilation	•		Refer to apartment type plans.
		The area of unobstructed window openings should be equal to at least 5% of the floor area served	•		Refer to detailed elevations and apartment type plans.
		Light wells are not the primary air source for habitable rooms	•		No lightwells proposed.
		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	•		Refer to apartment type plans. A combination of full height sliding doors to balconies, awning windows to secondary facades and high level windows to breezeway corridors are proposed.
4B-2	The layout and design of single aspect apartments maximises natural ventilation				
		Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	•		Refer to apartment type plans.
		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	•		All balconies are recessed into the built form to assist ventilation of single aspect apartments.
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents				

Objective			Complies														
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes												
		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			67% apartments achieve natural cross ventilation across the precinct. - Parcel 1 achieves 60% - Parcel 2 achieves 77% - Parcel 3 achieves 68% - Parcel 4 achieves 63% Lower levels of Buildings 2B & 4A include open corridors with screened apartment entry doors facilitating cross ventilation to City Starter / City Stayer products, maximising the amenity of small footprint dwellings. Refer precinct design report and individual building compliance drawings.												
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line			Refer to apartment type plans.												
		The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths			All buildings include a variety of dual aspect, cross through or corner apartment types.												
		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)			In most cases cross through apartments favour one orientation due to solar access. Often the outlet side requires a different window solution to manage privacy (e.g. Parcel 4) or acoustics (e.g. Parcel 2).												
		Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow			Apartment planning is efficient to avoid obstructed corridors. Refer to apartment type plans for further detail.												
		Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow			Refer to apartment type plans.												
4C	Ceiling heights																
	4C-1	Ceiling height achieves sufficient natural ventilation and daylight access															
		Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable rooms</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its apartment area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 people degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> 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 ceiling heights are 2.7m and non-habitable ceiling heights 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			Wet areas and service rooms generally stack throughout apartment floor plates to avoid bulkheads protruding into habitable areas.												
	4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building															

Objective			Complies												
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes										
		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)			Ground floor apartments have greater ceiling heights to remain flexible for future adaptation.										
4D	Apartment size and layout														
	4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity													
		1. Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each	Apartment type	Minimum internal area	Studio	35m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²			All BTR Studios, 1 / 2 / 3 bedroom apartments achieve the minimum internal areas. As part of the additional affordable housing offering, a mixture of City Starter and City Stayer Studio / 1B products are proposed which are between 28sqm - 48sqm. While these apartments are below the minimum ADG requirements, amenity is provided through smart, multifunctional design, efficient planning and access to an abundance of communal facilities. Refer to precinct design report for further detail.
Apartment type	Minimum internal area														
Studio	35m²														
1 bedroom	50m²														
2 bedroom	70m²														
3 bedroom	90m²														
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms			Refer to detailed elevations and apartment type plans.										
		Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)			Refer to apartment type plans.										
		A window should be visible from any point in a habitable room			Refer to apartment type plans.										
		Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits			Refer to 4D-1 regarding City Starter / City Stayer products.										
	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			Refer to apartment type plans.										
		Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths			N/A										
		All living areas and bedrooms should be located on the external face of the building			Refer to apartment type plans.										
		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			All living spaces are oriented to the primary outlook, either to the Street or facing communal open spaces. Dual aspect apartments feature a second window where possible.										
	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)			All 2B / 3B apartment types include a master bedroom. Some 1B apartment types in Parcel 1 don't meet the minimum 10sqm bedroom area, however additional amenity is provided through studies, generous living areas or oversized balconies. In these cases, living areas are generally prioritised over bedrooms. Refer to apartment type plans for further detail.										
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)			Refer to apartment type plans.										

Objective			Complies																	
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes															
		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			Refer to apartment type plans.															
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts			Refer to apartment type plans.															
		Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas			To avoid additional corridors and maximise efficiency of planning in some cases bedrooms are accessed off living areas.															
		All bedrooms allow a minimum length of 1.5m for robes			Refer to apartment type plans.															
		The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high			As part of the access strategy for BTR, 5% of apartments are fully accessible from the outset (i.e. not post adapted). To meet the circulation requirements some of the main bedrooms don't meet the minimum 1.8m robe length. In all cases, additional storage is provided throughout the apartment to compensate. Refer to apartment type plans for further detail.															
		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			A variety of apartment typologies including dwellings which exceed ADG minimum areas allow for greater flexibility and future adaptation.															
4E	Private Open Space and Balconies																			
	4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity																		
		All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio Apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m²	-	1 bedroom apartments	8m²	2m	2 bedroom apartments	10m²	2m	3+ bedroom apartments	12m²	2.4m			Some studio apartments including the City Starter products don't have balconies. Amenity is offered through operable facades maximising ventilation and access to an abundance of communal facilities and open space. Refer to precinct design report for further detail.
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			Not all private open spaces at ground achieve a minimum of 15sqm or 3m dimension. In some cases (e.g. Parcel 1) the primary living space is located at Level 1 due to flood requirements at ground. In Parcel 4 ground floor apartments include gardens which provide buffers to the public domain. As a result the perceived depth and area is greater than minimum requirements.															
		Increased communal open space should be provided where the number or size of balconies are reduced			Communal open space provided as part of the precinct exceeds the minimum ADG requirements. All buildings have access to both individual and shared communal open space areas.															
		Storage areas on balconies is additional to the minimum balcony size			No storage proposed on balconies.															

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		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			Refer to wind report.
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents				
		Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	•		Refer to apartment type plans.
		Private open spaces and balconies predominantly face north, east or west	•		Refer to apartment type plans.
		Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	•		Refer to apartment type plans.
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building				
		Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed 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	•		A combination of balustrade types have been proposed to articulate built form and respond to varying conditions such as views, solar access, wind and acoustics. Refer to building elevations for further details.
		Full width full height glass balustrades alone are generally not desirable	•		Balustrades are generally metal palisade, with exception of Parcel 3. Glass balustrades have been proposed on the tower to strike a balance between wind mitigation and access to views.
		Projecting balconies should be integrated into the building design and the design of soffits considered	•		The balconies are integrated and form part of the facade design.
		Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	•		Sunshades, awnings and facade depth are used to manage sunlight. Operable screens on the facades are not proposed to avoid long term maintenance issues.
		Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	•		All balustrades are integrated into the facade depth and are generally set back from the building edge.
		Downpipes and balcony drainage are integrated with the overall facade and building design	•		Pipework is proposed to be integrated into the building to be developed further during detailed design.
		Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	•		A/C proposed on upper rooftops to be developed further during detailed design.
		Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design	•		No A/C or storage proposed on balconies.
		Ceilings of apartments below terraces should be insulated to avoid heat loss	•		Additional height proposed to levels below terraces to account for insulation and drainage.
		Water and gas outlets should be provided for primary balconies and private open space			To be developed during detailed design.
4E-4	Private open space and balcony design maximises safety				
		Changes in ground levels or landscaping are minimised	•		Level changes are required to manage flood but are kept to a minimum through public open spaces.
		Design and detailing of balconies avoids opportunities for climbing and falls	•		To meet BCA requirements.
4F	Common circulation and spaces				
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments				

Objective					
Part no.	Objective no.	Design criteria/design guide	Complies		
			Yes	No	Notes
		1. The maximum number of apartments off a circulation core on a single level is eight			- Parcel 1 includes maximum 9 apartments off a core (Block 1D) - Parcel 2 City Starter building includes maximum 21 apartments off a core (Block 2A) for podium levels only - Parcel 3 includes maximum 12 apartments off a core (Block 3B) - Parcel 4 includes maximum 10 apartments off a core for podium levels only In all cases amenity is prioritised through open ended breezeway corridors with access to light and ventilation. Apartments are also typically arranged in L-shaped configurations to avoid excessively long corridors.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40			All towers (P1A, P2B, P3A, P4A) have greater than 40 apartments off a single lift. The balance of footprint vs height is challenging in towers. Amenity is prioritised on each floor plate including solar access to apartments and natural light to corridors.
		Greater than minimum requirements for corridor widths and or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors			Lift lobbies are generally greater than 2m in width.
		Daylight and natural ventilation should be provided to all common circulation spaces that are above ground			Natural ventilation is provided to low rise buildings which are generally unenclosed. For towers corridors are enclosed due to wind however access to natural light is available through open ended corridors.
		Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors			Windows are provided to the ends of corridors in towers.
		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			Building breaks, stepping building forms and T-shaped configurations have all been utilised to manage corridor lengths.
		Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments			Parcels 2 & 4 include multi-core arrangements to enable cross through 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			A high level of amenity had been designed for the apartments including: - Solar access to 74% of apartments - Natural cross ventilation to 67% of apartments - Common circulation spaces have access to natural light - Abundance of communal open space available
		Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level			Parcel 2 City Starter building includes maximum 21 apartments off a core (Block 2A) for podium levels only.
		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 controlled			Refer to apartment type plans.
4F-2	Common circulation spaces promote safety and provide for social interaction between residents				
		Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines			Apartment entries are legible from main circulation corridors.
		Tight corners and spaces are avoided			Refer to detailed floor plans.
		Circulation spaces should be well lit at night			Noted, to be developed during detailed design.
		Legible signage should be provided for apartment numbers, common areas and general wayfinding			Noted, to be developed during detailed design.
		Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided			Corridors often feature breakout areas with access to natural light that could accommodate planting or 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	•		Communal facilities are provided on all parcels in a variety of spaces that can facilitate meetings.										
		Where external galleries are provided, they are more open than closed above the balustrade along their length	•		Open galleries on Parcel 1 are open above balustrade height.										
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><td>Dwelling type</td><td>Storage size</td></tr><tr><td>Studio apartments</td><td>4m3</td></tr><tr><td>1 bedroom apartments</td><td>6m3</td></tr><tr><td>2 bedroom apartments</td><td>8m3</td></tr><tr><td>3 bedroom apartments</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 apartments	6m3	2 bedroom apartments	8m3	3 bedroom apartments	10m3	•		A minimum of 50% of storage is provided within the apartments. Refer to apartment type plans.
Dwelling type	Storage size														
Studio apartments	4m3														
1 bedroom apartments	6m3														
2 bedroom apartments	8m3														
3 bedroom apartments	10m3														
		Storage is accessible from either circulation or living areas	•		Refer to apartment type plans.										
		Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street			N/A										
		Left over space such as under stairs is used for storage	•		Refer to apartment type plans.										
	4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments													
		Storage not located in apartments is secure and clearly allocated	•		Storage areas, including secure rooms and individual cages are available in basement levels where required.										
		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	•		Storage rooms are located in basement below Parcel 1 & Parcel 2.										
		Storage not located in an apartment is integrated into the overall building design and not visible from the public domain	•		Additional storage is located in the basement										
4H	Acoustic privacy														
	4H-1	Noise transfer is minimised through the siting of buildings and building layout													
		Adequate building separation is provided within the development and from neighbouring buildings / adjacent uses (also see section 2F Building separation and section 3F Visual Privacy)	•		Refer previous sections 2F & 3F.										
		Window and door openings are generally orientated away from noise sources	•		Bourke Street prioritises Northern living spaces with bedrooms detailed with acoustic attenuated fresh air plenums where fronting Bourke Street.										
		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	•		Lift lobbies are stacked vertically and are typically separated from main circulation corridors.										
		Storage, circulation areas and non-habitable rooms are located to buffer noise from external sources	•		Living areas and bedrooms are typically located on the outside of apartments with non-habitable rooms on the inside closer to common areas.										
		The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	•		Typically apartments only have 2x shared walls which will be insulated.										

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas are located at least 3m away from bedrooms	•		Plant rooms have been designed in the basement and carpark entries are oriented away from ground floor apartments. Mechanical equipment has generally been located on upper roofs but where adjacent communal areas or apartments will be separated by acoustically treated screening.
4H-2	Noise impacts are mitigated through internal apartment layout and acoustic treatments				
		Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: - rooms with similar noise requirements are grouped together - doors separate different use zones - wardrobes in bedrooms are co-located to act as sound buffers	•		Bourke Street prioritises Northern living spaces with bedrooms detailed with acoustic attenuated fresh air plenums where fronting Bourke Street. Refer to acoustic report and apartment type plans.
		Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: - double or acoustic glazing - acoustic seals - use of materials with low noise penetration properties - continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	•		Bourke Street prioritises Northern living spaces with bedrooms detailed with acoustic attenuated fresh air plenums where fronting Bourke Street. Refer to acoustic report and apartment type plans.
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, non habitable rooms can provide a buffer - Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) - Landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry	•		Refer to acoustic report. Bourke Street edges provide a ‘precinct buffer’ shielding noise to communal courtyards and neighbours. Bourke Street facing buildings are designed with a protective edge including built in acoustic plenums to manage acoustics and natural ventilation. Young Street facing buildings are generously setback from the street and are protected by existing street trees.
		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	•		Size of window openings to Bourke Street interfaces have been controlled to provide a balance between protection, outlook and daylight. Refer above and acoustic report.
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	•		Refer above and acoustic report.
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				

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		A variety of apartment types is provided	•		Refer to precinct design report for proposed mix.
		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	•		A variety of apartment typologies are proposed to meet market demands. Refer to precinct design report for further detail.
		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	•		Larger apartments provide flexibility, supporting diverse 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	•		Larger 3-bed or 2-storey terrace style apartments are provided on ground levels of Parcels 1, 3 & 4. Larger apartments with private roof terraces are provided on upper levels of Parcel 1.
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	•		Refer detailed floor plans.
		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	•		A variety of ground floor apartment typologies are provided facing Young Street and the park to activate building frontages.
		Retail or home office spaces are located along street frontages	•		Retail is strategically located on key corners of the precinct including Danks and Bourke Street and along Danks Lane in accordance with precinct strategy.
		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 amenities for easy conversion	•		2-storey ground floor apartments have been provided with greater floor to floors which allow flexibility.
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	•		Ground floor apartments are generally elevated above street level to manage flooding with landscaping provided to help screen the private terraces. The landscaping is integrated with the balustrading to provide a considered ground interface.
		Solar access is maximised through: - high ceilings and tall windows - trees and shrubs that allow solar access in winter and shade in summer	•		Increased floor to floor heights enable high ceilings.
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	•		A variety of responses to built form and facade expression are evident across the site curated by multiple architects. An overarching masonry base and consistent material palette grounds the buildings as part of a precinct, while maintaining unique building identities. Tops of buildings are sculpted, shaping a playful skyline that adds to the overall character of the precinct.

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Building services should be integrated within the overall facade	•		Downpipes will not be visible along with condensers hidden on the roof
		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	•		A lot of focus has been placed on the ground plane response which has driven the facade design at a human scale. Towers sit on top of a streetwall expression which frame communal courtyards and streets. The precedence of horizontal and vertical elements and punched or carved openings is unique to each building condition. Public art is proposed to be integrated into the built form where appropriate.
		Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	•		Upper level setbacks have been crafted at a precinct level to improve amenity to public outdoor space and mitigate impact on neighbours. Where interfacing with adjoining buildings (e.g. Danks Street and City West housing), parapet heights are stepped or lowered to respond to each condition.
		Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	•		Balconies are inset into built form and utilise various strategies including sunshades, fins and spandrels to create depth and shadow on the facade.
4M-2		Building functions are expressed by the facade			
		Building entries should be clearly defined	•		Breaks in the facade and deep reveals highlight where the building entries exist, often framed by awnings as markers.
		Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	•		Different corner treatments include the gateway tower on Bourke Street, sculpted parapets on Potter Street and carved built form on Danks Street framing existing trees.
		The apartment layout should be expressed externally through facade features as party walls and floor slabs	•		Facade rhythm and cadence is driven by the planning.
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	•		Upper roofs include a variety of communal open space and private terraces, often framed by landscaping to soften building edges. Each building uses different rooftop treatments including setback pavilion elements, tapered parapets and stepping forms to shape the skyline.
		Roof treatments should be integrated with the building design. Design solutions may include: - Roof design proportionate to the overall building size, scale and form - Roof materials complement the building - Service elements are integrated	•		Refer above. Rooftop plant is proposed to be screened or concealed behind upper parapets.
	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	•		Each building includes a combination of penthouse apartments, private terraces or communal open space to ensure rooftops are utilised to their full potential and provide outlook for taller buildings.
		Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	•		Refer above. Landscaping is integrated into rooftops to provide buffer between neighbours and assist with wind and privacy.
	4N-3	Roof design incorporates sustainability features			
		Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: - The roof lifts to the north - Eaves and overhangs shade walls and windows from summer sun	•		Overhangs and deep balconies shade the walls in the summer.

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Skylights and ventilation systems should be integrated into the roof design	•		Noted.
4O	Landscape design				
	4O-1	Landscape design is viable and sustainable			
		Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: — Diverse and appropriate planting — Bio-filtration gardens — Appropriately planted shading trees — Areas for residents to plant vegetables and herbs — Composting — Green roofs or walls	•		Multiple landscape architects offer a diverse range of planting palettes through a curated precinct response. Deep soil areas are co-located with existing trees and communal gardens to enable appropriate locations for trees to grow. All low rise buildings include green roofs often framing communal areas and private terraces to promote biophilic living.
		Ongoing maintenance plans should be prepared	•		Noted.
		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	•		Existing trees to the West on Young Street have been maintained to assist in providing shade. A combination of pergolas and carved wall elements are also proposed along the ground plane which offer areas of shaded seating adjoining communal open space.
		Tree and shrub selection considers size at maturity and the potential for roots to complete (see table 4)	•		Refer landscape documentation.
	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	•		Each level has a unique landscape proposal that responds to it’s microclimate. Refer landscaping documentation for further detail.
		Significant landscape features should be protected by: — Tree protection zones (see figure 40.5) — Appropriate signage and fencing during construction	•		All existing trees on Danks and Young Street are proposed to be retained with built form clear of tree protection zones. Access pathways through these verges are proposed to be lightweight mesh decks to minimise impact on root balls.
		Plants selected should be endemic to the region and reflect the local ecology	•		Refer landscape documentation.
4P	Planting on structures				
	4P-1	Appropriate soil profiles are provided			
		Structures are reinforced for additional saturated soil weight	•		Appropriate floor to floor heights have been incorporated below landscaped rooftops. To be developed during detailed design.
		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	•		Refer landscape documentation.
		Minimum soil standards for plant sizes should be provided in accordance with Table 5	•		Refer landscape documentation.
	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	•		Refer landscape documentation.
		A landscape maintenance plan is prepared	•		Refer landscape documentation.

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Irrigation and drainage systems respond to: - Changing site conditions - Soil profile and the planting regime - Whether rainwater, stormwater r recycled grey water is used	•		Refer landscape documentation.
	4P-3	Planting on structure contributes to the quality and amenity of communal and public open spaces			
		Building design incorporates opportunities for planting on structures. Design solutions may include: - 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>	•		Refer above. Green roofs are proposed throughout the precinct particularly on low-rise buildings and podiums which are highly visible.
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		•	Refer to access report. 10% of total apartments meet Silver Living standards.
	4Q-2	A variety of apartments with adaptable designs are provided			
		Adaptable housing should be provided in accordance with the relevant council policy		•	Refer to access report. 5% of total apartments are proposed to be fully accessible from the outset.
		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	•		No ‘adaptable’ apartments are proposed, as above 5% will be accessible from the outset. Oversized carspaces are provided accordingly. A significant amount of amenity is provided through generous communal facilities across multiple levels.
	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	•		The area of the apartments are generally larger than the minimum ADG requirements.
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	•		The site is within walking distance of Waterloo metro and Green Square. Surry Hills and Moore Park are also easily accessible.
	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	•		Each lobby is clearly defined with a unique address to the street, and secondary access via pedestrian links. There is no direct access proposed between residential lobbies and communal facilities, however both are readily accessible via communal walkways.
		Landscape communal open space should be provided at podium or roof levels	•		All sites provide landscaped communal open space at ground floor or on podium / rooftop 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	•		Retail is framed by awnings along the through-site link where pedestrian activity is concentrated. Awnings are not appropriate on the Danks Street corner retail due to existing trees.
		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		•	As above, awnings are not proposed along Danks / Young Streets due to the conflict with existing trees. There is also no existing pattern of continuous awnings along these frontages. The proposed through-site link will define a new character of awnings framing retail.
		Awnings should be located over building entries for building address and public domain amenity	•		Some buildings use awnings to define building address, whereas others use ground floor recesses in the built form to protect entries.
		Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	•		Refer above, awnings are generally utilised for active pedestrian areas where no conflict with existing trees.
		Gutters and down pipes should be integrated and concealed	•		Noted. To be developed during detailed design.
		Lighting under awnings should be provided for pedestrian safety	•		Noted. To be developed during detailed design.
	4T-2	Signage responds to the context and desired streetscape character			

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	•		Noted. To be developed during detailed design.
		Legible and discrete way finding should be provided for larger developments	•		Noted. To be developed during detailed design.
		Signage is limited to being on and below awnings and in single facade sign on the primary street frontage	•		Noted. To be developed during detailed design.
4U	Energy efficiency				
	4U-1	Development incorporates passive environmental design			
		Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	•		Refer 4A.
		Well located, screened outdoor areas should be provided for clothes drying	•		Where possible. Solid balcony upstands have been provided to lower levels 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	•		Sunshades, fins and deep reveals are used particularly on western windows. Deep balconies maximise shading to sliding doors.
		Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	•		Service rooms are typically located in 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	•		Where possible, windows are provided to secondary facades to enable cross ventilation.
4V	Water management and conservation				
	4V-1	Potable water use is minimised			
		Water efficient fittings, appliances and wastewater reuse should be incorporated	•		Refer BASIX certificate.
		Apartments should be individually metered	•		Noted.
		Rainwater should be collected, stored and reused on site	•		Refer BASIX certificate.
		Drought tolerant, low water use plants should be used within landscaped areas	•		Refer landscape documentation.
	4V-2	Urban stormwater is treated on site before being discharged to receiving waters			
		Water sensitive urban design systems are designed by a suitably qualified professional	•		Refer civil documentation.
		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	•		Refer civil documentation and BASIX certificate.
	4V-3	Flood management systems are integrated into site design			
		Detention tanks should be located under paved areas, driveways or in basement car parks	•		On site detention tanks are proposed in the basement.

Objective					
Complies					
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		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			
		Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	•		Storage of rubbish bins is within the basement levels, with collection consolidated in loading docks to the Southern sites.
		Waste and recycling storage areas should be well ventilated	•		Noted.
		Circulation design allows bins to be easily maneuvered between storage and collection points	•		Basement links enable underground circulation between parcels to avoid at grade transportation of bins through the public domain.
		Temporary storage should be provided for large bulk items such as mattresses	•		Bulky waste is located in the basement.
		A waste management plan should be prepared	•		Refer Waste Management Plan.
	4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling			
		All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days’ worth of waste and recycling	•		Kitchens will incorporate waste storage which will then be transferred to the waste chutes in shared lobbies.
		Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	•		There are two chutes per lift core; one for garbage and one for recycling.
		For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	•		Separate residential and retail waste areas are provided in the basement.
		Alternative waste disposal methods such as composting should be provided	•		Noted.
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	•		Facade depth and integrated balconies offer protection from wind driven rain. Highly articulated facades will assist in avoiding surface staining, and all planters are proposed to be built onto structure with appropriate drainage systems.
	4X-2	Systems and access enable ease of maintenance			
		Window design enables cleaning from the inside of the building	•		To be developed as part of facade access strategy during detailed design. Windows that aren’t accessed from a balcony will be cleaned by building management.
		Building maintenance systems should in incorporated and integrated into the design of the building form, roof and facade	•		Where no direct stair access available, roof hatches will be utilised to gain access to the rooftop plant as required.
		Design solutions do not require external scaffolding for maintenance access	•		To be developed as part of facade access strategy during detailed design.
		Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems	•		Noted.
		Centralised maintenance, services and storage should be provided for communal open space areas within the building	•		Noted.
	4X-3	Material selection reduces ongoing maintenance costs			

ADG Response Table

Objective			Complies		
Part no.	Objective no.	Design criteria/design guide	Yes	No	Notes
		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	•		Noted. Buildings are all proposed to incorporate durable masonry- either face brickwork or precast concrete which will reduce need for ongoing maintenance.