Apartment Design Guide Conformance Table

RSL Anzac Village

Gai-mariagal / Garigal Country

1 Lakeshore Dr, Narrabeen

NSW 2101

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A	24.10.2025	AH	CM
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1 Introduction

AJC has been engaged by RSL LifeCare (NSW) to prepare a State Significant Development Application for Concept and Stage 1 of a seniors housing development at 4 Colooli Rd, Narrabeen NSW 2101.

This report accompanies the application for information relating to consideration of the Apartment Design Guide as required by the relevant clauses of State Environmental Planning Policy (Housing) 2021.

The following pages itemise conformance of the design with these requirements and offers additional explanation where necessary to identify how the various objectives are achieved.

2 Description of the Project

The project proposal includes:

- Demolition of existing buildings, structures and roads on site
- Site preparation works, excavation and tree removal
- Construction of 78 Independent Living Units and 7 townhouses
- Construction of a new Indoor swimming pool
- Construction of a new Café kiosk
- Construction of one (1) x basement car park
- Landscaping and tree planting
- Adaptation of existing and construction of new roads within the bounds of the Stage 1 Site Boundary as illustrated on drawing DA 1000. i.e. Site entrance linking to Latana Avenue, re-location & widening of Lakeshore Drive, widening of Endeavour Drive, and a new road linking between Lantana Avenue entrance and Endeavour Drive.)

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
PART 2	**DEVELOPING THE CONTROLS**				
2A	**PRIMARY CONTROLS** Primary development controls are the key planning tool used to manage the scale of the development so that it relates to the context and desired future character of an area and manages impacts on surrounding development. Primary controls should be developed considering sunlight and daylight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space, deep soil zones, public interface, noise and pollution.				✓
	Setting and testing the controls Primary controls should be developed taking into account • sunlight and daylight access, • orientation and overshadowing, • natural ventilation, • visual and acoustic privacy, • ceiling heights, • communal open space, • deep soil zones, • public domain interface, • noise and pollution. The controls must be carefully tested to ensure they are co-ordinated and that the desired built form outcome is achievable. They should ensure the desired density and massing can be accommodated within the building height and setback controls. The rationale for setting primary controls needs to be explained to the community, applicants and practitioners.		•	The developable area is zoned SP1 Special Uses - Seniors Housing. The proposed Stage 1 development has been designed in accordance with the provisions of the SEPP and meets the minimum planning control compliances for: • min 2 hours solar access to 70% of dwellings & neighbours 9am-3pm on 21 June. The proposal considers: • building separation, solar access , cross ventilation, communal open space, ceiling heights, communal open space, deep soil zones, public domain interface, noise and pollution.	YES
2B	**BUILDING ENVELOPES** A building envelope is a three-dimensional volume that defines the outermost part of a site that the building can occupy. Building envelopes set the appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces, and block and lot sizes in a particular location. Envelopes are appropriate when determining and controlling the desired urban form in town centres, brownfield sites, precinct plan sites and special sites such as those with heritage, significant views or extreme topography. A building envelope should be 25-30% greater than the achievable floor area (see section 2D Floor space ratio) to allow for building components that do not count as floor space but contribute to building design and articulation such as balconies, lifts, stairs and open circulation space.				✓

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	Building envelopes help to: • define the three-dimensional form of buildings and wider neighbourhoods • inform decisions about appropriate density for a site and its context • define open spaces and landscape areas • test the other primary controls to ensure they are coordinated and achieve the desired outcome • demonstrate the future mass, scale and location of new development.		•	As outlined in the AJC SDRP Architecture Design Review Report (Section 8.5 – Building Envelops) the building envelope has been defined in 6 steps 1. Masterplan Envelope Massing 2. Communal Uses 3. Communal Open Space Landscape & Building Entrances 4. Townhouses 5. B1 & B2 ILU Unit Distribution 6. Facade Articulation The built form outcome and facade articulation is expressed as smaller components when viewed from street level. These approach dissolves the overall bulk and scale of the masterplan envelopes. The architectural response is also informed by an approach to Design with Country.	YES
2C	**BUILDING HEIGHT** Building height helps shape the desired future character of a place relative to its setting and topography. It defines the proportion and scale of streets and public spaces and has a relationship to the physical and visual amenity of both the public and private realms. Height controls should be informed by decisions about daylight and solar access, roof design and use, wind protection, residential amenity and in response to landform and heritage.				✓
	Aims • building height controls ensure development responds to the desired future scale and character of the street and local area • building height controls consider the height of existing buildings that are unlikely to change (for example a heritage item or strata subdivided building) • adequate daylight and solar access is facilitated to apartments, common open space, adjoining properties and the public domain • changes in landform are accommodated • building height controls promote articulated roof design and roof top communal open spaces, where appropriate.		•	As outlined in the SDRP report (Section 7.5 Built Form), the overall height strategy locates taller buildings around areas of community infrastructure, such as open spaces, and takes advantage of the site's steep topography to allow buildings to 'step down' the hill. Consistent with this approach, Stage 1 comprises two mid-rise ILU buildings (6 and 5 storeys) above a communal amenity podium, with building height then stepping down to a row of seven 2-storey townhouses along the south-west edge of the site.	YES

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2D	**FLOOR SPACE RATIO** Floor space ratio (FSR) is the relationship of the total gross floor area(GFA) of a building relative to the total site area it is built on. It indicates the intended density. FSR is a widely used method for estimating the development potential of a site. However, it is important to note that FSR controls set the theoretical maximum capacity. It may not always be possible to reach the maximum allowable floor space due to other development controls or constraints specific to the site such as lot size or shape, existing landscape features, neighbouring properties or heritage considerations. FSR is not a measure of the maximum capacity of the building envelope. The envelope provides an overall parameter for the design of the development. The allowable gross floor area should only 'fill' approximately 70% of the building envelope (see section 2B Building envelopes). In new urban areas or where an existing neighbourhood is undergoing change, building envelopes should be tested prior to setting FSR controls.				✓
	Aims • ensure that development aligns with the optimum capacity of the site and the desired density of the local area • provide opportunities for building articulation and creativity within a building envelope by carefully setting the allowable floor space.		•	The developable area is zoned SP1 Special Uses - Seniors Housing. No FSR applies. The development proposed the following: • SITE AREA 22,234.7 m2 • PROPOSED GFA 12,690 m2 • FSR: 0.57	YES
2E	**BUILDING DEPTH** Building depth is an important tool for determining the development capacity of a site. It is the overall cross section dimension of a building envelope. Building depth dimensions typically include articulation such as projecting balconies, gallery access, eaves, overhangs, sun hoods, blades and other architectural features. Building depth influences building circulation and configuration and has a direct relationship to internal residential amenity by determining room depths, which in turn influences access to light and air. For residential development in general, narrower building depths have a greater potential to achieve optimal natural ventilation and daylight access than deeper floor plates. Depths of mixed-use buildings transition from deeper commercial and retail uses at the lower levels to narrower building depths for the residential uses at upper levels.				✓
	Aims • ensure that the bulk of the development relates to the scale of the desired future context • ensure building depths support apartment layouts that meet the objectives, design criteria and design guidance within the Apartment Design Guide.		•	The depths of all buildings support layouts that meet the objectives, design criteria and design guidance within the ADG • Building 1: 31.7 m • Podium: 34.3 m • Building 2: 32.2m • Townhouse: 18.7 m • Café: 11m • Swimming Pool: 16.7 m	YES

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2F	**BUILDING SEPARATION** Building separation is the distance measured between building envelopes or buildings. Separation between buildings contributes to the urban form of an area and the amenity within apartments and open space areas. Amenity is improved through establishing minimum distances between apartments within the site, between apartments and non-residential uses and with boundaries to neighbours. Building separation ensures communal and private open spaces can have useable space with landscaping, deep soil and adequate sunlight and privacy. Within apartments, building separation assists with visual and acoustic privacy, outlook, natural ventilation and daylight access. Building separation controls should be set in conjunction with height controls and controls for private/communal open space and visual and acoustic privacy.				✓
	Aims • ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings • assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook • provide suitable areas for communal open spaces, deep soil zones and landscaping.		•	The building layouts provide good separation between Building 1 and 2, 2 and 3, and 1 and 3: - Building 1 and 2: 9.8m - Building 1 and 3 (Townhouse with height under 12m): 16m (between habitable to habitable) - Building 1 and 2 (Townhouse with height under 12m): 10.6m (between habitable and non-habitable) The only non-compliance occurs on Level 4, where the balcony of Apartment 3B2 in Building 2 is located 9.8m from the living room wall (not a window) of Apartment 3B3 in Building 1.	YES excl minor non compliance
2G-1	**STREET SETBACKS** Street setbacks establish the alignment of buildings along the street frontage, spatially defining the width of the street. Combined with building height and road reservation, street setbacks define the proportion and scale of the street and contribute to the character of the public domain. In a centre, the street setback or building line may be set at the property boundary defining the street corridor with a continuous built edge. In a suburban context, the street setback may accommodate front gardens, contributing to the landscape setting of buildings and the street. Street setbacks provide space for building entries, ground floor apartment courtyards and entries, landscape areas and deep soil zones.				✓
	Aims • establish the desired spatial proportions of the street and define the street edge		•	The developable area is zoned SP1 Special Uses - Seniors Housing. No Setback applies	YES

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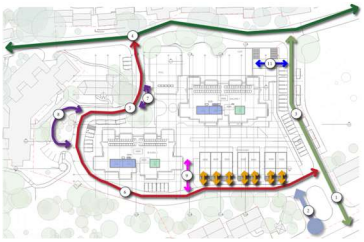
	• provide space that can contribute to the landscape character of the street where desired • create a threshold by providing a clear transition between the public and private realms • assist in achieving visual privacy to apartments from the street • create good quality entries to lobbies, foyers or individual dwellings • promote passive surveillance and outlook to the street.			The following Streets will be constructed to provide access to Stage 1: The existing Lakeshore and Endeavour Drives will be reconfigured in the north west corner (4) to facilitate fire truck access and movement. VB access is extended with a new perimeter bush fire trail road which also provides access to Stage 1 basement carparking (6). The Lantana Avenue site entrance will be reconfigured to align with the new access road (3) Streets 1. Reconfigured Lantana Road Site Entrance 2. Reconfigured Lantana Road Bus Stop  The following Street Setbacks is proposed: -3m Setback from the Townhouse to the new Perimeter on the South side -8m setback from the new Pool to Extension of Endeavour Dive on the north side. -Generous setback of more than 21m from Building 1 to the Extension of Endeavour Dive on the north side, creating a communal green village on the northside of Phase 1.	
2H	**SIDE & REAR SETBACKS** Side and rear setbacks govern the distance of a building from the side and rear site boundaries and are related to the height of the building. They are important tools for achieving amenity for new development and buildings on adjacent sites.				✓

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	Setbacks vary according to the building's context and type. Larger setbacks can be expected in suburban contexts in comparison to higher density urban settings. Setbacks provide transition between different land uses and building typologies. Side and rear setbacks can also be used to create useable land for common open space, tree planting and landscaping.				
	Aims • provide access to light, air and outlook for neighbouring properties and future buildings • provide for adequate privacy between neighbouring apartments • retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape • achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites • manage a transition between sites or areas with different development controls such as height and land use.		•	The following side Setbacks is proposed: - Min 10m setback from Building 1 Podium and Townhouse to the New Stage 1 Boulevard on the East - Min 2m Setback from the Pool to the new Entry Road on the West side - A pinch point of approximately 2.1m from Building 2 to the new perimeter Road.	YES

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PART 3	**SITING THE DEVELOPMENT**				
Objective 3A	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 Appendix 1 in ADG)		•	Refer to SDRP Report Chapter 4. Site Analysis – Renewal Area.	YES
3B	**ORIENTATION**				
Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development				✓
3B-1.1	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1 in ADG)		•		YES
3B-1.2	Where the street frontage is to the east or west, rear buildings are orientated to the north		•	There are three (4) street frontages and multiple orientations. Buildings are oriented to maximise ILU solar access given the site layout.	YES
3B-1.3	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 in ADG)		•	New buildings are in principle organised with a north-south long axis, where possible. In this instance Buildings 1, 2 and the Townhouse.	YES
Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid-winter				✓
3B-2.1	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		•	The Village Park to the north of Building 1 forms the **primary communal open space** areas for Stage 1. Review of the **overshadowing diagrams (**DA8612**)** indicates that this **primary communal open space** maintains substantial solar exposure throughout the day. Between **9:00am and 3:00pm mid-winter**, a significant portion of this area along with the main courtyard and landscaped communal terrace areas	YES

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				remain unshaded for extended periods, ensuring that **more than 50% of the communal open space receives a minimum of two hours of direct sunlight**, in accordance with **ADG Section 3D-3**. Building setbacks, the spacing between Building 1 and Building 2, and their positioning relative to the courtyard's active / seating areas to the western end of the courtyard have been carefully configured. This maximises solar penetration and create warm to the usable outdoor environments during the early to mid-afternoon in winter months. Referring to drawings DA0051, DA8602 the proposed development has been designed to ensure adequate solar access in accordance with the Apartment Design Guide (ADG) Criterion 3B-2.1, which requires that living areas, private open space, and communal open space receive solar access consistent with Sections 3D *Communal and Public Open Space* and 4A *Solar and Daylight Access*. A detailed solar access analysis demonstrates that a minimum of **70% of apartments** receive **at least two hours of direct sunlight** between 9:00am and 3:00pm mid-winter, satisfying the ADG minimum requirement. The results are as follows: • **Building 1:** 28 out of 39 apartments (71.7%) • **Building 2:** 28 out of 39 apartments (71.7%) • **Townhouses:** 5 out of 7 dwellings (70%) • **Overall:** 61 out of 85 dwellings (71.7%)	

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				These results confirm that the development achieves **compliance with ADG Criterion 3B-2.1**. The calculations are based on the assumption that the apex apartments and townhouses incorporate **skylights**, providing additional daylight access to living areas.	
3B-2.2	Solar access to living rooms, balconies and private open spaces of neighbours should be considered		•	Objectives set out in 3D and 4A are met.	YES
3B-2.3	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%		•	Complies - A review of the **Overshadowing Plans (dated June 21)** demonstrates that the proposed building form and orientation have been carefully considered to minimise additional overshadowing to neighbouring properties. The shadows cast by the proposal during mid-winter remain largely contained within the site boundaries during the morning and early afternoon, with **only minor incremental shadowing** occurring to adjoining properties at the early morning (9am) and late afternoon (3pm) periods. These impacts represent **less than a 20% increase** in overshadowing compared to existing conditions. The primary adjoining residential properties to the north retain full solar access, while the southern properties—already affected by limited winter sun—experience **no significant additional loss** of solar access due to the proposed development. Through careful **building orientation, modulation, and upper-level setbacks**, the design ensures equitable solar outcomes consistent with ADG 3B-2.3, maintaining	YES

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				reasonable amenity and sunlight access to all neighbouring dwellings.	
3B-2.4	If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy		•	Complies -The proposed development complies with **ADG Criterion 3B-2.4**, as the building form and separation have been designed to ensure no significant reduction in solar access to neighbouring properties. Building setbacks and separation distances meet or exceed the **minimum requirements of Section 3F – Visual Privacy**, thereby maintaining adequate sunlight access and residential amenity for adjoining sites.	YES
3B-2.5	Overshadowing is minimised to the south or downhill by increased upper level setbacks		•	Buildings 1 and 2 are designed to allow sufficient solar access to the townhouses; therefore, **additional upper-level setbacks are not required.**	YES
3B-2.6	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		•	The design of the built form, combined with a strategic north–south orientation and adequate separation and setbacks, effectively minimizes overshadowing and privacy impacts on adjoining properties, achieving compliance with AGD's Criterion 3B-2.5	YES
3B-2.7	A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings		•	Not applicable	NA
Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security				✓
3C-1.1	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate		•	Ground floor ILUs can have courtyards with direct access to POS, however on the Souths side, this is inappropriate due to existing	YES

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				falls and levels on the site and security requirements.	
3C-1.2	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 in ADG)		•	The design provides enhanced privacy for ground-level dwellings through the use of 1,500 mm permeable fence, recessed gated access to private open spaces, and integrated landscaping, achieving compliance with AGD's Criterion on level changes and visual privacy	YES
3C-1.3	Upper level balconies and windows should overlook the public domain		•	Balconies will be oriented toward public domain and/or communal open spaces.	YES
3C-1.4	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls is limited to 1m		•	A sandstone planter wall provides separation and privacy for the ground-floor apartment of Building 2, kept below 1 m in height, while a 1.5 m high permeable fence enhances privacy without compromising visual permeability.	YES
3C-1.5	Length of solid walls should be limited along street frontages		•	Complies.	YES
3C-1.6	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 entries are designed to provide opportunities for seating and letterboxes. Various walking paths within the site have rest points for communal interaction.	YES
3C-1.7	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		•	A 'secure' Reception for the development is located at the western Building entrance. Individual building entry spaces are set back from the internal street network and provide a combination of forecourt and lobby entry spaces to each building. A variety of materials, articulation and landscaping have been used to differentiate entrances and provide legibility.	YES

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3C-1.8	Opportunities for people to be concealed should be minimised		•	This is achieved through a combination of factors including: clear sight lines with minimal obstructions, passive surveillance and secure entries	YES
Objective 3C-2	Amenity of the public domain is retained and enhanced				✓
3C-2.1	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking		•	Refer to the landscape plan which demonstrates the way planting has been used to provide soft edges to the buildings including any parking.	YES
3C-2.2	Mail-boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided		•	Letter boxes are located in the Residence Lobbies that is connected to Building 1 and 2 Lift Lobby	YES
3C-2.3	The visual prominence of underground car park vents should be minimised and located at a low level where possible		•	Car park vents are integrated into the building and extend to the roof via full-length exhausts	YES
3C-2.4	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view		•	Plant and maintenance areas are restricted wherever possible to basement areas. 2 new substations is to provided at the Eastern frontage amongst the kerb side carpark to suit the location of incoming mains power.	YES
3C-2.5	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels		•	An accessible path of travel is provided from the boundary to each building entry: Residence entry: accessible entry at NW corner of the site Public Entry: accessible entry at the North side for Communal amenities access Additional entry for residence and public at the Eastern side of the Site.	YES
3C-2.6	Durable, graffiti resistant and easily cleanable materials should be used		•	Can comply	YES

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3C-2.7	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 planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking		•		NA
3C-2.8	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking		•	Basement car park slabs are carefully designed with stepped levels to provide adequate setbacks for ground-floor landscaping while maintaining sufficient headroom for the car park and services below	YES
3D	**COMMUNAL AND PUBLIC OPEN SPACE**				
Objective 3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping				✓
3D-1.1	Communal open space has a minimum area equal to 25% of the site (see figure 3D.3 in ADG)	•		Complies Site Area = 22,234.7 m2 Min 25% Area = 5,558.7 m2 COS provided = 5,558.7 m2	YES
3D-1.2	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter)	•		Complies Principal COS Area is the Village Park on the North side of the site receive sun light almost all year rounds and more than 2 hours on 21st of June.	YES
3D-1.3	Communal open space should be consolidated into a well-designed, easily identified and usable area		•	Complies	YES
3D-1.4	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions		•	Complies	YES
3D-1.5	Communal open space should be co-located with deep soil areas		•	The Village Park is free of structures, allowing the deep soil areas to	YES

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				support substantial tree planting and the provision of shaded areas	
3D-1.6	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies		•	Complies	YES
3D-1.7	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof		•	Complies . All buildings have good access to the Village Park.	YES
3D-1.8	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		•		NA
Objective 3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting				✓
3D-2.1	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		•	Complies Refer to landscape plans.	YES
3D-2.2	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts.		•	Refer to landscape plans.	YES
3D-2.3	Visual impacts of services should be minimised, including location of ventilation		•	Complies.	YES

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	duct outlets from basement car parks, electrical sub-stations and detention tanks				
Objective 3D-3	Communal open space is designed to maximise safety				✓
3D-3.1	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		•	Complies.	YES
3D-3.2	Communal open space should be well lit		•	Complies.	YES
3D-3.3	Where communal open space/facilities are provided for children and young people they are safe and contained		•	Complies.	YES
Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood				✓
3D-4.1	The public open space should be well connected with public streets along at least one edge		•	The Village Park is visible and directly accessible from Endeavour Drive, its extension, and the new site road on the eastern side	YES
3D-4.2	The public open space should be connected with nearby parks and other landscape elements		•	The *Lifestyle Plaza* forms the central communal open space of Stage 1, designed as a key landscape connector within the broader master plan. Its green spaces, landscaped pathways, and alfresco zones create a continuous visual and physical link between the plaza, adjacent residential entries, and the neighbouring ILU building's communal areas. The western entrance landscape further reinforces this connection by integrating natural materials and planting that echo the surrounding bushland palette. Together, these	YES

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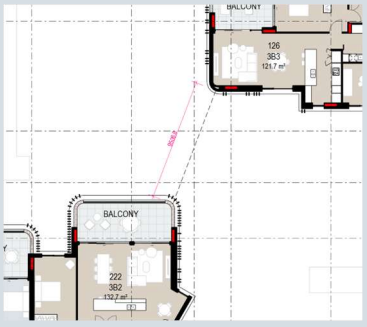
				design features ensure that the public and communal open spaces are seamlessly connected to nearby landscape elements, fostering a cohesive and walkable environment that aligns with ADG Criterion 3D-4.2	
3D-4.3	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid		•	Streets surrounding the site are linked via on-site pedestrian open space that is 'shared' with the neighbourhood.	YES
3D-4.4	Solar access should be provided year round along with protection from strong winds		•	Complies	YES
3D-4.5	Opportunities for a range of recreational activities should be provided for people of all ages.		•	Complies	YES
3D-4.6	A positive address and active frontages should be provided adjacent to public open space			The *Lifestyle Plaza* integrates landscaped pathways, green spaces, and alfresco café seating to connect seamlessly with adjoining communal areas and the neighbouring ILU building. The café, pool, gym, craft and art centre, hair and beauty, sport lounges and dinning form parts of a positive, active frontages to the public domain.	NA
3D-4.7	Boundaries should be clearly defined between public open space and private areas			Private courtyards are fenced.	YES
3E	**DEEP SOIL ZONES**				
Objective 3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality				✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
3E-1.1	Deep soil zones are to meet the following minimum requirements: Site area / Min dim / Deep soil zone (% of site area) < 650m² / - / 7% 650m²-1,500m² / 3m > 1,500m² / 6m > 1,500m² with significant existing tree cover / 6m	•		Complies Deep Soil required ADG: 22,234.7 m2 (site area) * 7% = min 1,556.5m² Deep Soil zones provided: more than 25% : more than 5,558.7 m2 (The entire Village Park (Lifestyle Plaza) is Deep Soil Areas. Deep soil has been provided in accordance with the SEPP (Housing) 2021 for Seniors Living which is more onerous and requires min 15%.	YES
3E-1.2	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			More than the minimum Deep Soil area is provided.	YES
3E-1.3	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		•	Refer to DA1103, the generous deep soil areas located at the North side of Stage 1 ensure the retaining of most of significant trees along the Endeavour Drive	YES
3E-1.4	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		•	Not applicable	NA

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	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				
3F	**VISUAL PRIVACY**				
Objective 3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy				✓
3F-1.1	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: Building height / Habitable rooms and balconies / Non-habitable rooms Up to 12m (4 storeys) / 6m / 3m Up to 25m (5-8 storeys) / 9m / 4.5m Over 25m (9+ storeys) / 12m / 6m Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2 in ADG) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties	•		Compliant. **Building 1 & 2** Good separation distance provided between Building 1 and 2 by staggering the blocks along East-West axis. The closest distance between Building 1 and 2 is 9.5 m, and that is between Balcony of Building 2 – 3B2 and a solid wall of Building 1 3B3, hence complies with AGD's criteria 3F-1.1 	YES
3F-1.2	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		•	Step in built form provided above the podium of Building 1, providing compliant Visual privacy.	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
3F-1.3	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		•		NA
3F-1.4	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 in ADG)		•	Visual privacy is maximised between buildings on site through building orientation, site layout and separation in excess of minimum appropriate visual separation distances. Issues of visual privacy are also mitigated through the implementation of a range of privacy devices	YES
3F-1.5	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 in ADG)		•	NA	NA
3F-1.6	Direct lines of sight should be avoided for windows and balconies across corners		•	Where potential direct lines of sight occur between windows or balconies across corners, vertical privacy fins are incorporated to prevent overlooking and maintain visual privacy between dwellings.	YES
3F-1.7	No separation is required between blank walls		•	Noted.	YES
Objective 3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space				✓
3F-2.1	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		•	Complies; design of communal open space has been considered to minimise impact on privacy of neighbouring dwellings. A range of strategies have been used including: vegetation and planting providing a buffer zone and screening devices,	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	• 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			low wall and fences for Ground floor apartments (Building 2), raising apartment levels for Building 2, solid balconies for Level 1 apartments....	
3F-2.2	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas		•	Complies	YES
3F-2.3	Balconies and private terraces should be located in front of living rooms to increase internal privacy		•	This requirement has been considered in conjunction with the requirement for solar access to the living room. Predominantly the balcony is in front of the living room.	YES
3F-2.4	Windows should be offset from the windows of adjacent buildings		•	Privacy is managed through separation and screening	YES
3F-2.5	Recessed balconies and/or vertical fins should be used between adjacent balconies		•	Vertical fins are used.	YES
3G	**PEDESTRIAN ACCESS AND ENTRIES**				
Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain				✓
3G-1.1	Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge		•	There are multiple entry points to the site, separating public and residence entry, including separate access for Scooters and provision of private Gate access for Ground Floor Apartments on Building 2.	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
3G-1.2	Entry locations relate to the street and subdivision pattern and the existing pedestrian network		•	Complies	YES
3G-1.3	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries		•	Complies	YES
3G-1.4	Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries		•	Complies	YES
Objective 3G-2	Access, entries and pathways are accessible and easy to identify				✓
3G-2.1	Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces		•	Complies. Both Building 1 and 2 Lift Lobbies can be directly access from public lobby, which will be facilitated by clear wayfinding design.	YES
3G-2.2	The design of ground floors and underground car parks minimise level changes along pathways and entries		•	The levels of each ground floor have been set to make the transition between the significant changes of level in the site as simply as possible.	YES
3G-2.3	Steps and ramps should be integrated into the overall building and landscape design		•	As a retirement living development, significant effort has been made to minimise the use of steps and ramps across a steep site. Alternate paths with steps have also been provided for more able-bodied resident and visitors.	YES
3G-2.4	For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3 in ADG)		•	Can comply	YES
3G-2.5	For large developments electronic access and audio/video intercom should be provided to manage access		•	Can comply	YES
Objective 3G-3	Large sites provide pedestrian links for access to streets and connection to destinations				

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
3G-3.1	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport		•	Refer to landscape plans. Pedestrian connection has been considered in the framing and provision of common open space to facilitate direct connections to open space, neighbourhood streets and public transport (bus stop)	YES
3G-3.2	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		•	Complies	YES
3H	**VEHICLE ACCESS**				
Objective 3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes				✓
3H-1.1	Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the façade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed		•	The car park entry is located along the new internal road on the southern side of the site, safely separated from all pedestrian and scooter access routes to ensure the safety and comfort of senior residents.	YES
3H-1.2	Car park entries should be located behind the building line		•	Complies	YES
3H-1.3	Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout		•	Complies	YES
3H-1.4	Car park entry and access should be located on secondary streets or lanes where available		•	Complies	YES
3H-1.5	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided		•	Complies	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
3H-1.6	Access point locations should avoid headlight glare to habitable rooms		•	Complies	YES
3H-1.7	Adequate separation distances should be provided between vehicle entries and street intersections		•	Complies	YES
3H-1.8	The width and number of vehicle access points should be limited to the minimum		•	Complies	YES
3H-1.9	Visual impact of long driveways should be minimised through changing alignments and screen planting		•	Complies	YES
3H-1.10	The need for large vehicles to enter or turn around within the site should be avoided		•	Complies	YES
3H-1.11	Garbage collection, loading and servicing areas are screened		•	Complies; within basements	YES
3H-1.12	Clear sight lines should be provided at pedestrian and vehicle crossings		•	Complies	YES
3H-1.13	Traffic calming devices such as changes in paving material or textures should be used where appropriate		•	Complies	YES
3H-1.14	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		•	Complies	YES
3J	**BICYCLE AND CAR PARKING**				
Objective 3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas				✓
3J-1.1	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	•		Noted. SEPP Housing also has parking requirements for Housing for Seniors, which are met.	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	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				
3J-1.2	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site		•		N/A
3J-1.3	Where less car parking is provided in a development, council should not provide on street resident parking permits		•		N/A
Objective 3J-2	Parking and facilities are provided for other modes of transport				✓
3J-2.1	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters		•	Not Applicable The SEPP (Housing) 2021 does not require ILUs or RCFs to provide motorcycle parking. As such, no motorcycle parking spaces are proposed in the subject development. This item is not applicable	N/A
3J-2.2	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas		•	Not Applicable The SEPP (Housing) 2021 or Council's DCP do not provide bicycle parking rates for seniors housing developments. As a consequence, no new bicycle parking facilities are provided.	N/A
3J-2.3	Conveniently located charging stations are provided for electric vehicles, where desirable		•	The new 2 substations capacity for the scheme has been designed to allow for installation of 100% electric charging stations in the future.	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
Objective 3J-3	Car park design and access is safe and secure				✓
3J-3.1	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		•	Complies	YES
3J-3.2	Direct, clearly visible and well lit access should be provided into common circulation areas		•	Complies	YES
3J-3.3	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs		•	Complies	YES
3J-3.4	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards		•	Complies	YES
Objective 3J-4	Visual and environmental impacts of underground car parking are minimised				✓
3J-4.1	Excavation should be minimised through efficient car park layouts and ramp design		•	Complies	YES
3J-4.2	Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles		•	Complies	YES
3J-4.3	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		•	Complies	YES
3J-4.4	Natural ventilation should be provided to basement and sub-basement car parking areas		•	The basement carparks technically require mechanical ventilation due to their size and depth.	NO
3J-4.5	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design		•	Complies	YES
Objective 3J-5	Visual and environmental impacts of on-grade car parking are minimised				✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
3J-5.1	On-grade car parking should be avoided		•	Complies.	YES
3J-5.2	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	N/A
Objective 3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised				✓
3J-6.1	Exposed parking should not be located along primary street frontages		•	No on-street carparking provided along Endeavour Drive from Village Park, providing a liveable primary street frontage.	YES
3J-6.2	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		•		N/A

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	Office (SOHO) units along the street frontage (see figure 3J.9 in ADG)				
3J-6.3	Positive street address and active frontages should be provided at ground level		•	Complies	YES
PART 4	**DESIGNING THE BUILDING**				
4A	**SOLAR AND DAYLIGHT ACCESS**				
Objective 4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space				✓
4A-1.1	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	•		Complies Refer DA drawings DA0031_Solar Compliance	YES
4A-1.2	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	N/A
4A-1.3	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	•		Complies	YES
Objective 4A-2	Daylight access is maximised where sunlight is limited				✓
4A-2.1	Courtyards, skylights and high-level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms		•	Complies	YES
4A-2.2	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		•		N/A

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	• acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved				
4A-2.3	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		•	Can comply	YES
Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months				✓
4A-3.1	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)		•	Solar and daylight access are controlled using a combination of • balconies, • high-performance glass, • deep brick facade reveal over the head of the window providing an overhang for summer shading • internal operable blinds for shading • Vertical sun shading device. • All east and west facing living spaces are designed as dual aspect which allows for the occupants to close the east or west blinds if required and utilise the alternative facing windows for views & outlook	YES
4B	**NATURAL VENTILATION**				
Objective 4B-1	All habitable rooms are naturally ventilated				✓
4B-1.1	The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms		•		YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4B-1.2	Depths of habitable rooms support natural ventilation		•		YES
4B-1.3	The area of unobstructed window openings should be equal to at least 5% of the floor area served		•		YES
4B-1.4	Light wells are not the primary air source for habitable rooms		•	Complies	YES
4B-1.5	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		•	All bedrooms are provided with large windows featuring openable awnings or sliding doors, allowing residents to naturally control ventilation and maintain comfortable indoor air quality.	YES
Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation				✓
4B-2.1	Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3 in ADG)		•	Complies Refer to DA0052_Cross Ventilation Compliance	YES
4B-2.2	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		•	Single-aspect apartments will be ventilated by mechanical design.	YES
Objective 4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents				✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4B-3.1	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	•		Complies Refer to DA0052_Cross Ventilation Compliance	YES
4B-3.2	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	•		Complies	YES
4B-3.3	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths		•	Apartment depths have been minimised and corner apartments have been used to maximise opportunity for natural ventilation	YES
4B-3.4	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 ADG)		•		N/A
4B-3.5	Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow		•	Air flow has been maximised with internal planning wherever practical.	YES
4B-3.6	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow		•	Complies; appropriate ceiling heights are used in combination with reduced apartment depths	YES
4C	**CEILING HEIGHTS**				
Objective 4C-1	Ceiling height achieves sufficient natural ventilation and daylight access				✓
4C-1.1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Min. ceiling heights for apartment and mixed-use buildings Habitable rooms: 2.7m Non-habitable: 2.4m	•		Complies; ceiling heights comply with the minimums set out in the ADG.	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	<table><tr><td>2 storey apartments</td><td>2.7 for main living area floor 2.4 for second floor, where its 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 degree minimum 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				
4C-1.2	Ceiling height can accommodate use of ceiling fans for cooling and heat distribution		•	Can comply	
Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms				✓
4C-2.1	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		•	Non habitable areas are consolidated vertically to minimise bulkheads in habitable areas.	YES
Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building				✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4C-3.1	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 in ADG)		•		N/A
4D	**APARTMENT SIZE AND LAYOUT**				
Objective 4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity				✓
4D-1.1	Apartments are required to have the following minimum internal areas: Apartment type / Min. internal area Studio / 35m² 1 bedroom / 50m² 2 bedroom / 70m² 3 bedroom / 90m² 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	•		Complies	YES
4D-1.2	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	•		Complies	YES
4D-1.3	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)		•	Complies	YES
4D-1.4	A window should be visible from any point in a habitable room		•	Complies	YES
4D-1.5	Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed		•		N/A

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	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				
Objective 4D-2	Environmental performance of the apartment is maximised				✓
4D-2.1	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	•		Complies	YES
4D-2.2	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	•		Complies	YES
4D-2.3	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths		•		N/A
4D-2.4	All living areas and bedrooms should be located on the external face of the building		•	Complies	YES
4D-2.5	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		•	Complies	YES
Objective 4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs				✓
4D-3.1	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	•		Complies	YES
4D-3.2	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•		Complies	YES
4D-3.3	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	•		Complies	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4D-3.4	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	•		Complies	YES
4D-3.5	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas		•	Complies	YES
4D-3.6	All bedrooms allow a minimum length of 1.5m for robes		•	Complies	YES
4D-3.7	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		•	Complies	YES
4D-3.8	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 *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) • efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms		•	Complies	YES
4E	**PRIVATE OPEN SPACE AND BALCONIES**				
Objective 4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity				✓
4E-1.1	All apartments are required to have primary balconies as follows:	•		Complies	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	<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				
4E-1.2	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	•		Complies All ground level apartments have a POS which have a total area >15 sqm	YES
4E-1.3	Increased communal open space should be provided where the number or size of balconies are reduced		•		N/A
4E-1.4	Storage areas on balconies is additional to the minimum balcony size		•		N/A
4E-1.5	Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above • close proximity to road, rail or other noise sources • exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated		•		N/A

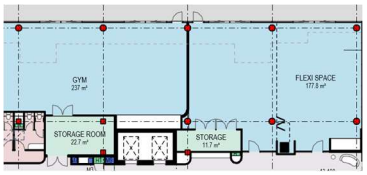
Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents				✓
4E-2.1	Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space		•	Complies	YES
4E-2.2	Private open spaces and balconies predominantly face north, east or west		•	Complies	YES
4E-2.3	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		•	Complies	YES
Objective 4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building				✓
4E-3.1	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		•	Complies	YES
4E-3.2	Full width full height glass balustrades alone are generally not desirable		•	Complies	YES
4E-3.3	Projecting balconies should be integrated into the building design and the design of soffits considered		•	Complies	YES
4E-3.4	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind		•	Complies	YES
4E-3.5	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue		•	Complies	YES
4E-3.6	Downpipes and balcony drainage are integrated with the overall facade and building design		•	Complies	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4E-3.7	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design		•	Complies. Integrated Mechanical Strategy with integrated refrigerant pipes and roof located condensers	YES
4E-3.8	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design		•	Complies The balconies was design with partial brick parapet + vertical screening devices, provide extra privacy for clothes drying.	YES
4E-3.9	Ceilings of apartments below terraces should be insulated to avoid heat loss		•	Floor to floor height is carefully considered to accommodate insulation in such instances.	YES
4E-3.10	Water and gas outlets should be provided for primary balconies and private open space		•	The development is gas free Can comply with Hydraulic design	YES
Objective 4E-4	Private open space and balcony design maximises safety				✓
4E-4.1	Changes in ground levels or landscaping are minimised		•	Design consideration for levelled access throughout.	YES
4E-4.2	Design and detailing of balconies avoids opportunities for climbing and falls		•	Balconies are designed to meet BCA requirements for fall protection.	YES
4F	**COMMON CIRCULATION AND SPACES**				
Objective 4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments				✓
4F-1.1	The maximum number of apartments off a circulation core on a single level is eight	•			YES
4F-1.2	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	•			N/A
4F-1.3	Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access		•		YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	particularly in entry lobbies, outside lifts and at apartment entry doors				
4F-1.4	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground		•		YES
4F-1.5	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors		•		YES
4F-1.6	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		•		YES
4F-1.7	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments		•		YES
4F-1.8	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		•		YES
4F-1.9	Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level		•		YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4F-1.10	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		•	Complies	YES
Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents				✓
4F-2.1	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		•		YES
4F-2.2	Tight corners and spaces are avoided		•		YES
4F-2.3	Circulation spaces should be well lit at night		•		YES
4F-2.4	Legible signage should be provided for apartment numbers, common areas and general way finding		•		YES
4F-2.5	Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided		•		YES
4F-2.6	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		•		YES
4F-2.7	Where external galleries are provided, they are more open than closed above the balustrade along their length		•		N/A
4G	**STORAGE**				
Objective 4G-1	Adequate, well designed storage is provided in each apartment				✓
4G-1.1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	•		Min 50% of Storage Requirements provided in Apartment, other 50%	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	<table><tr><th>Dwelling type</th><th>Storage size volume</th></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			provided in Basements. Refer to DA0031_Accommodation Schedule.	
4G-1.2	Storage is accessible from either circulation or living areas		•		YES
4G-1.3	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		•	No storage on balconies	N/A
4G-1.4	Left over space such as under stairs is used for storage		•		N/A
Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments				✓
4G-2.1	Storage not located in apartments is secure and clearly allocated to specific apartments		•	All storage in basement is secured and can be easily allocated to specific apartments	YES
4G-2.2	Storage is provided for larger and less frequently accessed items		•		YES
4G-2.3	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		•	Rear if car pace is allocated for EV charging station/ no storage at rear of car spaces	N/A

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4G-2.4	If communal storage rooms are provided they should be accessible from common circulation areas of the building		•	Storage rooms for Gym and Flexi Spaces can be accessed from circulation arears 	YES
4G-2.5	Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain		•		YES
4H	**ACOUSTIC PRIVACY**				
Objective 4H-1	Noise transfer is minimised through the siting of buildings and building layout				✓
4H-1.1	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy)		•		YES
4H-1.2	Window and door openings are generally orientated away from noise sources		•	Refer acoustic report.	YES
4H-1.3	Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas		•		YES
4H-1.4	Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources		•		YES
4H-1.5	The number of party walls (walls shared with other apartments) are limited and are appropriately insulated		•		YES
4H-1.6	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms		•	Complies	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments				✓
4H-2.1	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		•	Apartment layouts clearly define "Active" zone including Living Room + dining and "Quiet" zones (bed rooms and study rooms)	YES
4H-2.2	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		•	Can comply	YES
4J	**NOISE AND POLLUTION**				
Objective 4J-1	In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings				✓
4J-1.1	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		•	The only major noise source for Stage 1 is from Latana Avenue, from which Phase 1 is generously set back with good separation distance. All communal areas are zoned at Ground Floor and North side, away from Residential use on the South side. Courtyards are used as buffers ensure noise separation between 2 ILUs and Townhouses.	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	• 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 in ADG) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry				
4J-1.2	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		•		N/A
Objective 4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission				✓
4J-2.1	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		•		N/A
4K	**APARTMENT MIX**				
Objective 4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future				✓
4K-1.1	A variety of apartment types is provided		•	Most are generous 1, 2 or 3 beds with Study to suit market demand.	YES
4K-1.2	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		•		YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	• different cultural and socioeconomic groups				
4K-1.3	Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households		•		YES
Objective 4K-2	The apartment mix is distributed to suitable locations within the building				✓
4K-2.1	Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3 in ADG)		•		YES
4K-2.2	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		•		YES
4L	**GROUND FLOOR APARTMENTS**				
Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located				✓
4L-1.1	Direct street access should be provided to ground floor apartments		•	GF Apartments on the north side of Building 2 are provided with Street access. GF Apartments on the South side cannot have Street Access due to great level change.	YES
4L-1.2	Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street		•		YES
4L-1.3	Retail or home office spaces should be located along street frontages		•		N/A
4L-1.4	Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these		•		N/A

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	cases provide higher floor to ceiling heights and ground floor amenities for easy conversion				
Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents				✓
4L-2.1	Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4 in ADG) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design		•		YES
4L-2.2	Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer		•		YES
4M	**FACADES**				
Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area				✓
4M-1.1	Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements		•		YES
4M-1.2	Building services should be integrated within the overall facade		•		YES
4M-1.3	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		•		YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	• 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				
4M-1.4	Building facades relate to key datum lines of adjacent buildings through upper-level setbacks, parapets, cornices, awnings or colonnade heights		•		N/A
4M-1.5	Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals		•		YES
Objective 4M-2	Building functions are expressed by the facade				✓
4M-2.1	Building entries should be clearly defined		•		YES
4M-2.2	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height		•		YES
4M-2.3	The apartment layout should be expressed externally through facade features such as party walls and floor slabs		•		YES
4N	**ROOF DESIGN**				
Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street				✓
4N-1.1	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		•	Undulating building roof form to align with treetops & ridge line when viewed from a distance	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4N-1.2	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		•	Raised and curvy roof form align and support other architectural features including curved balconies, flowing podium slab, skylights and the used of curvy sandstone walls and concrete slab edges.	YES
Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised				✓
4N-2.1	Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments • dormer or clerestory windows • openable skylights		•	Podium roof has been utilized to provide more POS areas for the Apartments on level 01 of Building 1	YES
4N-2.2	Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations		•	Not Applicable. Roof top Is not habitable, only with Plant Room provision	N/A
Objective 4N-3	Roof design incorporates sustainability features				✓
4N-3.1	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		•	This strategy was applied to the townhouses where the Living Rooms and Dining are located on the South side of the Plans, so the Roof Lift up to gain solar access to the spaces	YES
4N-3.2	Skylights and ventilation systems should be integrated into the roof design		•	Skylights was provided for South facing apartments to provide natural daylight to those ones that doesn't have direct sunlight during winter.	YES
4O	**LANDSCAPE DESIGN**				
Objective 4O-1	Landscape design is viable and sustainable				✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4O-1.1	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls		•	Refer to Landscape Plans	YES
4O-1.2	Ongoing maintenance plans should be prepared		•	Refer to Landscape Design	YES
4O-1.3	Microclimate is enhanced by: • appropriately scaled trees near the eastern and western elevations for shade • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter • shade structures such as pergolas for balconies and courtyards		•	Refer to Landscape Design	YES
4O-1.4	Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4 in ADG)		•		YES
Objective 4O-2	Landscape design contributes to the streetscape and amenity				✓
4O-2.1	Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops		•	Refer to Landscape Design	YES
4O-2.2	Significant landscape features should be protected by: • tree protection zones (see figure 4O.5 in ADG) • appropriate signage and fencing during construction		•	Refer Arborist report and Landscape Architect's indicative plant schedule	YES
4O-2.3	Plants selected should be endemic to the region and reflect the local ecology		•	Refer Landscape Architect's indicative plant schedule	YES
4P	**PLANTING ON STRUCTURES**				

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
Objective 4P-1	Appropriate soil profiles are provided				✓
4P-1.1	Structures are reinforced for additional saturated soil weight		•		YES
4P-1.2	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		•		YES
4P-1.3	Minimum soil standards for plant sizes should be provided in accordance with Table 5 (in ADG)		•		YES
Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance				✓
4P-2.1	Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity		•		YES
4P-2.2	A landscape maintenance plan is prepared		•		YES
4P-2.3	Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used		•		YES
Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces				✓
4P-3.1	Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes		•	Complies The podium structure above basement carpark and Ground Floor are landscaped with raised planters and common open space with accessible routes for residents to enjoy	YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	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				
4Q	**UNIVERSAL DESIGN**				
Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members				✓
4Q-1.1	Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features		•	100% of the Apartment Layout can be adapted to comply with Silver Level of Livable Housing Guideline's (refer to Architectural Drawings Series DA5100)	Yes
Objective 4Q-2	A variety of apartments with adaptable designs are provided				✓
4Q-2.1	Adaptable housing should be provided in accordance with the relevant council policy		•	Refer to DA5100 Series	YES
4Q-2.2	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		•	Refer to DA5100 Series	YES
Objective 4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs				✓
4Q-3.1	Apartment 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		•		YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4R	**ADAPTIVE REUSE**				
Objective 4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place				✓
4R-1.1	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		•	The proposed palette of façade materials and tones of Stage 1 draws inspiration from the local geology and surrounding landscape. Building forms are informed by imagery from Walk on Country, referencing the textures, colours, and tones of sandstone escarpments, native foliage, and trees to create a strong sense of place and identity.	YES
4R-1.2	Additions to heritage items should be clearly identifiable from the original building		•		N/A
4R-1.3	New additions allow for the interpretation and future evolution of the building		•		YES
Objective 4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse				✓
4R-2.1	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
4R-2.2	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		•		N/A

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	and 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				
4S	**MIXED USE**				
Objective 4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement				N/A
4S-1.1	Mixed use development should be concentrated around public transport and centres		•		N/A
4S-1.2	Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street • active frontages are provided • diverse activities and uses • avoiding blank walls at the ground level • live/work apartments on the ground floor level, rather than commercial		•		N/A
Objective 4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents				N/A
4S-2.1	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 • security at entries and safe pedestrian routes are provided		•		N/A

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	• concealment opportunities are avoided				
4S-2.2	Landscaped communal open space should be provided at podium or roof levels		•		N/A
4T	**AWNINGS AND SIGNAGE**				
Objective 4T-1	Awnings are well located and complement and integrate with the building design				✓
4T-1.1	Awnings should be located along streets with high pedestrian activity and active frontages		•		N/A
4T-1.2	A number of the following design solutions are used: • continuous awnings are maintained and provided in areas with an 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		•		N/A
4T-1.3	Awnings should be located over building entries for building address and public domain amenity		•		YES
4T-1.4	Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure		•		N/A
4T-1.5	Gutters and down pipes should be integrated and concealed		•		YES
4T-1.6	Lighting under awnings should be provided for pedestrian safety		•		N/A
Objective 4T-2	Signage responds to the context and desired streetscape character				✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4T-2.1	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development		•	Can comply	YES
4T-2.2	Legible and discrete way finding should be provided for larger developments		•	Can comply	YES
4T-2.3	Signage is limited to being on and below awnings and a single facade sign on the primary street frontage		•		N/A
4U	**ENERGY EFFICIENCY**				
Objective 4U-1	Development incorporates passive environmental design				✓
4U-1.1	Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)		•		YES
4U-1.2	Well located, screened outdoor areas should be provided for clothes drying		•	Complies Private open space (POS) balconies are fitted with vertical privacy screens, and Level 1 apartments incorporate solid parapets to prevent overlooking.	YES
Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer				✓
4U-2.1	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 is maximised • polished concrete floors, 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		•		YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4U-2.2	Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)		•		YES
Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation				✓
4U-3.1	A number of the following design solutions are used: • rooms with similar usage are grouped together • natural cross ventilation for apartments is optimised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible		•		YES
4V	**WATER MANAGEMENT AND CONSERVATION**				
Objective 4V-1	Potable water use is minimised				✓
4V-1.1	Water efficient fittings, appliances and wastewater reuse should be incorporated		•		YES
4V-1.2	Apartments should be individually metered		•		YES
4V-1.3	Rainwater should be collected, stored and reused on site		•		YES
4V-1.4	Drought tolerant, low water use plants should be used within landscaped areas		•		YES
Objective 4V-2	Urban stormwater is treated on site before being discharged to receiving waters				✓
4V-2.1	Water sensitive urban design systems are designed by a suitably qualified professional		•		YES
4V-2.2	A number of the following design solutions are used:		•		YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	• 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				
Objective 4V-3	Flood management systems are integrated into site design				✓
4V-3.1	Detention tanks should be located under paved areas, driveways or in basement car parks		•	4 new OSD tanks are located underneath new road at the East side of the building	YES
4V-3.2	On large sites parks or open spaces are designed to provide temporary on site detention basins		•	The generous deep soil areas of the Village Park can be used for effective on site storm water management	YES
4W	**WASTE MANAGEMENT**				
Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents				✓
4W-1.1	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park		•	Adequately sized bin store Rooms are located in Basement	YES
4W-1.2	Waste and recycling storage areas should be well ventilated		•		YES
4W-1.3	Circulation design allows bins to be easily manoeuvred between storage and collection points		•		YES
4W-1.4	Temporary storage should be provided for large bulk items such as mattresses		•		YES
4W-1.5	A waste management plan should be prepared		•		YES
Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling				✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4W-2.1	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		•	Can be integrated in Interior kitchen joinery design	YES
4W-2.2	Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core		•		YES
4W-2.3	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses		•		N/A
4W-2.4	Alternative waste disposal methods such as composting should be provided		•		NO
4X	**BUILDING MAINTENANCE**				
Objective 4X-1	Building design detail provides protection from weathering				✓
4X-1.1	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		•	Can comply	YES
Objective 4X-2	Systems and access enable ease of maintenance				✓
4X-2.1	Window design enables cleaning from the inside of the building		•	Balcony windows are cleanable from balconies.	YES
4X-2.2	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade		•	Roof planning allows abseiling façade cleaning for future maintenances.	YES
4X-2.3	Design solutions do not require external scaffolding for maintenance access		•		YES

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4X-2.4	Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems		•		N/A
4X-2.5	Centralised maintenance, services and storage should be provided for communal open space areas within the building		•	Sufficient amount of storages are provided for communal areas such as Gym and Flexi Space on ground floors	YES
Objective 4X-3	Material selection reduces ongoing maintenance costs				✓
4X-3.1	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 finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors		•	Can comply	YES