

Design Report Addendum
Response to RFIs

May 2026

Verona



TZG acknowledge the traditional owners and custodians of the land on which we work and pay our respects to Elders past and present. We are committed to a just, equitable and reconciled Australia and support the Uluru Statement from the Heart.

Always was, always will be.



The Old South Head Road above Rushcutters Bay, looking towards Paddington, 1842, Frederick Garling From the collections of the State Library of New South Wales



Tonkin Zulaikha Greer Architects

Address 117 Reservoir Street Surry Hills Nsw 2010
 Phone +61 2 9215 4900
 Email info@tzg.com.au
 ABN 4600 2722 349
 Web www.tzg.com.au

Nominated Architects
 Peter Tonkin: NSW Reg No 4147, Tim Greer: NSW Reg No 5603

This document remains the property of Tonkin Zulaikha Greer Pty Ltd and may only be used for the purposes for which it was produced. Unauthorised use of the document in any form whatsoever is prohibited.



Richards Stanisich

Address Level 2 / 490 Crown St Surry Hills, NSW 2010
 Phone (02) 8319 8299
 web richardsstanisich.com.au



Wyer & Co.

Address 12 Clevedon St, Botany NSW 2019
 Phone (02) 9362 3333
 web wyerandco.com.au



Northrop Consulting Engineers

Address Level 10/400 George St, Sydney NSW 2000
 Phone (02) 9241 4188
 Web northrop.com.au



Urbis

Address Level 8/123 Pitt St, Sydney NSW 2000
 Phone (02) 8233 9900
 Web urbis.com.au



Telford Civil Engineering

Address Level 14/32 Smith St, Parramatta NSW 2150
 Phone (02) 7809 4931
 Web telfordcivil.com.au



Elephants Foot Waste Management

Address 112/116 Canterbury Road Bankstown, NSW, 2200
 Phone 1300 435 374
 Web elephantsfoot.com.au



Credwell Consulting, ESD Consultants

Address Level 6/131 York St, Sydney NSW 2000
 Phone (02) 9281 8555
 Web credwell.com.au



JMT Consulting

Phone 0415 563 177
 Web jmtconsulting.com.au



E-LAB Consulting

Address Level 11/117 York St, Sydney NSW 2000
 Phone 0474 563 884
 Web e-lab.com.au



O & S Consulting

Address Suite 7.01, 140 Arthur Street, North Sydney
 Phone +61 408 817 410
 Web osconsulting.com.au



MBM Quantity Surveyors

Address Level 6/1 Chifley Square Sydney, 2000
 Phone (02) 9270 1000
 Web mbmpl.com.au



Aspire Development Management

Address Level 2, 60 Martin Place, Sydney, 2000
 Phone +61 424 322 411
 Web aspirepdm.com



Boxall

Address 8/49-51 Eton St, Sutherland NSW 2232
 Phone (02) 9521 5737
 Web boxallsurveyors.com.au



BCA Align

Address Level 22, Salesforce Tower, 180 George Street, Sydney NSW 2000
 Phone (02) 7813 8927
 Web bcalign.com.au



EI Australia

Address Suite 6.01, 55 Miller St, Pyrmont NSW 2009
 Phone 1300 342 878
 Web eiaustralia.com.au



JHA Engineers

Address Level 20, 2 Market Street, Sydney NSW 2000
 Phone +61 2 9437 1000
 Web jhaengineers.com



Purple Apple

Address 2 Dick Street, Newcastle West NSW 2302
 Phone +61 400 990 593
 Web purpleapple.au

Date	Purpose	Issued By
November 2025	SSDA	TG, AM, IR
April 2026	Section 37 Amendment	TG, AM, IR, CY
May 2026	Section 37 Response to RFIs	TG, AM, IR, CY

Contents

Page	Section	Title	RFI No.			
i		Cover		40	4.0	Previously recieved RFIs
ii		Acknowledgement of Country		40	4.1	RFI No. 2 - Apartment 1.13 Nib Wall
iii		Consultants & Document Details		41	5.0	Conclusion
iv		Contents		41		Note: Items outside of architectural scope
1	1.0	Introduction		42	6.0	Appendix: Responses to additional queries
2	1.1	Response to Requests for Information		44	7.0	ADG Compliance Table
2	1.2	Introduction				
3	1.3	Design changes since previous submission				
4	2.0	Responses to DPHI RFI Items				
5	2.1	Calculation of Cultural and Creative GFA	1			
7	2.2	Apartment Amenity – Affordable Housing	2			
9	2.3	Wintergardens – Noise-Affected Apartments Only	3			
11	2.4	Outlook from Terrace C	4			
13	2.5	Schedule of Accommodation	5			
15	2.6	Staff End-of-Trip Facilities – Location Correction	6			
16	2.7	Retail Staff Access to Basement 3 EOT Facilities	7			
17	2.8	Survey Levels of Existing Natural Ground	8			
19	3.0	City of Sydney RFI Responses				
19	3.1	City of Sydney Letter – Cultural and Creative Purpose				
21	3.2	City of Sydney Letter – Affordable Housing				
23	3.3	City of Sydney RFI No. 2 – Natural Cross Ventilation	2			
26	3.4	City of Sydney RFI No. 3 – Verona Terraces	3			
28	3.5	City of Sydney RFI No. 4.1 – Overshadowing	4.1			
30	3.6	City of Sydney RFI No. 4.2 – Solar Access	4.2			
31	3.7	City of Sydney RFI No. 5 – Materiality	5			
33	3.8	City of Sydney RFI No. 6.1 – Building Separation to 14–20 Rose Terrace	6.1			
34	6.3	City of Sydney RFI No. 6.3 – Building Height	6.3			
36	6.4	City of Sydney RFI No. 7 – Communal Open Space	7			
37	6.5	City of Sydney RFI No. 8.1 – Deep Soil	8.1			
38	6.6	City of Sydney RFI No. 12.4 – Visitor Bicycle Parking	12.4			
39	6.7	City of Sydney RFI No. 13.1 – Loading Dock	13.1			

1.0 Introduction

1.1 Response to Requests for Information

Mixed-Use Development with Infill Affordable Housing
13–17 Oxford Street and 2 Verona Street, Paddington NSW 2021

Date	Purpose
SSD Reference:	SSD-87245208
DPHI Reference:	RFI-120198738 (3 May 2026) and Addendum (7 May 2026)
CoS Reference:	R/2025/23/A (5 May 2026)
Prepared by:	Tonkin Zulaikha Greer (TZG) Architects
On behalf of:	WT Malouf, care of 17 Oxford St Pty Ltd

1.2 Introduction

This Design Report Addendum has been prepared by Tonkin Zulaikha Greer (TZG) on behalf of WT Malouf, care of 17 Oxford St Pty Ltd (the Applicant), in response to Requests for Information (RFIs) issued in connection with the State Significant Development Application for the mixed-use development with infill affordable housing at 13–17 Oxford Street and 2 Verona Street, Paddington (the Site) (SSD-87245208).

This Addendum responds to:

- The Request for Additional Information issued by the NSW Department of Planning, Housing and Infrastructure (DPHI) dated 4 May 2026 (RFI-120198738), as supplemented by the DPHI Addendum letter dated 7 May 2026; and
- The City of Sydney (CoS) advice letter dated 5 May 2026 (R/2025/23/A), attached to the DPHI Addendum letter as Attachment 2.

DPHI has requested that the full package of information, or notification that the information will not be provided, be submitted by 25 May 2026 via the NSW Planning Portal. As at the date of the DPHI Addendum letter (7 May 2026), 69 days of the assessment period have elapsed.

This document is structured as follows:

- Section 2 - Responses to DPHI RFI Items (RFI-120198738 and Attachment 1 of the 7 May 2026 Addendum)
- Section 3 - Responses to City of Sydney RFI Items (R/2025/23/A)

This Addendum should be read in conjunction with the consultant reports, specialist assessments, and revised architectural drawings issued with this submission.

1.3 Design changes since previous submission

- Introduction of a fourth basement level (Basement 4) to accommodate additional cultural and creative floorspace.
- Level 1 floor plate redesigned to replicate Level 2 floor plate as closely as possible, to increase amenity to affordable units on Level 1.
- Apartments 1.01 and 1.02 consolidated into a single larger dual-aspect apartment (now numbered 1.01), such that it receives cross ventilation.
- Courtyard-facing balconies to dual-aspect apartments absorbed into apartment interiors on Level 1.
- Wintergardens removed from courtyard-facing apartments not noise affected; replaced with open balconies. Wintergardens retained for noise affected apartments.
- Balcony and party wall of apartments 1.11, 2.10, 3.10 and 4.10 set back away from Terrace C across all levels.
- Opaque perforated screen added at windows up to balustrade height to mitigate visibility from Verona Street at Terrace D.
- Bicycle spaces for visitors to residents of the building are provided at the Basement Level 2 consolidated bicycle storage area. Of 61 spaces on Basement 2: 51 resident, 2 staff, 14 resident visitor spaces.
- 16 resident spaces accommodated within residential storage cages and numbered on General Arrangement plans (clear internal dimension 1,840mm x 800mm).
- Easement for Support (T207907): Existing wall adjacent Rose Terraces confirmed as not proposed to be demolished. Retaining wall shown at boundary to maintain lateral support in accordance with easement obligations.
- Service lift overrun reduced, such that Level 1 apartments 1.04 and 1.05 replicate 2.04 and 2.05 above.

Element	Response to Submissions (Section 37 Scheme)	Updated Scheme	Change
GFA	10,158m ²	10,500m ²	+342m ²
Market Residential:	6,581m ²	6,520m ²	-61m ² (-1%)
Affordable housing:	1,481m ²	1,478m ²	-3m ² (<1%)
Cultural Creative:	1,666m ²	1,687m ²	+21m ² (+1%)
Retail:	430m ²	505m ²	+75m ² (+17%)
Ancillary Cultural Creative:	-	310m ²	+310m ² (new ancillary category)
Total GFA:	10,158m ²	10,500m ²	+342m ²
FSR	10,158m ² /2,533 site area = 4.01	10,500m ² / 2,533m ² site area = 4.15:1	4.01 → 4.15:1
Height of buildings		Max 24.95m (25m height plane)	No change to envelope — max 24.95m retained
Overall Dwellings and Mix	65 apartments	64 apartments	-1 apartments
Affordable:	14 affordable (studio, 1, 2 & 3 bed, Levels 1–2)	14 affordable (studio, 1, 2 & 3 bed, Levels 1–2)	No change
Market:	51 market (1, 2 & 3 bed + penthouse, Levels 2–7)	50 market (1, 2 & 3 bed + penthouse, Levels 2–7)	-1 apartment
Total:	65	64	-1 apartment
Deep Soil	177m ²	177m ²	No change, 177m ² retained
Solar Access:	52/65 dwellings (80%) complies	48/64 dwellings (75%) complies	-5%
Cross Ventilation:	41/65 (63%) complies	41/64 (64%) complies	+1%
Communal Open Space:	672m ²	672m ²	No change
Ground Floor:	311m ²	311m ²	No change, 311m ² ground floor retained
Rooftop:	361m ²	361m ²	No change, 361m ² rooftop retained
Parking Spaces:	58	56	
Standard car spaces:	48	46	-2 car spaces
Motorbike spaces:	6	6	No change
Accessible car spaces:	10	10	No change
Bicycle parking:	65	65	No change
Visitor bike parking:	7 rings accomodating 14 bicycles, provided on Oxford Street	14 provided at Basement 2	Visitor parking relocated from Oxford Street to Basement 2
Residents & staff:	65 spaces at Basement 2. Residents are provided with individual storage areas that are of sufficient size to accomodate a bicycle.	49 within bike storage area, 16 within storage cages. = Total 65 2 dedicated staff bicycle spaces	65 spaces provided in basement 2 in both schemes. Staff bicycle parking in seperate area
End of trip facilities:	EOT Facilities on Basement 3	EOT Facilities on Basement 3	No change
Servicing and loading	Via loading Dock on Ground Floor. Allowance for Council's 10.6m truck.	Via loading Dock on Ground Floor. Allowance for Council's 10.6m truck.	No change - 4m headroom confirmed by longitudinal sections
Basement levels:	3 Basement Levels	4 Basement levels	+1 additional basement level (Basement 4 for cultural & creative floorspace)

2.0 Response to RFIs

2. DPHI RFI Responses

The following responses address the matters raised in Attachment 1 of the DPHI Addendum letter dated 7 May 2026 (signed by Amy Watson, Director, Affordable Housing Assessments), which must be read together with DPHI's Request for Additional Information dated 3 May 2026 (RFI-120198738). All eight items from Attachment 1 are addressed below.

2.1 DPHI RFI No.1 - Calculation of Cultural and Creative GFA

RFI 1 – Calculation of Cultural and Creative GFA	
Agency	NSW DPHI
RFI No.	1
RFI Comment	
<p>Existing GFA plans limit the calculation of cultural and creative floorspace to the auditoriums of the previous cinema, excluding circulation spaces, box office and cinema lobby. Proposed GFA plans include the cinema box office and lobby, circulation and bar areas as part of the cultural and creative GFA calculations. To confirm whether the proposed development would satisfy the requirements of cl. 6.60D(4)(c) of the Sydney Local Environmental Plan 2012 (SLEP) and in order to trigger alternative maximum FSR and building height controls, a consistent approach must be taken when calculating existing and proposed cultural and creative floorspace.</p> <p>a) Demonstrate a consistent approach for the calculation of cultural and creative GFA.</p> <p>b) Should the provided amount of proposed cultural and creative GFA not trigger alternative FSR and building height controls under cl. 6.60D, clarify the pathway sought for the proposed uplift beyond the maximum controls set out under cl. 4.4 and 4.5.</p>	
Design Response	
<p>(a) Cultural and Creative GFA Calculation</p> <p>GFA has been recalculated based on the methodology approved in the previously approved DA. DA/D/2022/1169 (previous commercial office approval) applied the following calculation methodology, which has been adopted in this instance: only areas directly relating to the provision of cultural and creative space - such as the cinema auditoria themselves - are counted toward the cultural and creative GFA total. Ancillary spaces associated with the cultural and creative use, such as bathrooms and the ground floor lobby, are excluded from the calculation.</p> <p>Updated GFA Diagrams and General Arrangement plans are provided with this submission, with totals revised to reflect this methodology. As ancillary spaces were previously being included in the cultural and creative GFA total, the application of the consistent methodology resulted in a decrease in the calculated cultural and creative area. To ensure the development meets the required quantum of cultural and creative floor space necessary to access the alternative FSR and height controls under cl. 6.60D of the Sydney LEP 2012, additional cultural and creative floor space has been incorporated within the basement level of the building, through the introduction of a fourth</p>	

basement level. Existing cultural and creative area, as per the previously approved DA, is 624sqm. 10% of the total GFA figure is 1,050sqm, requiring a minimum cultural and creative area of 1,674sqm. The proposed development provides 1,687sqm of creative use GFA, satisfying the required threshold.

(b) Planning Pathway for Proposed Uplift

The required amount of cultural and creative floorspace is provided in the amended scheme and the alternative FSR and building height controls are therefore triggered.

Deliverables	Updated GFA Diagrams · A 100 Series General Arrangement Plans · Urbis Planning Report
--------------	---

Existing Cultural Creative GFA

Name	Area (m2)
Cinema No 1	130m2
Cinema No 2	138m2
Cinema No 3	161m2
Cinema No 4	195m2
Total	624m2

GFA Diagrams

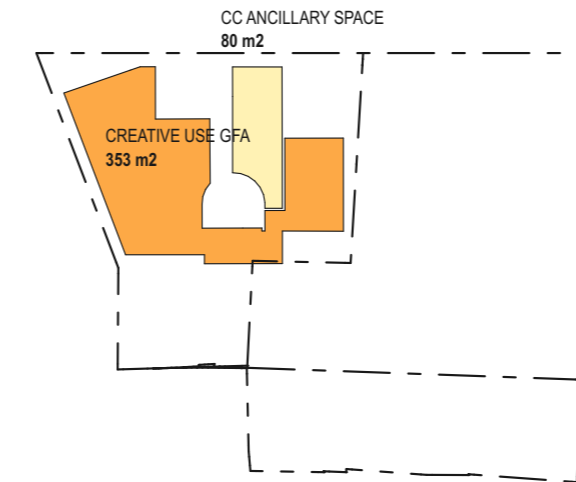


Existing Building
Level 02 Floor Plan

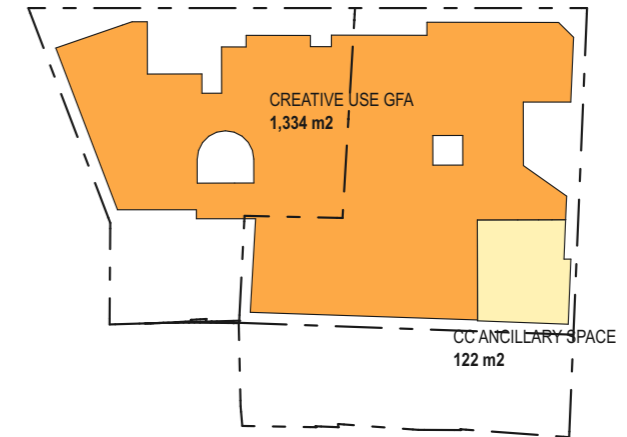
Amended Cultural Creative GFA

Name	Area (m2)
CC Ancillary Space	310m2
Creative Cultural GFA	1,687m2
Residential Affordable GFA	1,478m2
Residential GFA	5,704m2
Retail GFA	505m2
Sub-total	9684m²
2 Verona GFA	816m2
Total	10,500m²

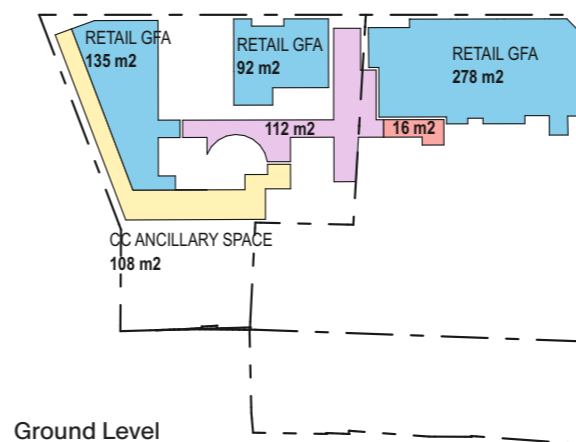
GFA Diagrams



Basement Level 4



Basement Level 3



Ground Level

Required Cultural Creative GFA

Name	Area (m2)
Existing CCU	624m2
10% Proposed GFA	1,050m2
Total required:	1674m²

2.2 DPHI RFI No.2 - Apartment Amenity: Affordable Housing

RFI 2 – Apartment Amenity: Affordable Housing	
Agency	NSW DPHI
RFI No.	2
RFI Comment	
<p>The Department remains concerned that the amenity of affordable housing is disproportionate to market units. Affordable units are generally subject to lower cross - ventilation (approximately 42% cross ventilated) and many have constrained solar access to living room windows via wintergardens, while also being more noise affected. You must further explore and demonstrate opportunities to ensure equitable amenity to residents, including options to reallocate the affordable housing units.</p>	
Design Response	
<p><i>Please also refer to Section 3.2 Response to City of Sydney Letter</i></p> <p>A review of the Level 1 affordable housing floor plate has been undertaken, resulting in a series of design amendments that substantially improve the amenity of the affordable apartments and bring the Level 1 floor plate into closer alignment with the build-to-sell product on the levels above.</p> <p>Statutory Context There is no statutory requirement that the amenity of affordable housing within a mixed development be equivalent to that of market apartments. Notwithstanding this, the amended design delivers a standard of amenity that is generous in absolute terms. The affordable apartments feature floor-to-ceiling glazing, oversized private open spaces in many instances, apartment sizes that meet or exceed the market product on comparable levels, additional bathrooms in two-bedroom and larger apartments, and walk-in pantries or laundries in a number of dwellings. The affordable offering spans studios, one-bedroom, two-bedroom and three-bedroom apartments, ensuring a diverse range of household types is accommodated. Two adaptable dwellings are retained within the affordable housing component, supporting accessibility and long-term housing flexibility.</p> <p>Changes to Level 1 The Level 1 floor plate has been redesigned to replicate the Level 2 floor plate as closely as possible, reflecting an equivalent standard of amenity to the build-to-sell product immediately above. Courtyard-facing balconies to dual-aspect apartments have been absorbed into the apartment interiors, increasing effective internal floor area. Apartments 1.01 and 1.02 have been consolidated into a single larger dual-aspect, naturally cross-ventilated apartment (now numbered 1.01), replicating the floor plan of the market apartments on the levels above. As a result of these amendments, the cross-ventilation and solar access performance of the Level 1 floor plate is only marginally different from Level 2.</p> <p>Where possible, the same planning and amenity has been provided, resulting in the affordable housing product being closely comparable to the build-to-sell product. Apartments 1.01 to 1.08 are identical in planning and performance to those on the levels above. Apartments 1.09 and 1.10 differ from the level above due to the location of the OSD tank on Level 1. The configuration of apartments</p>	

1.11 and 1.12 also differs from the level above due to the head height requirements and ramp location of the loading dock below.

The affordable apartments are located on Levels 1 and 2. Most apartments have oversized balconies as well as walk-in laundries and storage surplus to ADG requirements.

Wintergardens and Open Balconies

Wintergardens are retained for apartments 1.01, 1.02, 1.04 and 1.05, which front Oxford Street and are noise affected. Wintergardens are also retained for apartments located behind the existing Verona Street facade, where the heritage fabric is to be preserved, and for the studio apartment above the loading dock, where the wintergarden provides additional separation from the loading dock below. This approach is consistent with the requirements of DPHI RFI Item 3 and the City of Sydney's comment at RFI Item 3 of Annexure A. Courtyard-facing apartments that are not noise affected are provided with open balconies consistent with the market apartments on the levels above.

Solar Access

Design amendments have been made to the facade of noise-affected units to ensure solar penetration on the winter solstice is achieved within the living room. Apartments 1.01, 1.02, 1.04 and 1.05 retain wintergardens due to noise affectation from Oxford Street; solar access to living room windows for these apartments is assessed through the wintergarden glazing. The solar access assessment has been reviewed accordingly and updated diagrams are included in the amended drawing package. Level 1 apartments located behind the existing Verona Street facade are retained in their current configuration to preserve the existing facade fabric, and the solar access outcomes for these apartments are addressed in the context of the heritage constraint. Refer also to the response to City of Sydney RFI Item 4.2 within this document.

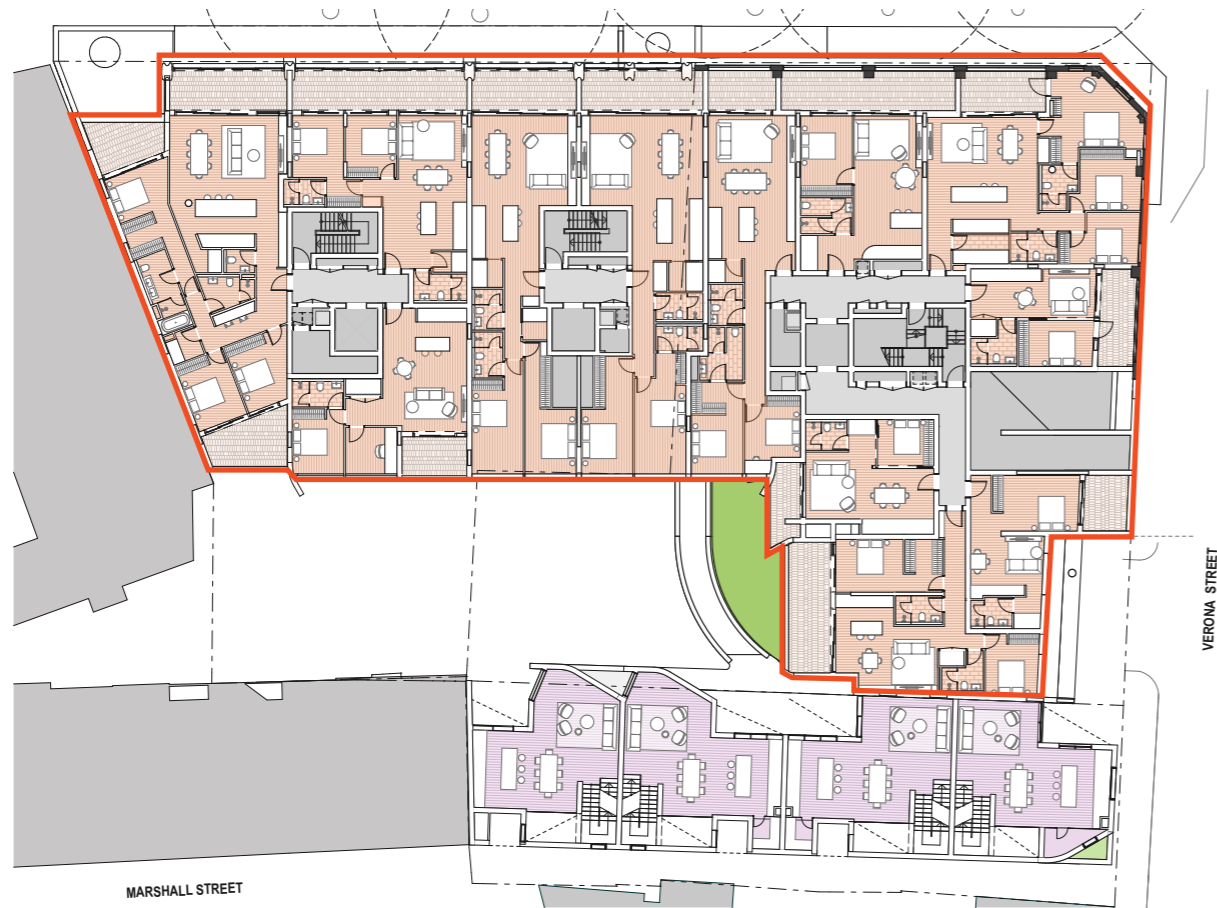
Cross-Ventilation

Updated cross-ventilation diagrams have been prepared reflecting the amended floor plate, including the consolidation of apartments 1.01 and 1.02 into a single larger dual-aspect dwelling. The diagrams demonstrate compliance with the ADG definition of natural cross-ventilation — that the primary living space and n-1 bedrooms are on a ventilation path. The ADG does not require affordable dwellings to be separately assessed to independently achieve cross-ventilation compliance. Objective 4B-3 requires at least 60% of dwellings across the whole development to be naturally cross-ventilated. The development achieves 64% (41 of 64 dwellings), meeting this threshold. The design amendments to the Level 1 floor plate improve the affordable housing cross-ventilation outcome and reduce the disparity with the market apartments.

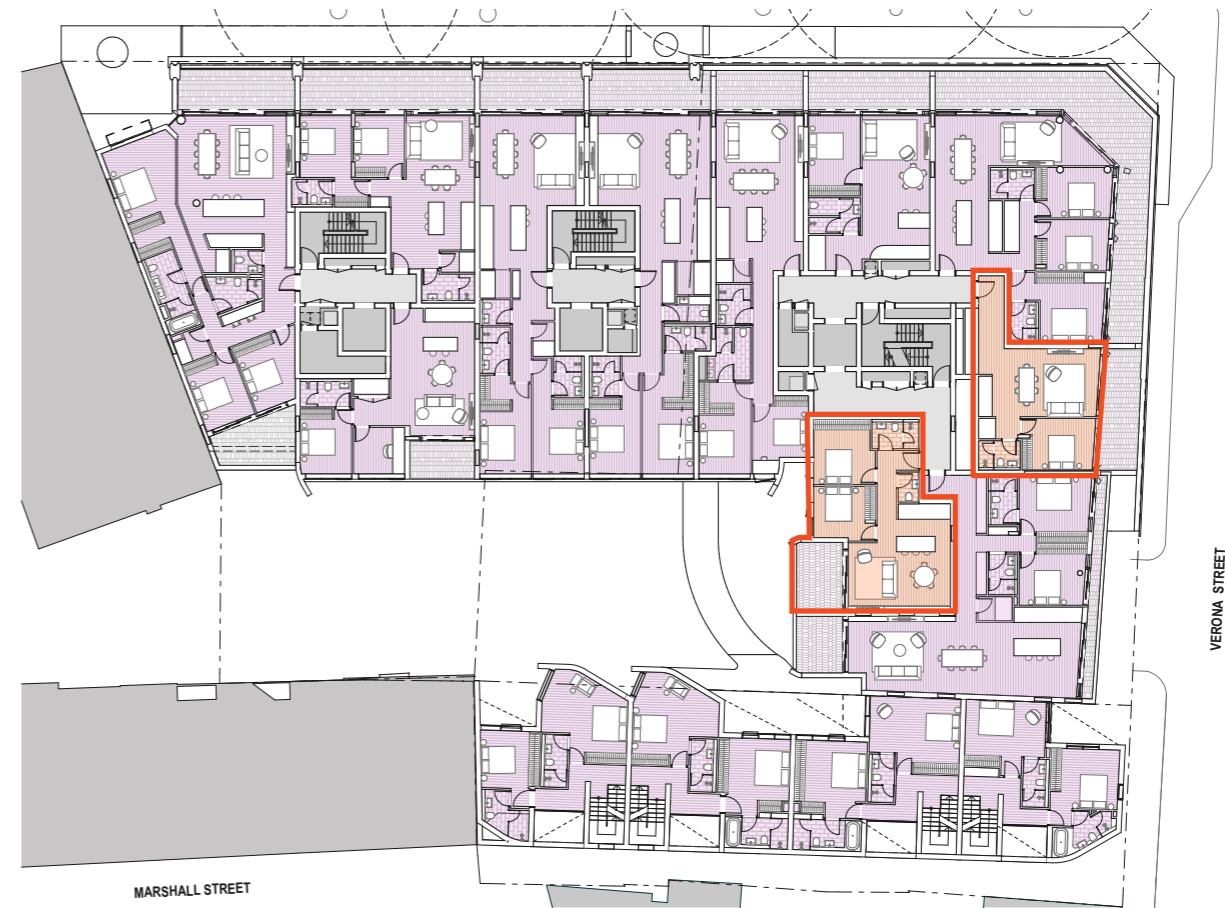
Communal Facilities

All affordable dwellings have full and equal access to all communal facilities within the development, including the rooftop pool, rooftop communal open space, and the ground floor residents-only communal courtyard and garden. There is no planning or management basis under which access to communal facilities is differentiated by housing tenure.

Deliverables	A 100 Series General Arrangement Plans · Updated ADG Response Table
--------------	---



Level 1 General Arrangement Plan

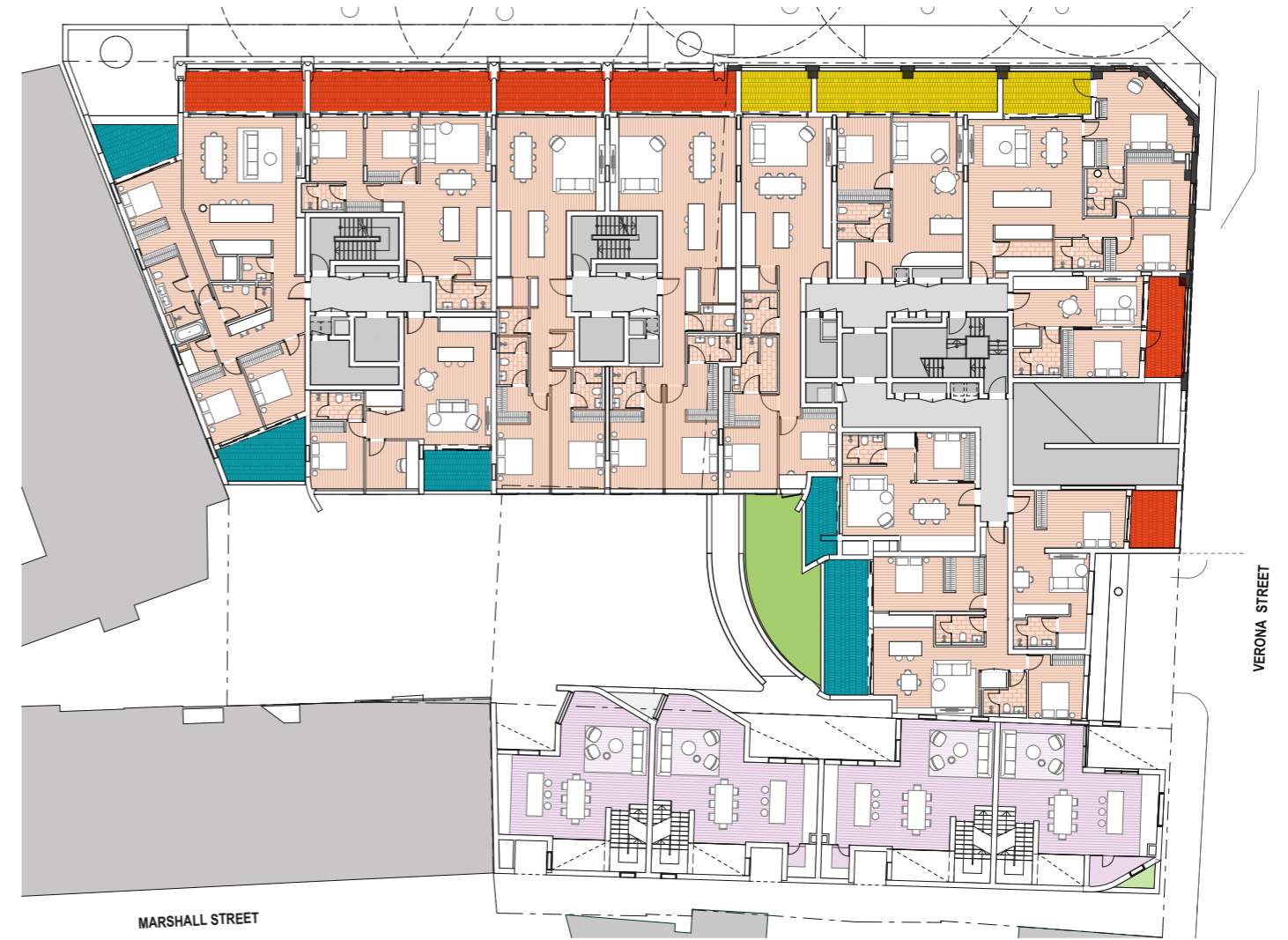


Level 2 General Arrangement Plan



2.3 DPHI RFI No.3 - Wintergardens: Noise-Affected Apartments Only

RFI 3 – Wintergardens: Noise-Affected Apartments Only	
Agency	NSW DPHI
RFI No.	3
RFI Comment	Amend the proposal to ensure that wintergardens are only provided where required for noise affected apartments.
Design Response	<p>Wintergardens in the proposed scheme have been redesigned and reallocated in response to feedback from DPHI and the City of Sydney.</p> <p>Wintergardens are retained where required by noise affectation. Apartments 1.01, 1.02, 1.04 and 1.05 front Oxford Street and are noise affected; wintergardens are therefore retained for these apartments. Wintergardens are also retained where private open space sits within the existing Verona Street building facade, in order to preserve the existing building fabric and character, this applies to apartments 1.06, 1.07 and 1.08. Wintergardens are also provided to apartments 1.09 and 1.10 due to their adjacency to Verona Street and the building's loading dock. Courtyard-facing apartments 1.03, 1.11 and 1.12 are provided with open balconies, as they are not noise affected.</p>
Deliverables	A 100 Series General Arrangement Plans · A 200 Series Elevations



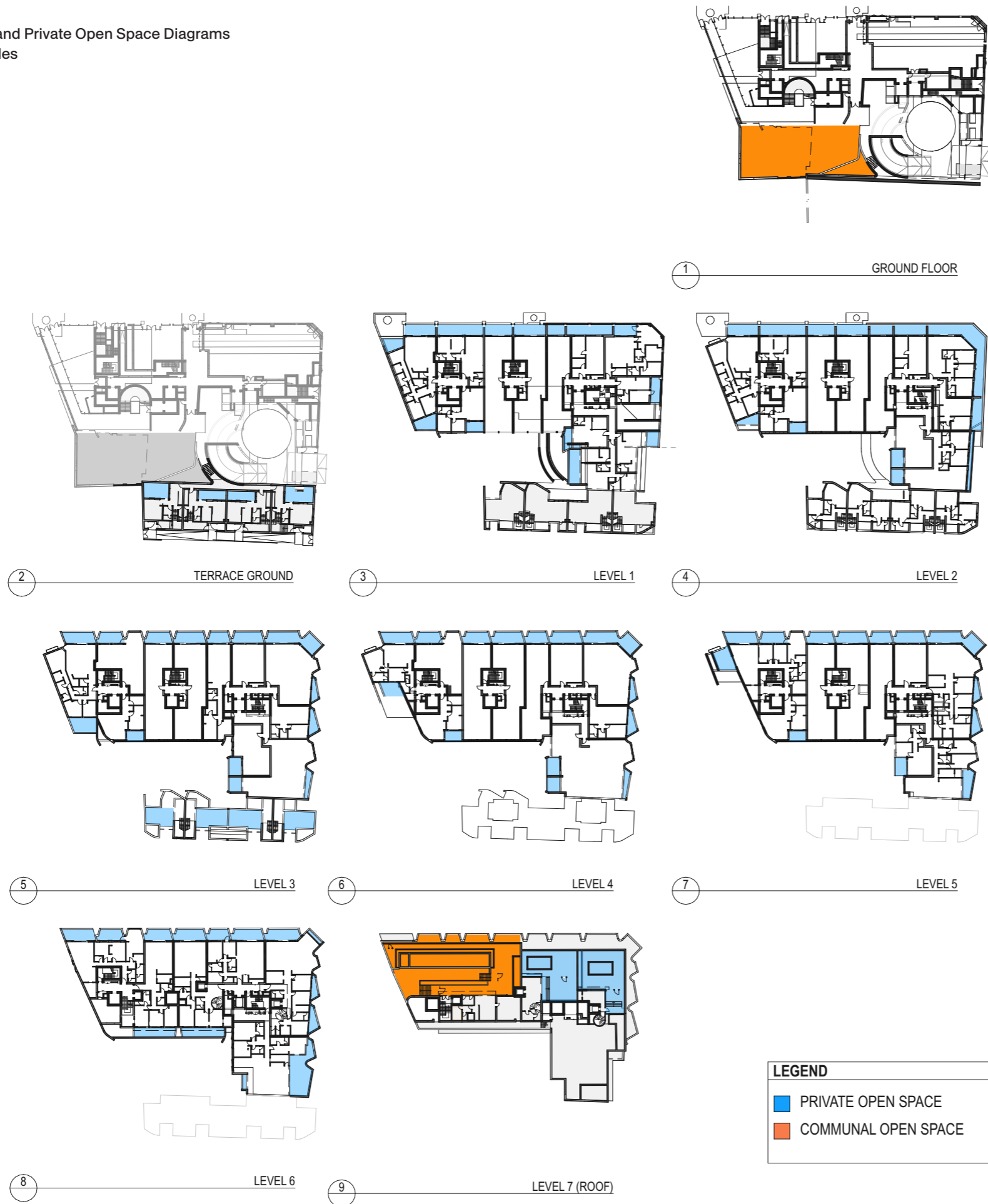
Level 1 General Arrangement Plan

Balconies ■

Noise-affected wintergardens ■

Wintergardens within existing building facade ■

Communal and Private Open Space Diagrams and Schedules



COMMUNAL OPEN SPACE

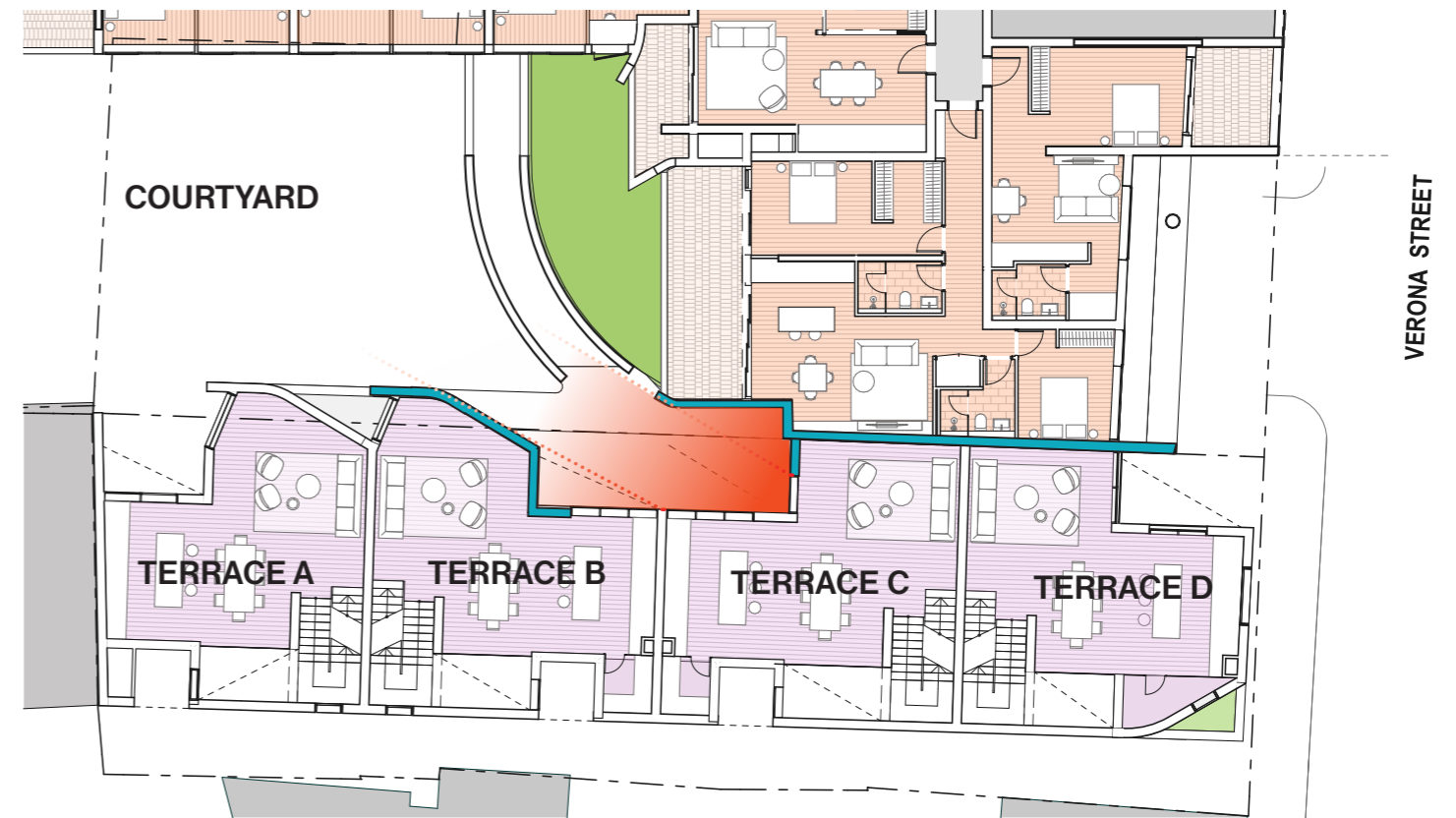
COMMUNAL OPEN SPACE		
LEVEL	TYPE	AREA (m2)
GROUND FLOOR	COMMUNAL OPEN SPACE	311
LEVEL 7	COMMUNAL OPEN SPACE	361
		672 m²

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE SCHEDULE		
LEVEL	TYPE	AREA (m2)
TERRACE GROUND	PRIVATE GARDEN	65
LEVEL 1	BALCONY	61
LEVEL 1	WINTERGARDEN	137
LEVEL 2	BALCONY	221
LEVEL 3	BALCONY	184
LEVEL 3	TERRACE A OUTDOOR	23
LEVEL 3	TERRACE B OUTDOOR	26
LEVEL 3	TERRACE C OUTDOOR	27
LEVEL 3	TERRACE D OUTDOOR	25
LEVEL 4	BALCONY	182
LEVEL 5	BALCONY	186
LEVEL 6	BALCONY	208
LEVEL 7	PRIVATE ROOF	223
		1,568 m²

2.4 DPHI RFI No.4 - Outlook from Terrace C

RFI 4 – Outlook from Terrace C	
Agency	NSW DPHI
RFI No.	4
RFI Comment	
Outlook from Terrace C remains constrained. You must explore opportunities to improve outlook, including but not limited to a reconfiguration of the adjacent balconies to apartments 2.10–4.10 to align with the upper levels of the building (Floors 5 and 6).	
Design Response	
Further design amendments have been made to improve outlook from Terrace C. The balcony and party wall of apartments 1.11, 2.10, 3.10 and 4.10 have been set back away from Terrace C, increasing the separation between Terrace C and the adjacent apartments across all levels. This amendment widens the view opening to the courtyard from within Terrace C and its private 27sqm rooftop outdoor area, improving both the sense of enclosure and the quality of outlook available to residents of Terrace C. The distance between the terrace C outdoor area and the party wall of unit 3.10 is approximately 3.5m	
Deliverables	A 100 Series General Arrangement Plans · A 200 Series Elevations and Sections



Detail: Level 01 Floor Plan - updated

View cone
Solid walls

3D Sectional view showing relationship between Terrace C and courtyard areas



2.5 DPHI RFI No.5 - Schedule of Accommodation

RFI 5 – Schedule of Accommodation	
Agency	NSW DPHI
RFI No.	5
RFI Comment	
Provide a table showing the proposed apartment mix, broken down into affordable and market apartments.	
Design Response	
A schedule of accommodation is provided within the amended architectural drawing package. The schedule sets out the proposed apartment mix broken down by dwelling type and housing category (affordable and market).	
Deliverables	Schedule of Accommodation

2.0 Response to RFIs

SCHEDULE OF ACCOMODATION - APARTMENTS				
RESIDENCE TYPE	NUMBER	NAME	AREA	QUANTITY
LEVEL 1				
AFFORDABLE	1.01	2 BED	144	1
AFFORDABLE	1.02	2 BED	83	1
AFFORDABLE	1.03	1 BED+	72	1
AFFORDABLE	1.04	2 BED	112	1
AFFORDABLE	1.05	2 BED	119	1
AFFORDABLE	1.06	2 BED	103	1
AFFORDABLE	1.07	1 BED	64	1
AFFORDABLE	1.08	3 BED	123	1
AFFORDABLE	1.09	STUDIO	43	1
AFFORDABLE	1.10	STUDIO	46	1
AFFORDABLE	1.11	2 BED	87	1
AFFORDABLE	1.12	STUDIO	48	1
				12
LEVEL 2				
AFFORDABLE	2.09	1 BED	61	1
AFFORDABLE	2.11	2 BED	72	1
MARKET	2.01	3 BED	150	1
MARKET	2.02	2 BED	82	1
MARKET	2.03	1 BED+	70	1
MARKET	2.04	2 BED	114	1
MARKET	2.05	2 BED	119	1
MARKET	2.06	2 BED	102	1
MARKET	2.07	1 BED	64	1
MARKET	2.08	3 BED	117	1
MARKET	2.10	2 BED	130	1
				11
LEVEL 3				
MARKET	3.01	3 BED	141	1
MARKET	3.02	2 BED	92	1
MARKET	3.03	1 BED	64	1
MARKET	3.04	2 BED	115	1
MARKET	3.05	2 BED	119	1
MARKET	3.06	2 BED	102	1
MARKET	3.07	1 BED	64	1
MARKET	3.08	3 BED	125	1
MARKET	3.09	1 BED	64	1
MARKET	3.10	3 BED	134	1
MARKET	3.11	2 BED	74	1
				11
LEVEL 4				
MARKET	4.01	2 BED	91	1
MARKET	4.02	2 BED	91	1
MARKET	4.03	1 BED	65	1
MARKET	4.04	2 BED	115	1
MARKET	4.05	2 BED	119	1
MARKET	4.06	2 BED	103	1
MARKET	4.07	1 BED	63	1
MARKET	4.08	3 BED	126	1
MARKET	4.09	1 BED	64	1
MARKET	4.10	3 BED	135	1
MARKET	4.11	2 BED	73	1
				11

LEVEL 5				
MARKET	5.01	3 BED+	145	1
MARKET	5.02	1 BED	65	1
MARKET	5.03	2 BED	114	1
MARKET	5.04	2 BED	120	1
MARKET	5.05	2 BED	103	1
MARKET	5.06	1 BED	63	1
MARKET	5.07	3 BED	198	1
MARKET	5.08	2 BED	128	1
MARKET	5.09	2 BED	70	1
				9
LEVEL 6				
MARKET	6.01	3 BED	139	1
MARKET	6.02	3 BED	143	1
MARKET	6.03	3 BED	162	1
MARKET	6.04	2 BED+	113	1
MARKET	6.05	3 BED	205	1
MARKET	6.06	3 BED	200	1
				6
LEVEL 7				
MARKET	6.03	UPPER	39	1
MARKET	6.05	UPPER	17	1
				2
SUBTOTAL				60

RESIDENCE TYPE	NAME	AREA	QUANTITY
TERRACE GROUND			
MARKET	TERRACE A	59	1
MARKET	TERRACE B	58	1
MARKET	TERRACE C	61	1
MARKET	TERRACE D	60	1
LEVEL 1			
MARKET	TERRACE A	51	1
MARKET	TERRACE B	57	1
MARKET	TERRACE C	57	1
MARKET	TERRACE D	55	1
LEVEL 2			
MARKET	TERRACE A	56	1
MARKET	TERRACE B	62	1
MARKET	TERRACE C	63	1
MARKET	TERRACE D	58	1
LEVEL 3			
MARKET	TERRACE A	9	1
MARKET	TERRACE B	9	1
MARKET	TERRACE C	11	1
MARKET	TERRACE D	11	1
SUBTOTAL			4

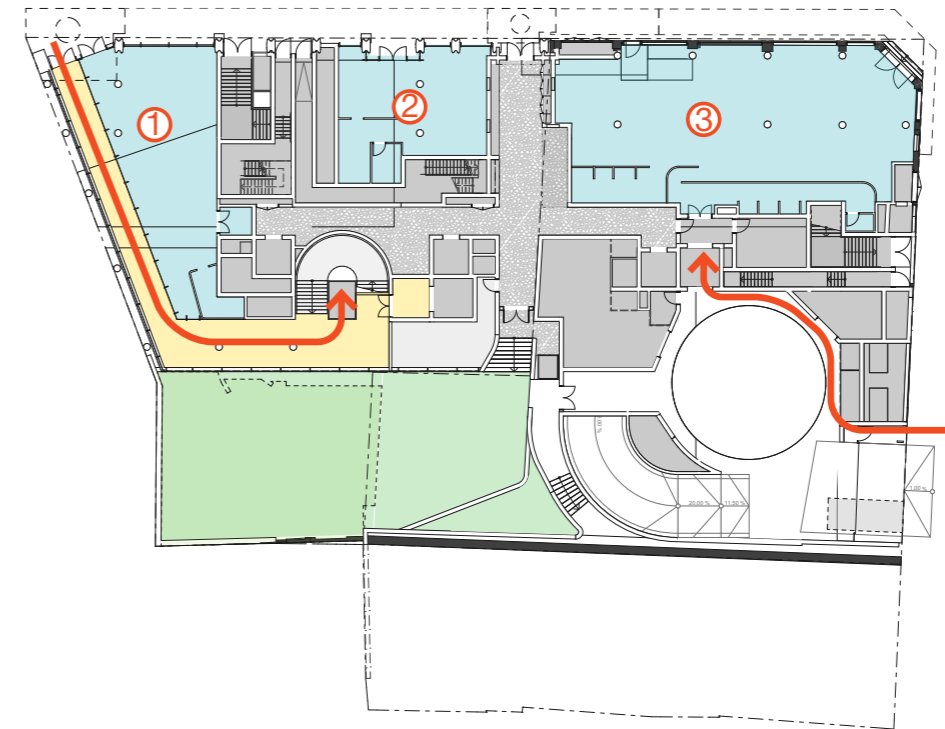
SUBTOTAL AFFORDABLE DWELLINGS	14
SUBTOTAL MARKET DWELLINGS	50
TOTAL DWELLINGS	64

2.6 DPHI RFI No.6 - Staff End-of-Trip Facilities: Location Correction

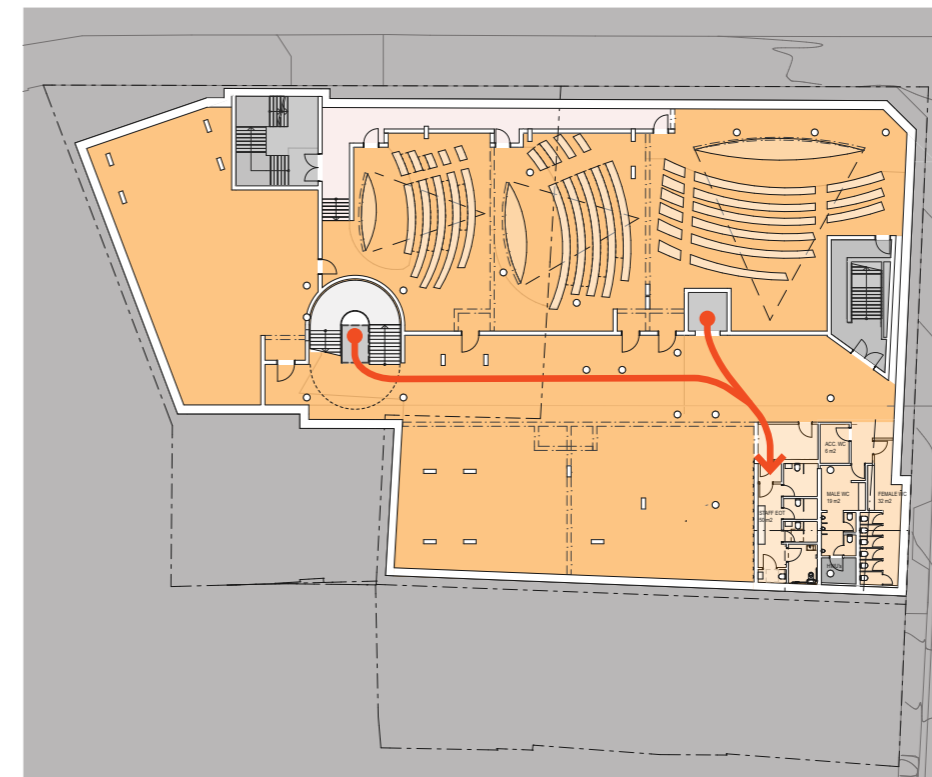
RFI 6 – Staff End-of-Trip Facilities: Location Correction	
Agency	NSW DPHI
RFI No.	6
RFI Comment	
Table 4 of the Response to Submissions report notes that staff EOT facilities are provided "at the new mezzanine level between Basement 3 and Basement 4". Amend to correct.	
Design Response	
References to a mezzanine level were an error. The proposal includes end-of-trip facilities on Basement Level 3. The EOT facilities are to be constructed separately from the cultural and creative fit-out. Refer to updated General Arrangement plans.	
Deliverables	A 100 Series General Arrangement Plans

2.7 DPHI RFI No.7 - Retail Staff Access to Basement 3 EOT Facilities

RFI 7 – Retail Staff Access to Basement 3 EOT Facilities	
Agency	NSW DPHI
RFI No.	7
RFI Comment	
Confirm how retail staff access to Basement 3 EOT facilities will be managed and assured, noting that users would need to traverse the cinema for access.	
Design Response	
<p>Access to the Basement 3 end-of-trip facilities is via either the service lift adjacent to the loading dock, or via the cultural and creative lift. Staff take either of these lifts to Basement 3 to access the end-of-trip facilities. Bicycle storage is located on Basement Level 2. Security access will be provided to staff to access the bicycle storage within the basement.</p> <p>There is no need for retail staff to traverse the cinema. The space between the service lift and the EOT facilities is an open-access area with no impediments. Within the end-of-trip, an accessible toilet and shower is provided, an ambulant unisex toilet, and three unisex bathrooms each with basin, shower and toilet in one compartment. The EOT facilities are provided in addition to male and female WCs located adjacent.</p>	
Deliverables	A 100 Series General Arrangement Plans



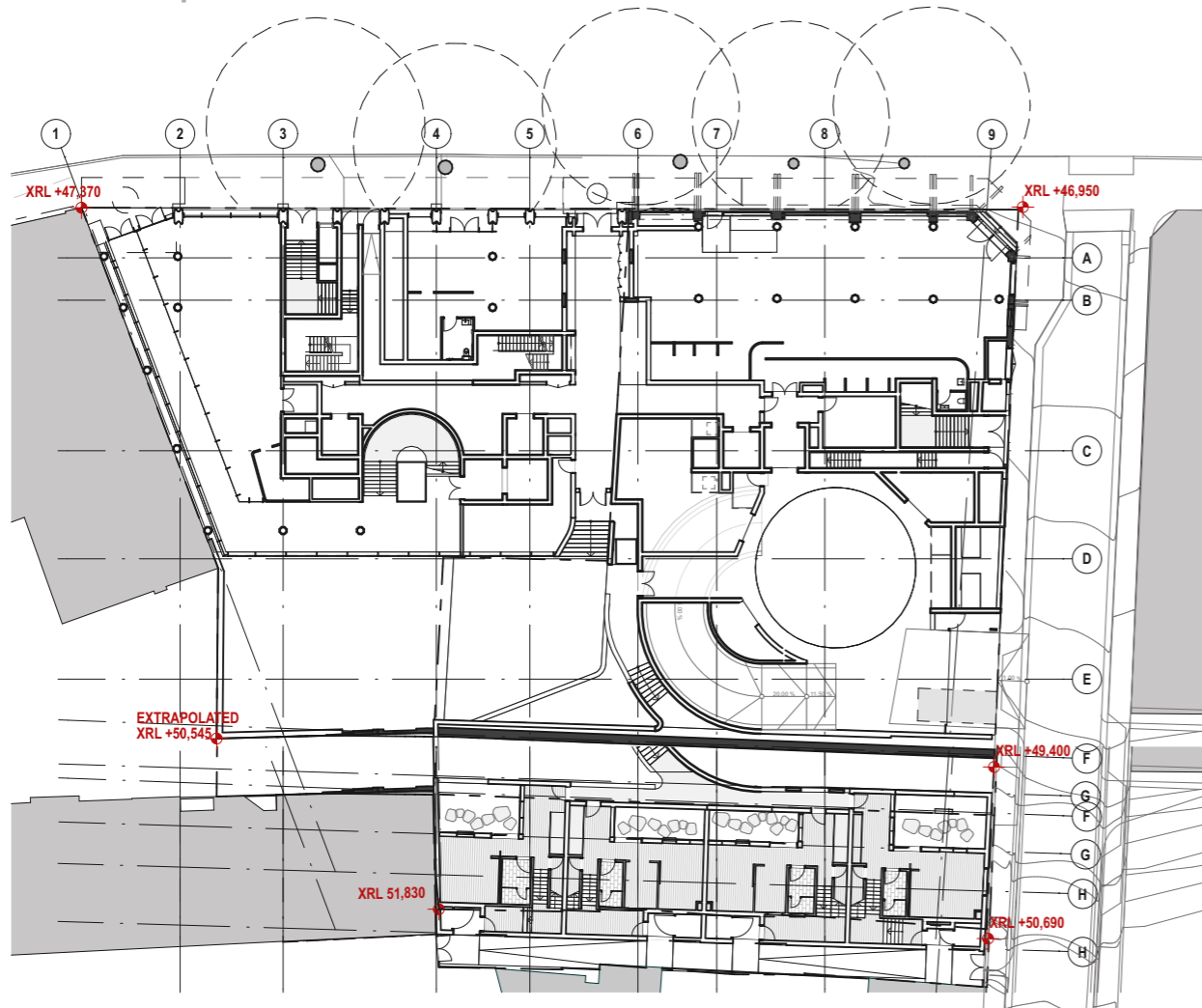
1. Retail tenancies 1, 2 and 3 can access the end of trip facilities via either the Cultural Creative lift or the service lift



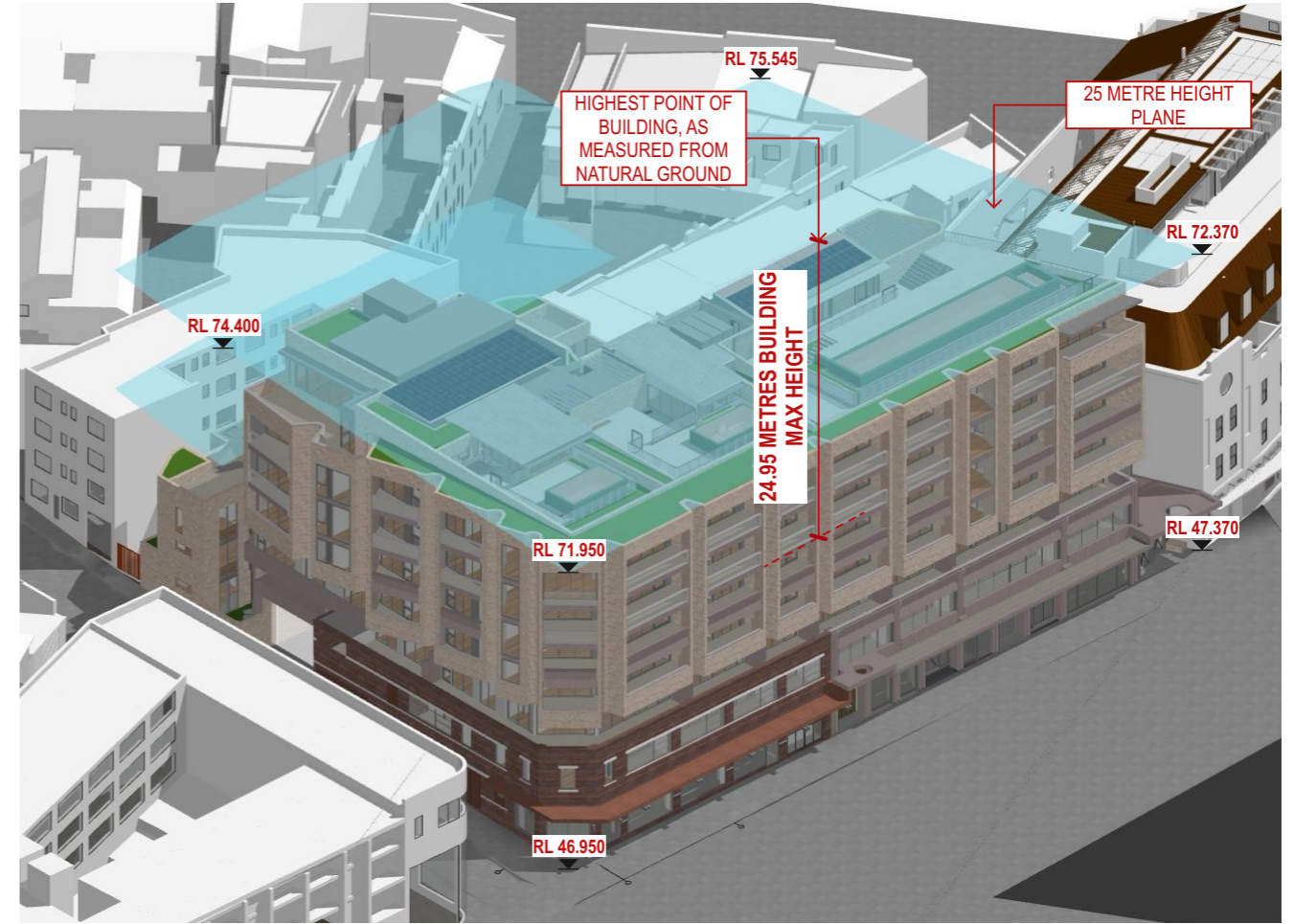
2. End of trip facilities located on Basement Level 3

2.8 DPHI RFI No.8 - Survey Levels of Existing Natural Ground

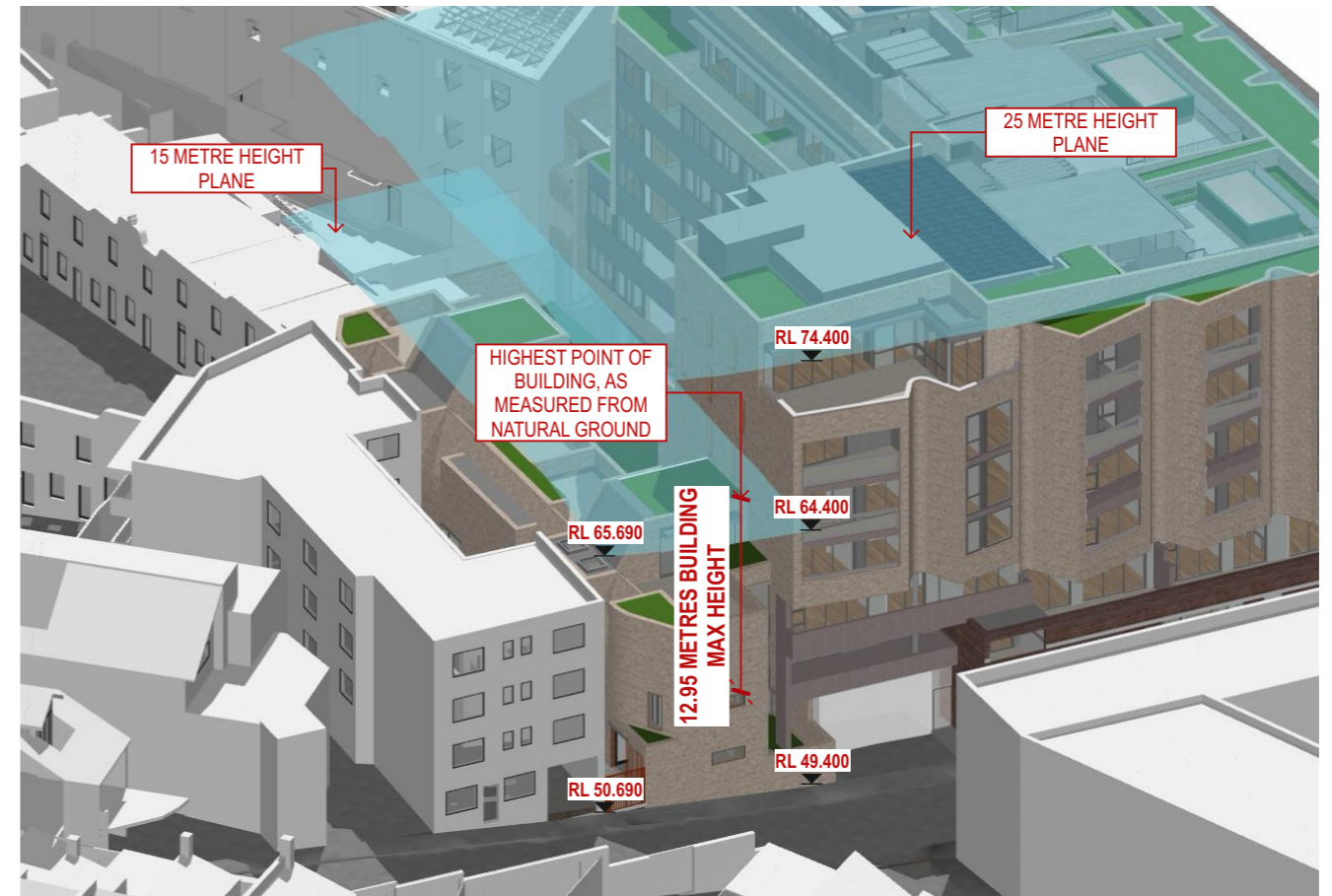
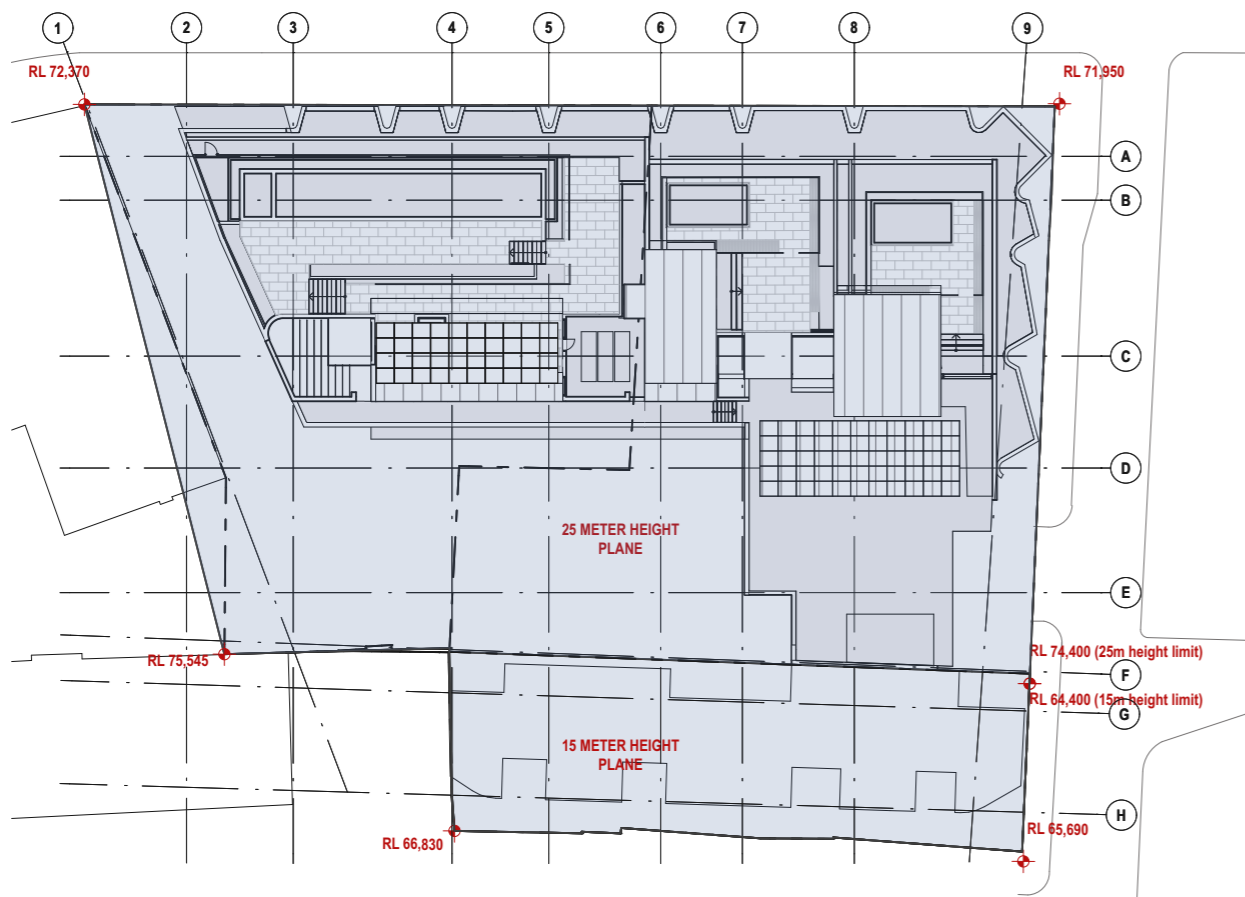
RFI 8 – Survey Levels of Existing Natural Ground	
Agency	NSW DPHI
RFI No.	8
RFI Comment	
Provide survey levels of existing natural ground on plans.	
Design Response	
<p>Survey levels of existing natural ground have been provided on the ground floor plan within the amended architectural drawing package. Existing survey levels are denoted with an "X" prefix before the relative level notation, such as "XRL". Additional survey levels have been provided on the ground floor plan for clarity.</p> <p>Survey levels are those provided by Boxall Surveyors, as issued on 16 December 2025. Proposed levels are denoted on the plans as "RL" followed by the numeric value.</p>	
Deliverables	A 100 Series - Updated Ground Floor Plan (with survey levels)



PROPOSED GROUND FLOOR PLAN SHOWING SURVEY LEVELS



HEIGHT PLANE - 3D VIEW 1



3. City of Sydney RFI Responses

The following responses address the matters raised by the City of Sydney in its advice letter dated 5 May 2026 (R/2025/23/A, prepared by Graham Jahn Chief Planner / Executive Director). Only items within the architectural scope are included within this section.

City of Sydney comments within letter:

3.1 City of Sydney letter – Cultural and creative purpose

City of Sydney Letter - Cultural and creative purpose	
Agency	City of Sydney
RFI No.	Within Letter
RFI Comment	
<p>Notwithstanding the defect above, the City raises continued concern with the inadequate quantum of floorspace proposed for cultural and creative purposes within the development. The proposal only retains existing creative floorspace, without delivering meaningful additional space.</p> <p>The applicant’s calculation of the ‘existing’ 624sqm of cultural and creative floor space (four basement cinemas) to be retained, excludes the ground level cinema entrance, level 1 and level 2 cinema lobbies, box office and bar areas, circulation space and cinema amenities (see Figure 1 below).</p>	
Design Response	
<p>The area of cultural and creative floorspace has been recalculated in accordance with the methodology utilised in the previously approved DA/D/2022/1169. Clause 6.60D(11) of the Sydney LEP 2012 defines cultural or creative purpose by reference to the nature of the activity — film exhibition, performing arts, live entertainment and the like. Consistent with this definition, and consistent with the methodology applied in DA/D/2022/1169, only areas directly relating to the provision of cultural and creative activity, such as the cinema auditoria themselves, are counted toward the cultural and creative GFA total. Ancillary spaces associated with the cultural and creative use, including lobbies, circulation, box office, bar areas and bathrooms, are excluded from the calculation.</p> <p>In applying this methodology, the ground floor cultural and creative lobby and box office area has been excluded from the GFA calculation, and the ground floor is now identified as a retail tenancy on the amended plans. The patron entry experience is unchanged; visitors will continue to enter via the entry adjacent to the 25Hours Hotel, passing through the retail lobby space to access the cultural and creative lift and stair to the basement cinema levels.</p> <p>Updated GFA Diagrams and General Arrangement plans are provided with this submission reflecting the revised methodology. As ancillary spaces were previously included in the cultural and creative GFA total, the consistent application of this methodology resulted in a decrease in the calculated cultural and creative area. To ensure the development meets the required quantum of cultural and creative floorspace necessary to access the alternative FSR and height controls under</p>	

cl. 6.60D of the Sydney LEP 2012, additional cultural and creative floorspace has been incorporated through the introduction of a fourth basement level.

The existing cultural and creative area, as per the previously approved DA, is 624sqm. 10% of the total GFA is 1,050sqm, requiring a minimum cultural and creative area of 1,674sqm. The proposed development not only continues the existing cinema use but meaningfully expands it. The reference design included in this submission shows 6 distinct performance spaces with a total cultural and creative area of 1,687sqm across the basement levels - representing a significant increase on the existing 624sqm of auditorium area. The required amount of cultural and creative floorspace is provided in the amended scheme and the alternative FSR and building height controls are therefore triggered.

This basement cultural and creative offer is supported by a redesigned ground floor retail tenancy that activates the Oxford Street frontage.

Deliverables	Refer to updated architectural drawings and consultant reports.
--------------	---

2.0 Response to RFIs



PLANNING METRICS

SITE AREAS

17 Oxford St (Verona)	1,138 m ²
13-15 Oxford St	957 m ²
Total:	2095 m²
2 Verona St	438 m ²
Total site area:	2533 m²

REQUIRED PROVISIONS

CULTURAL CREATIVE PROVISION

Existing CCU:	624m ²
10% Proposed GFA:	1,050m ²
Total required:	1674m²

LANDSCAPE & OPEN SPACE

DEEP SOIL	177m ²	REQUIRED AREA: 177m ²
LANDSCAPE	912m ²	REQUIRED AREA: 759m ² **
OPEN SPACE	672m ²	REQUIRED AREA: 633m ² ***
1,761 m²		

AFFORDABLE HOUSING PROVISION

SITE	AREA (m ²)	BASE + 25% FSR	RESULTANT GFA
13-17 OXFORD ST	2095m ²	4.3:1 + 25% = 5.375:1	11,261m ²
2 VERONA ST	438m ²	1:1 + 25% = 1.25:1	547m ²
		MAXIMUM PERMITTED GFA	11,808m²
		REQUIRED AFFORDABLE HOUSING PROVISION	1,476m²

PROPOSAL GFA

13-17 OXFORD ST GFA	
TYPE	AREA (m ²)
CC ANCILLARY SPACE	310 m ²
CREATIVE USE GFA	1,687m ²
RESIDENTIAL (AFFORDABLE) GFA	1,478m ²
RESIDENTIAL GFA	5,704 m ²
RETAIL GFA	505
9,684 m²	

2 VERONA ST GFA	
TYPE	AREA
2 VERONA RESIDENTIAL GFA	816m ²
TOTAL	816 m²

PROPOSED FSR = 816/438 = 1.9:1

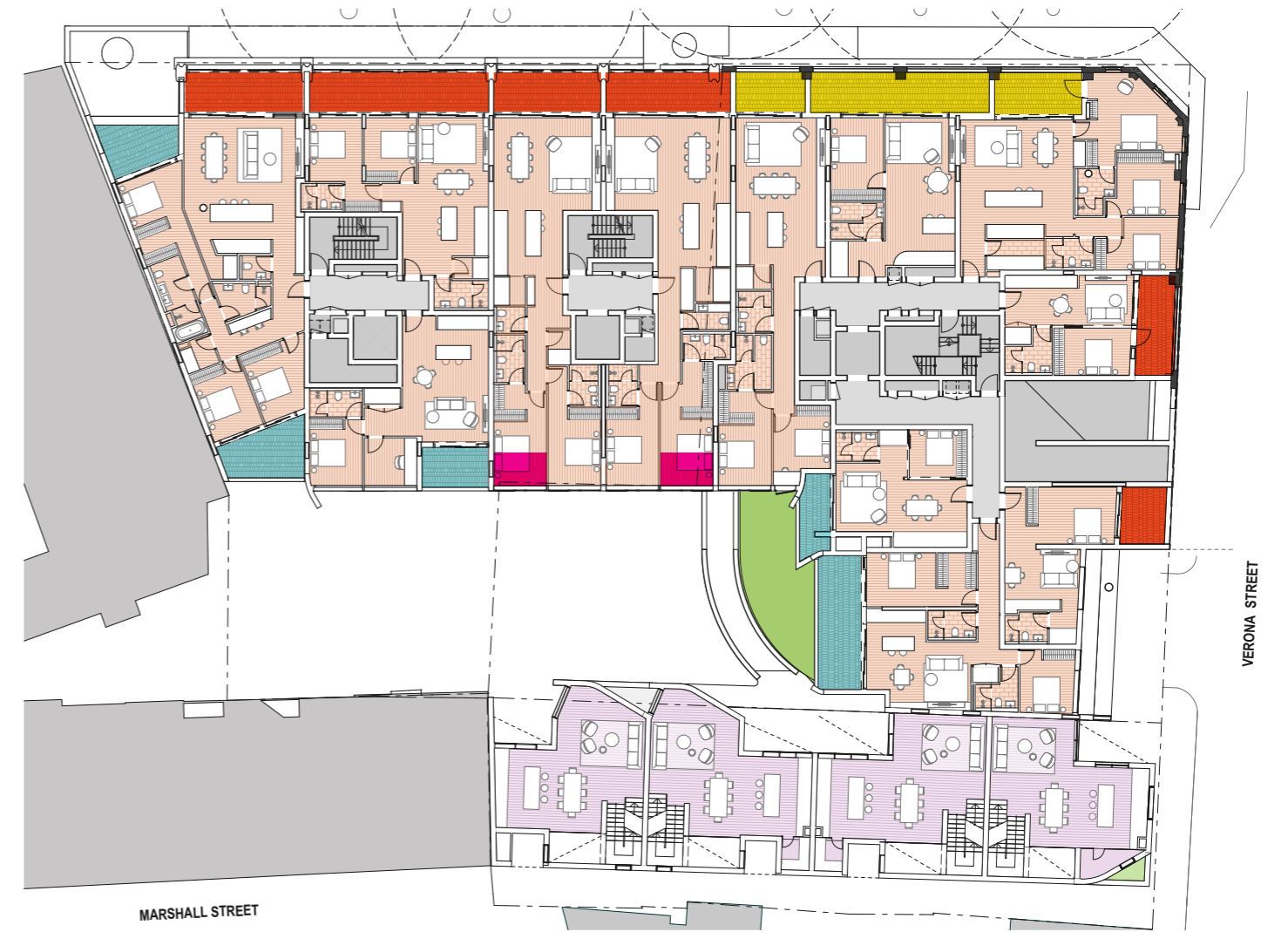
PROPOSED FSR = 9,684/2095 = 4.62:1

TOTAL COMBINED GFA = 10,500m²

TOTAL COMBINED FSR = 4.15:1

3.2 City of Sydney letter – Affordable housing

City of Sydney Letter – Affordable housing	
Agency	City of Sydney
RFI No.	Within Letter
RFI Comment	
<p>The City reiterates concern that the affordable housing apartments would have the poorest amenity of the proposed development. Most of these apartments continue to be noise-affected, without access to open balconies and 60% of the proposed affordable apartments are still not naturally cross ventilated in accordance with the ADG.</p> <p>The solar access diagrams demonstrate that the affordable housing apartments on level 1 receive solar access to the wintergarden windows, but not to living room windows, as required by the ADG. The submitted assessment includes these apartments as solar compliant, which they are not. In addition, 35% have no or limited access to direct sunlight at midwinter.</p> <p>Furthermore, it is unclear why apartments 1.13 and 1.12 have wintergardens when the market apartments above all have open balconies. The noise report confirms these apartments are not noise affected, so the City is of the view that these private open spaces should not be enclosed and should be excluded from the Affordable Housing gross floor area calculation.</p>	
Design Response	
<p>Please also refer to DPHI RFI No. 2.</p> <p>A review of the Level 1 affordable housing floor plate has been undertaken, resulting in a series of design amendments that substantially improve the amenity of the affordable apartments and bring the Level 1 floor plate into closer alignment with the build-to-sell product on the levels above.</p> <p>Statutory Context</p> <p>There is no statutory requirement that the amenity of affordable housing within a mixed development be equivalent to that of market apartments. Notwithstanding this, the amended design delivers a standard of amenity that is generous in absolute terms. The affordable apartments feature floor-to-ceiling glazing, oversized private open spaces in many instances, apartment sizes that meet or exceed the market product on comparable levels, additional bathrooms in two-bedroom and larger apartments, and walk-in pantries or laundries in a number of dwellings. The affordable offering spans studios, one-bedroom, two-bedroom and three-bedroom apartments, ensuring a diverse range of household types is accommodated. Two adaptable dwellings are retained within the affordable housing component, supporting accessibility and long-term housing flexibility.</p> <p>Changes to Level 1</p> <p>The Level 1 floor plate has been redesigned to replicate the Level 2 floor plate as closely as possible, reflecting an equivalent standard of amenity to the build-to-sell product immediately above. Courtyard-facing balconies to dual-aspect apartments have been absorbed into the apartment interiors, increasing effective internal floor area. Apartments 1.01 and 1.02 have been consolidated into a single larger dual-aspect, naturally cross-ventilated apartment (now numbered 1.01), replicating the floor plan of the market apartments on the levels above. As a result of these</p>	



Level 1 General Arrangement Plan

- Balconies ■
- Noise-affected wintergardens ■
- Wintergardens within existing building facade ■
- Courtyard-facing wintergardens absorbed into internal area ■

amendments, the cross-ventilation and solar access performance of the Level 1 floor plate is only marginally different from Level 2.

Where possible, the same planning and amenity has been provided, resulting in the affordable housing product being closely comparable to the build-to-sell product. Apartments 1.01 to 1.08 are identical in planning and performance to those on the levels above. Apartments 1.09 and 1.10 differ from the level above due to the location of the OSD tank on Level 1. The configuration of apartments 1.11 and 1.12 also differs from the level above due to the head height requirements and ramp location of the loading dock below.

The affordable apartments are located on Levels 1 and 2. Most apartments have oversized balconies as well as walk-in laundries and storage surplus to ADG requirements.

Wintergardens and Open Balconies

Wintergardens are retained for apartments 1.01, 1.02, 1.04 and 1.05, which front Oxford Street and are noise affected. Wintergardens are also retained for apartments located behind the existing Verona Street facade, where the heritage fabric is to be preserved, and for the studio apartment above the loading dock, where the wintergarden provides additional separation from the loading dock below. This approach is consistent with the requirements of DPHI RFI Item 3 and the City of Sydney's comment at RFI Item 3 of Annexure A. Courtyard-facing apartments that are not noise affected are provided with open balconies consistent with the market apartments on the levels above.

Solar Access

Design amendments have been made to the facade of noise-affected units to ensure solar penetration on the winter solstice is achieved within the living room. Apartments 1.01, 1.02, 1.04 and 1.05 retain wintergardens due to noise affectation from Oxford Street; solar access to living room windows for these apartments is assessed through the wintergarden glazing. The solar access assessment has been reviewed accordingly and updated diagrams are included in the amended drawing package. Level 1 apartments located behind the existing Verona Street facade are retained in their current configuration to preserve the existing facade fabric, and the solar access outcomes for these apartments are addressed in the context of the heritage constraint. Refer also to the response to City of Sydney RFI Item 4.2 within this document.

Cross-Ventilation

Updated cross-ventilation diagrams have been prepared reflecting the amended floor plate, including the consolidation of apartments 1.01 and 1.02 into a single larger dual-aspect dwelling. The diagrams demonstrate compliance with the ADG definition of natural cross-ventilation — that the primary living space and n-1 bedrooms are on a ventilation path. The ADG does not require affordable dwellings to be separately assessed to independently achieve cross-ventilation compliance. Objective 4B-3 requires at least 60% of dwellings across the whole development to be naturally cross-ventilated. The development achieves 64% (41 of 64 dwellings), meeting this threshold. The design amendments to the Level 1 floor plate improve the affordable housing cross-ventilation outcome and reduce the disparity with the market apartments.

Communal Facilities

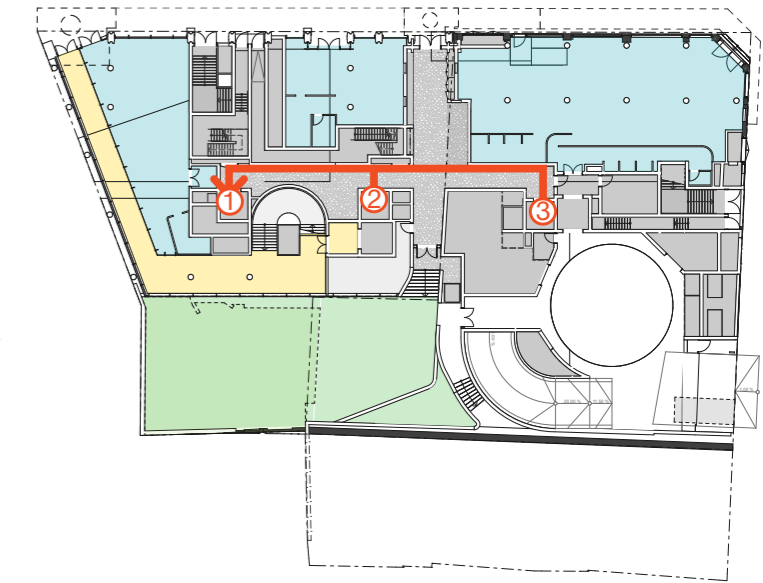
All affordable dwellings have full and equal access to all communal facilities within the development, including the rooftop pool, rooftop communal open space, and the ground floor residents-only communal courtyard and garden. There is no planning or management basis under which access to communal facilities is differentiated by housing tenure.

Deliverables

Refer to updated architectural drawings and consultant reports.



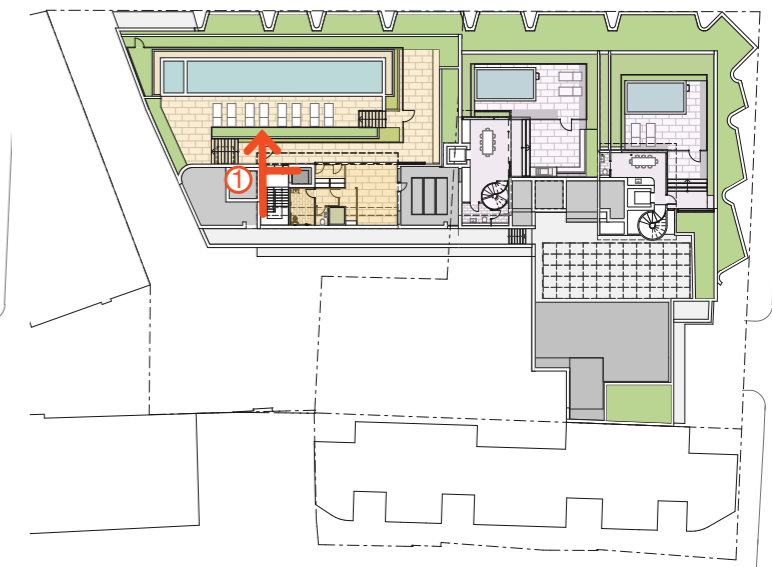
1. Typical Apartment Level, access from residential lifts 1, 2 and 3.



2. Residents whose apartments are accessed via Lifts 2 & 3 transit via the residents-only ground floor to access Lift 1



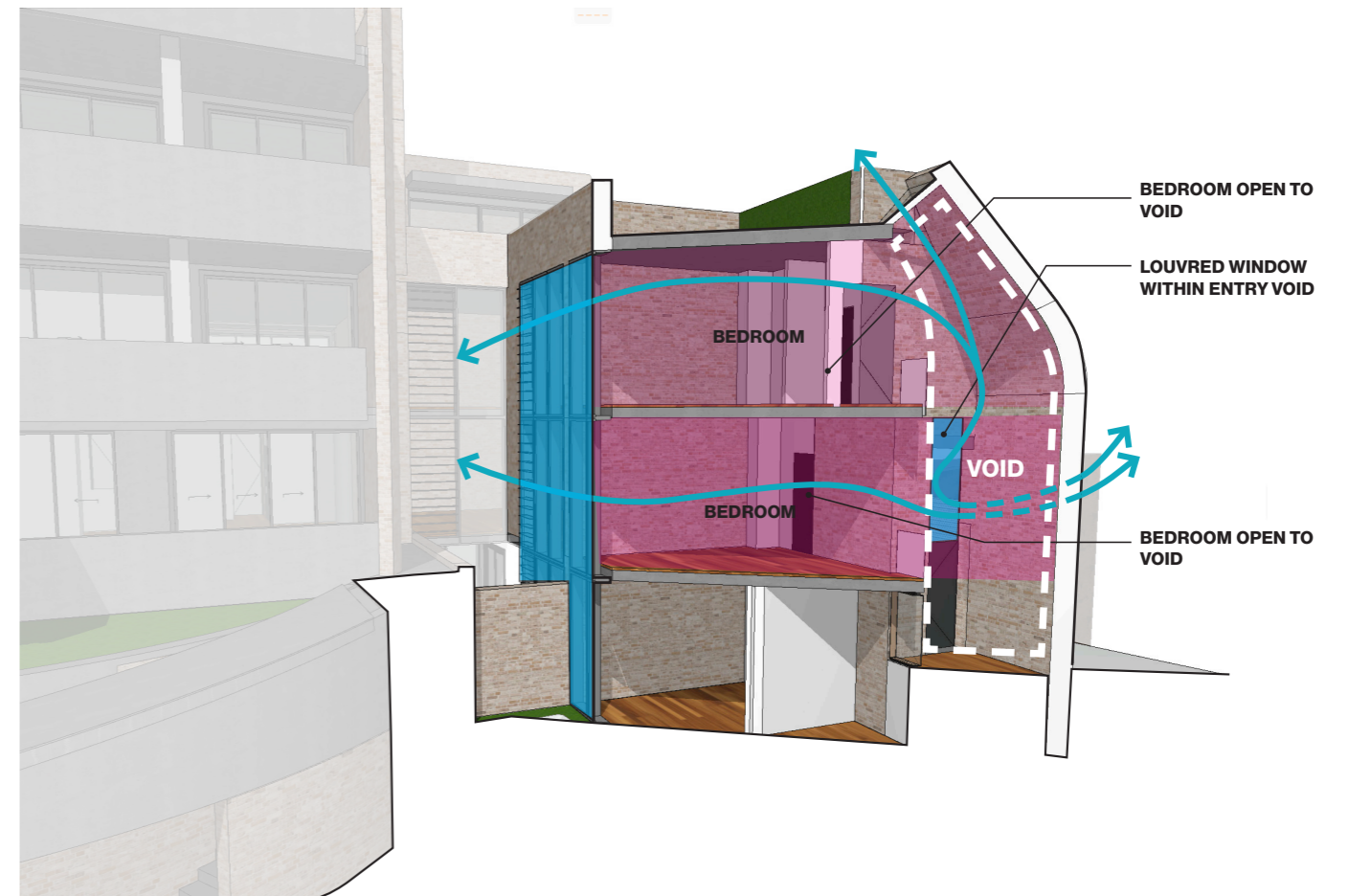
3. Lift 1 provides access from Ground to Level 6, where users transfer to either stairs or a secondary lift which takes them to Level 7.



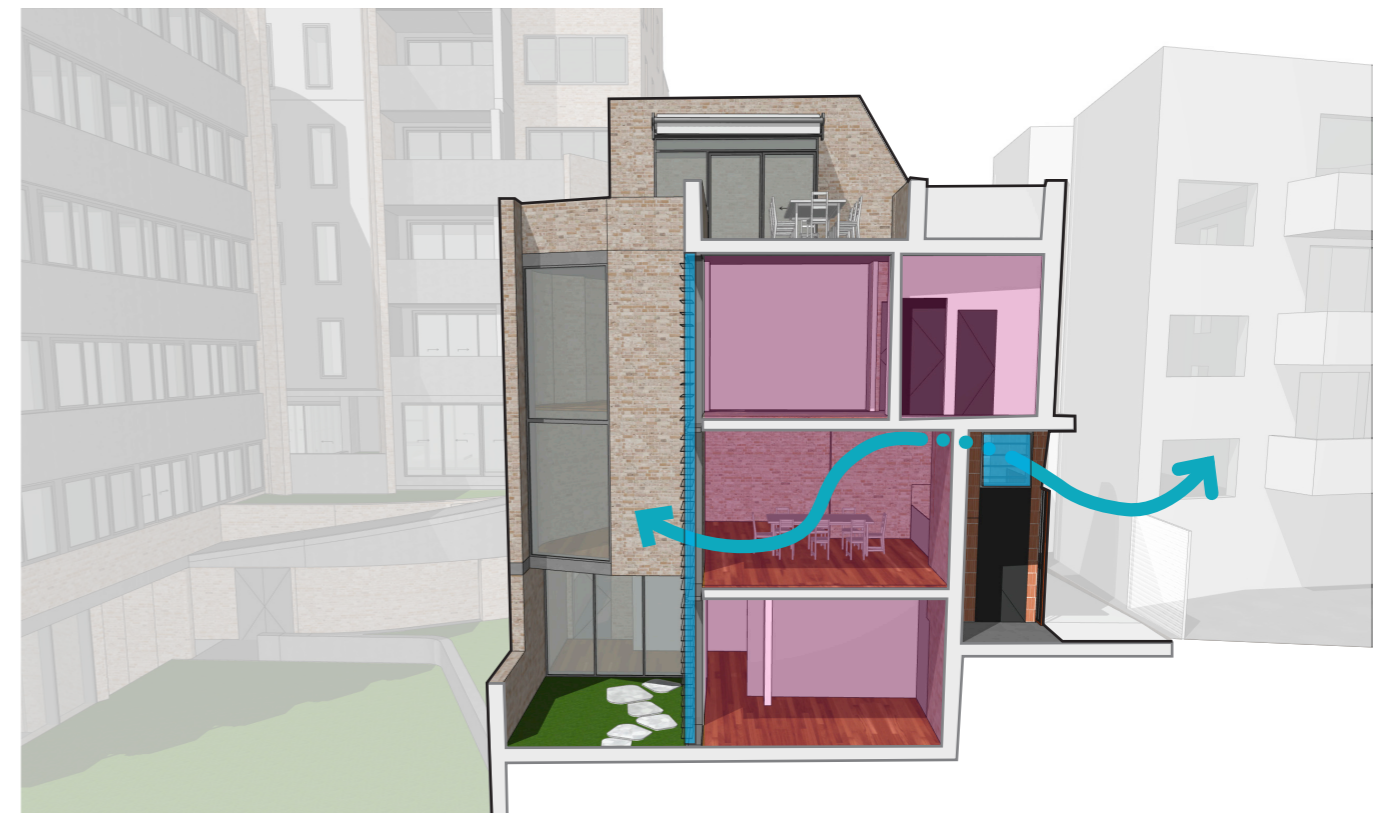
4. Access to Level 7 rooftop.

3.3 City of Sydney RFI No. 2 - Natural Cross Ventilation

CoS Item 2 - Natural Cross Ventilation	
Agency	City of Sydney
RFI No.	2
RFI Comment	
<p>a) The City raises continued concern that the proposed development does not achieve adequate natural cross ventilation in accordance with Objective 4B-3 of the ADG.</p> <p>b) The supplied plans and elevations of terraces A, B, C and D do not clearly demonstrate the operable windows relied upon to provide cross ventilation. The supplied cross ventilation diagrams do not demonstrate that compliance is achieved.</p> <p>c) In addition, 17 apartments within the development still exceed the maximum cross-through depth of 18m from glass line to glass line. It is recommended that the depth of the building fronting Oxford Street is reduced to achieve the maximum 18m depth. This would also improve the poor amenity outcome of bedrooms facing walls in the western corner for apartments 1.13, 2.11, 3.11, 4.11, 5.09, and 6.06.</p> <p>d) There is also further scope to increase the number of dual-aspect apartments fronting Oxford Street.</p>	
Design Response	
<p>a) Updated cross ventilation diagrams demonstrating compliance are included in the revised drawing package. The cross ventilation path is shown with a blue arrow, and apartments that are cross-ventilated are shown in blue, where apartments that are not cross-ventilated are shown in red. The percentage of dwellings across the development that are cross ventilated is compliant, as shown in the ADG compliance table.</p> <p>b) The cross-ventilation performance of Terraces A B and C is best demonstrated in section rather than plan. See 3D sections provided within this Design Report Addendum. Fresh air enters each terrace from the north-east courtyard elevation through floor-to-ceiling operable windows measuring 2,420 x 3,100mm (inlet area 7.50sqm). Air passes through a void within the dwelling before exhausting via operable windows of 1,000 x 1,265mm (outlet area 1.27sqm) positioned above the entry door on the south-west street elevation. The two openings are on opposing aspects of the building, satisfying the directional requirement of ADG Objective 4B-3. An operable skylight located within the void space allows air within the void space to ventilate via the stack effect. The north-east courtyard elevation receives the prevailing north-easterly to easterly sea breeze during summer afternoons, the period of greatest thermal stress and greatest benefit to occupant comfort.</p> <p>The aggregate opening area of 8.77sqm is assessed against the ADG minimum of 5% of the floor area of the habitable space served. The terrace floor area is approximately 49sqm, giving a minimum required opening area of 2.45sqm. The provided aggregate opening area of 8.77sqm represents 17.9% of floor area, exceeding the ADG requirement by a considerable margin.</p> <p>For Terrace D, fresh air enters from the north-east elevation through floor-to-ceiling operable windows of equal dimension to Terraces A-C across Ground, Level 1 and Level 2.</p>	



3D Section of Terrace House showing void and ventilation path



3D Section of Terrace House showing ventilation pathway

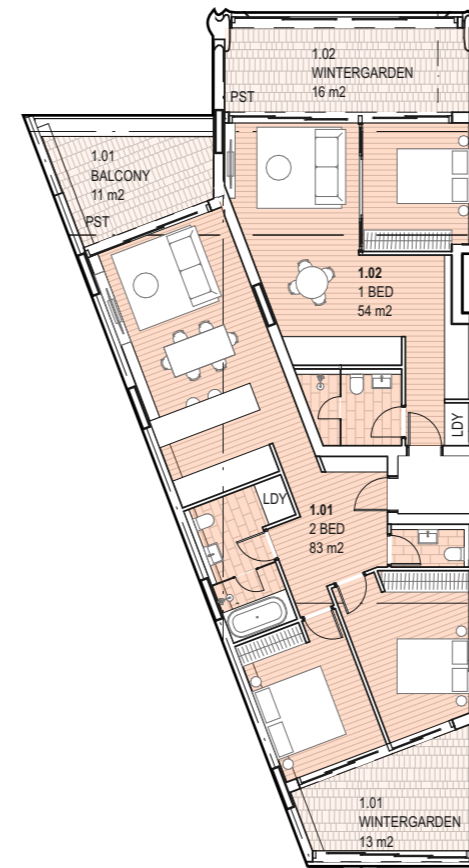
A window is provided on the Verona Street facade at each of these levels for cross ventilation, as illustrated in the cross ventilation plan diagrams. Terrace D's cross-ventilation path is also included on the diagram overleaf.

c) 17 apartments within the main tower exceed the depth threshold of 18m. 3 on levels 1-5 and 2 on level 6. These are all dual-aspect apartments with frontage to both Oxford Street the internal courtyard. Floor to ceiling glazing and operable doors are provided on both facades, ensuring that the air pressure differential necessary for natural cross-ventilation can be achieved across the full depth of the apartment. Given that all affected apartments have operable openings on both the windward and leeward sides and achieve genuine cross-ventilation, the departure from the 18m guideline is considered acceptable and consistent with the intent of Objective 4B-3.

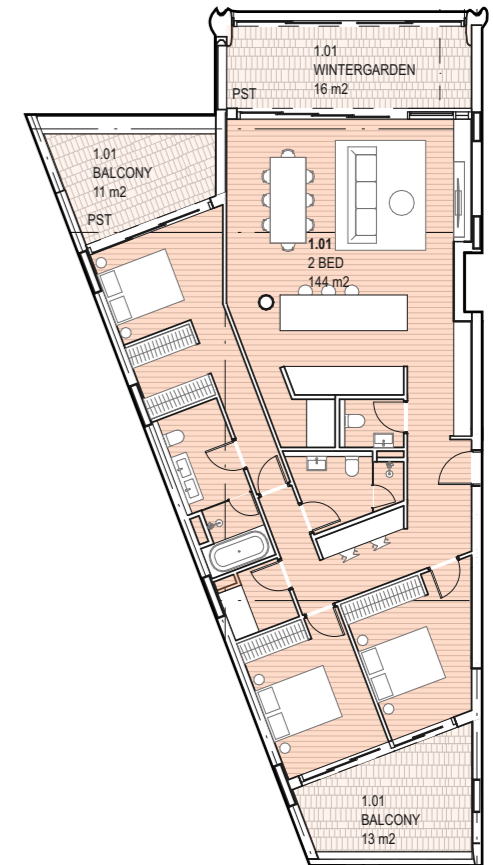
d) The number of dual-aspect apartments fronting Oxford Street has been increased by amalgamating unit 1.01 and 1.02.

Deliverables




Refer to updated architectural drawings and consultant reports.

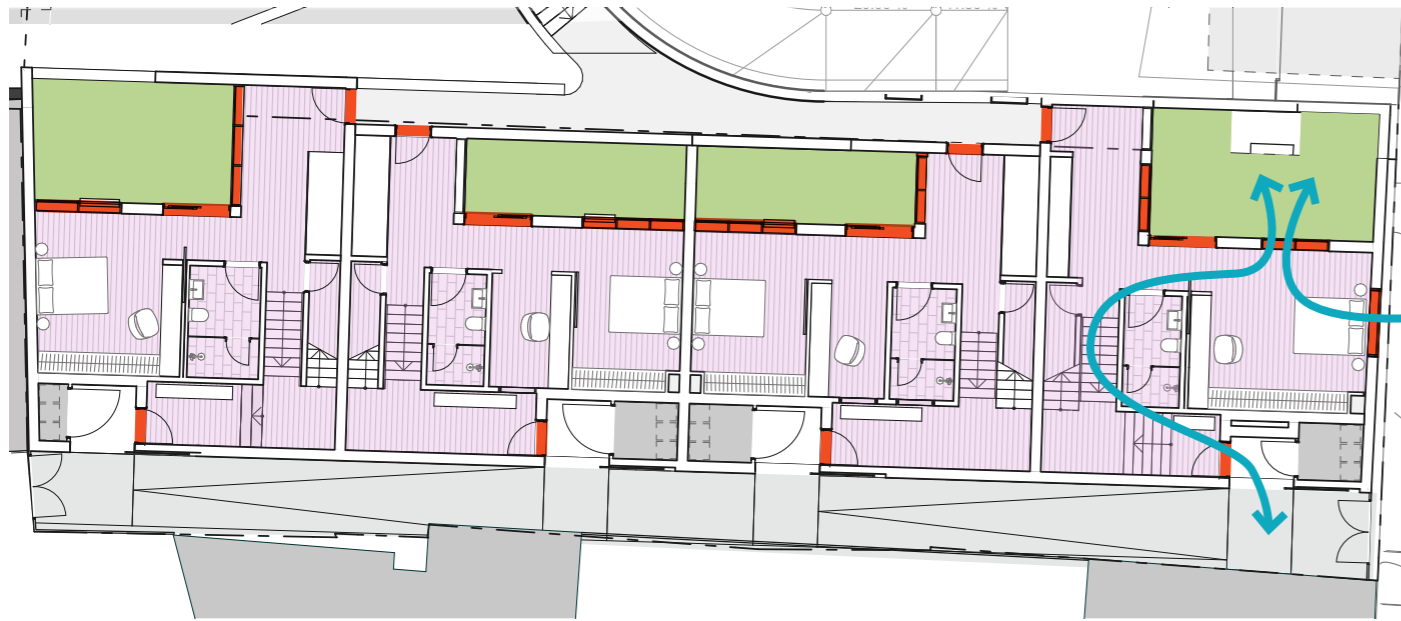


Units 1.01 and 1.02 in previous SSSA Submission

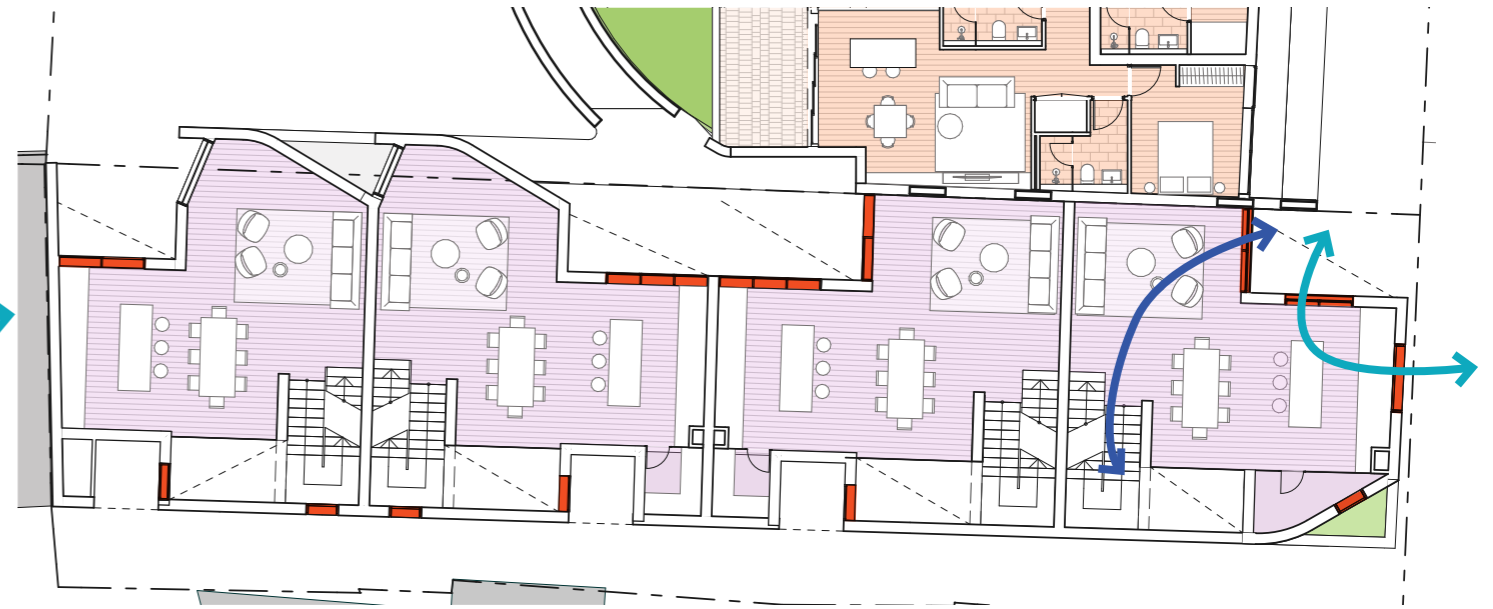


Units 1.01 and 1.02 combined into a single, dual aspect, 3 bedroom apartment

-  Operable windows and doors
-  Cross ventilation pathway for Terrace D
-  Vertical ventilation pathway for Terrace D
Vertical stack, also refer 3D sectional diagram.



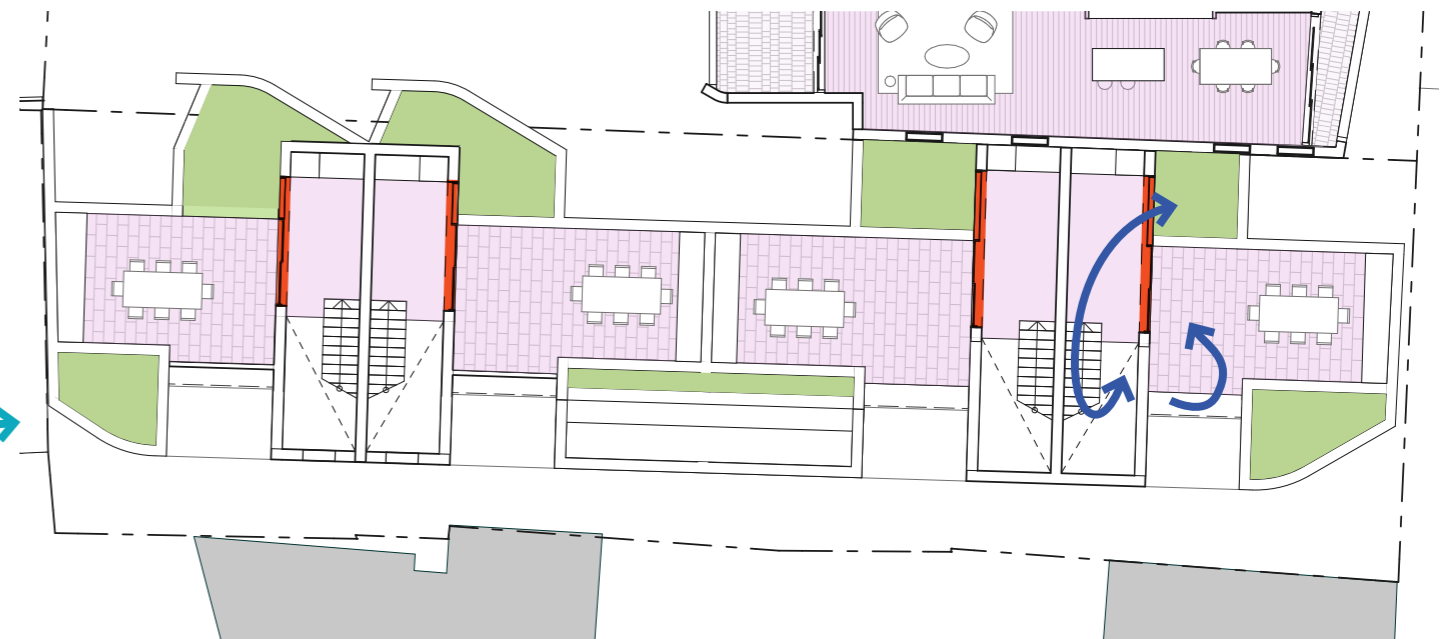
Terrace Ground Floor Level



First Floor Plan - Terraces



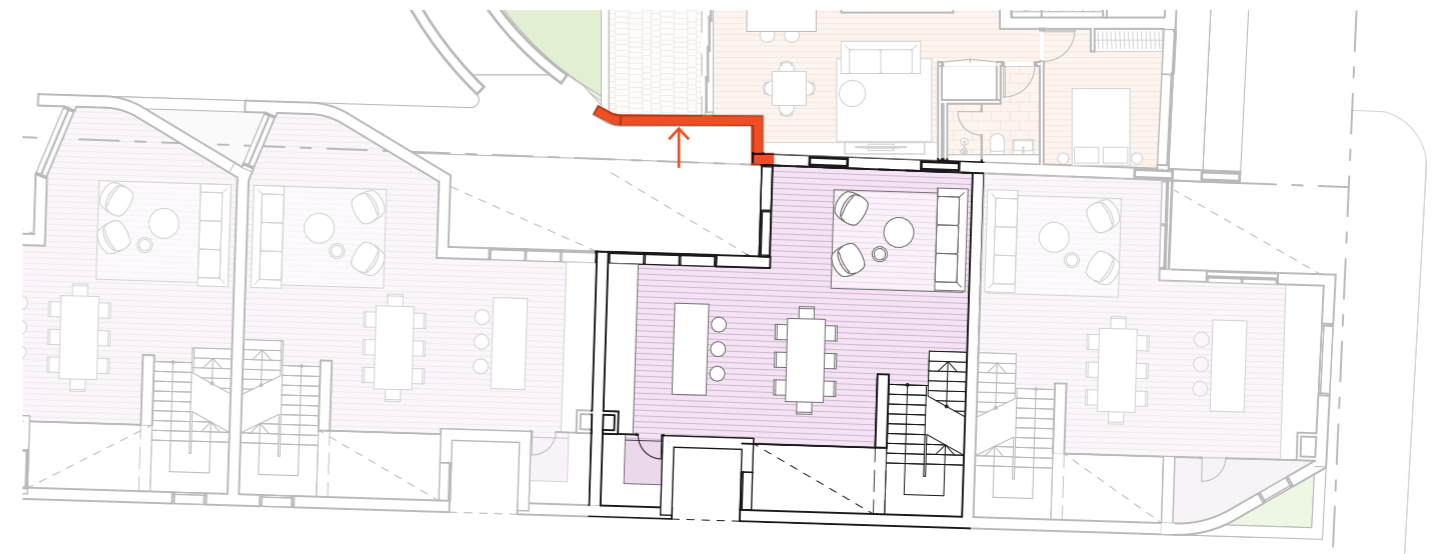
Second Floor Plan - Terraces



Third Floor Plan - Terraces

3.4 City of Sydney RFI No. 3 - Verona Terraces

CoS Item 3 - Verona Terraces	
Agency	City of Sydney
RFI No.	3
RFI Comment	
<p>Limited changes to the configuration of the proposed terraces have been made. Continued concern is raised regarding the following:</p> <ul style="list-style-type: none"> a) The 1.7m (at its minimum) setback from the south-western boundary should be increased to 3m so as not to fetter future development on 4 Verona Street and provide adequate privacy in accordance with Objectives 2F and 3F-1 of the ADG. b) Limited outlook is provided from Terrace C, which looks directly to the raised access corridor and the blank wall of the proposed apartments to the north-east. c) Proposed ground level landscape areas to Terraces A–D will receive very little sun and will likely fail. d) There are continued privacy impacts from Verona Street to the floor-to-ceiling windows and glass louvres in Terrace D. 	
Design Response	
<ul style="list-style-type: none"> a) The proposed setback to the western boundary represents a significant improvement on the existing condition and achieves an acceptable outcome in the context of this constrained inner-city site. <p>The ADG building separation objectives are directed at achieving visual and acoustic privacy, access to natural light, and outlook for residents of both the subject development and adjoining properties. In this instance, the proposed setback delivers a materially better outcome against each of these measures than the existing condition. The adjoining Rose Terrace properties have limited or no existing separation from the current Oxford Street buildings, and the proposed development improves this relationship.</p> <ul style="list-style-type: none"> b) Further design amendments have been made to improve outlook from Terrace C. The balcony and party wall of apartments 1.11, 2.10, 3.10 and 4.10 have been set back away from Terrace C, increasing the separation between Terrace C and the adjacent apartments across all levels. This amendment widens the view opening to the courtyard from within Terrace C and its private 27sqm rooftop outdoor area, improving both the sense of enclosure and the quality of outlook available to residents of Terrace C. The distance between the terrace C outdoor area and the party wall of unit 3.10 is approximately 3.5m c) Landscape areas: <p>Landscape architects Wyer and Co have reviewed the landscape design in accordance with city of Sydney’s concern around the landscape areas for terraces A to D receiving little sun. A planting palette has been carefully selected comprised of shade-tolerant, native species considered suitable for the anticipated site conditions.</p>	



Terrace C Plan showing relocated boundary wall to unit 2.10

Wyer and Co consider the nominated species to be appropriate for low-light environments. Species such as *Dicksonia antarctica*, *Doodia aspera* and *Viola hederacea* are all known to perform well in shaded and protected conditions with minimal direct sunlight.

While growth rates may be slower due to the reduced solar access, the selected species are resilient to these conditions and are considered fit for purpose for the proposed landscape areas. With appropriate establishment and ongoing maintenance, Wyer and Co do not anticipate the planting will fail.

- d) Visibility into terrace D from Verona street has been reviewed and design amendments made to increase privacy. Terrace D has a walled landscaped courtyard of 20m². 15m² of this area has no basement or footing area below it and is therefore deep soil, meaning that a substantial tree can be grown in this area. Planting within this courtyard includes a Gymea Lily and cabbage tree palm, which will also provide privacy from the street. The landscape wall itself is between 1900 and 2300mm high (variance due to the slope of the street). The landscape wall exceeds eye level when viewed from the same side of the street as the terrace, so privacy measures focus on mitigating visibility from the opposite footpath. An opaque perforated screen has been added at balustrade height to each window, allowing the windows to remain fully operable with a generous open area for ventilation while preventing direct sightlines into the terrace from the street. A new ground floor window has also been added to the Terrace D Verona Street facade to improve cross-ventilation, positioned at a high level to minimise any privacy impact.

Updated plans illustrating these amendments are included in the revised drawing package.

Deliverables

Refer to updated architectural drawings and consultant reports.



Terrace D 3D image showing privacy mitigation design features and landscape to elements

3.5 City of Sydney RFI No. 4.1 - Overshadowing

CoS Item 4.1 - Overshadowing	
Agency	City of Sydney
RFI No.	4.1
RFI Comment	
<p>The submitted views from the sun demonstrate that impacts to apartment 2E at 4 Verona Street have not been improved by the amended proposal. Amendments to the proposed rooftop could improve the impacts to this apartment and a design modification condition to this effect is recommended within Annexure B.</p> <p>Annexure B text excerpt:</p> <p>The design of the building must be modified as follows:</p> <p>(a) Amend the rooftop pergola structures to ensure no further overshadowing to apartment 2E at 4 Verona Street from the development between 9am – 9.30am on June 21.</p>	
Design Response	
<p>Apartment 2E at 4 Verona Street did not receive 15 minutes of solar access to its primary private open space prior to the proposed development. The shadow analysis prepared for the previous submission confirms that apartment 2E currently receives only 1.02m² of sunlight at 9:00am, diminishing to less than 0.72m² by 9:15am.</p> <p>The proposed development reduces the marginal impact at 9:00am, with no material change to solar access from 9:15am onwards.</p> <p>As apartment 2E does not currently receive 15 minutes of direct sunlight to its primary private open space at mid-winter, this objective is not engaged. The proposed development does not worsen the existing non-compliant solar access condition in any material respect, and the proposed rooftop design is considered acceptable in this context.</p> <p>Updated ADG solar access compliance tables and revised drawings are included with this submission.</p>	
Deliverables	A 400 Series Shadow Diagrams and Eye of the Sun Diagrams.

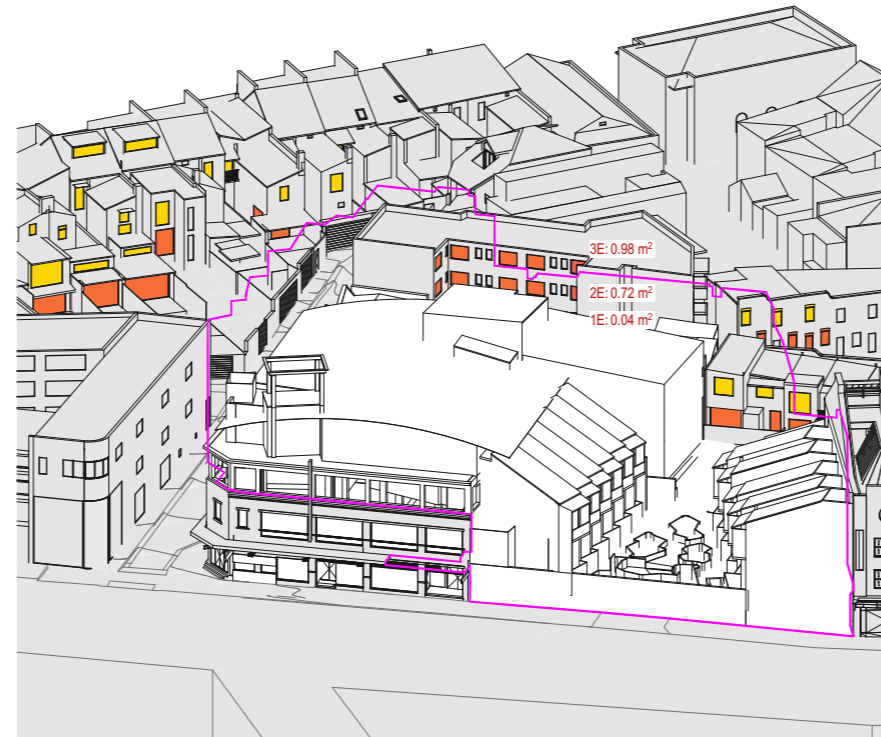
2.0 Response to RFIs

NOTE: Under existing conditions during the Winter solstice, 4 Verona St Apartments 2E and 3E receive the minimum 1m² at 9:00am, but less than 1m² at 9:15am. Apartment 1E receives less than 1m² at both times.

Overshadowing by the proposed development is permissible as they receive less than 1m² of sun for the minimum period of 15 minutes per ADG requirements.



1 21 JUN 09AM EXISTING

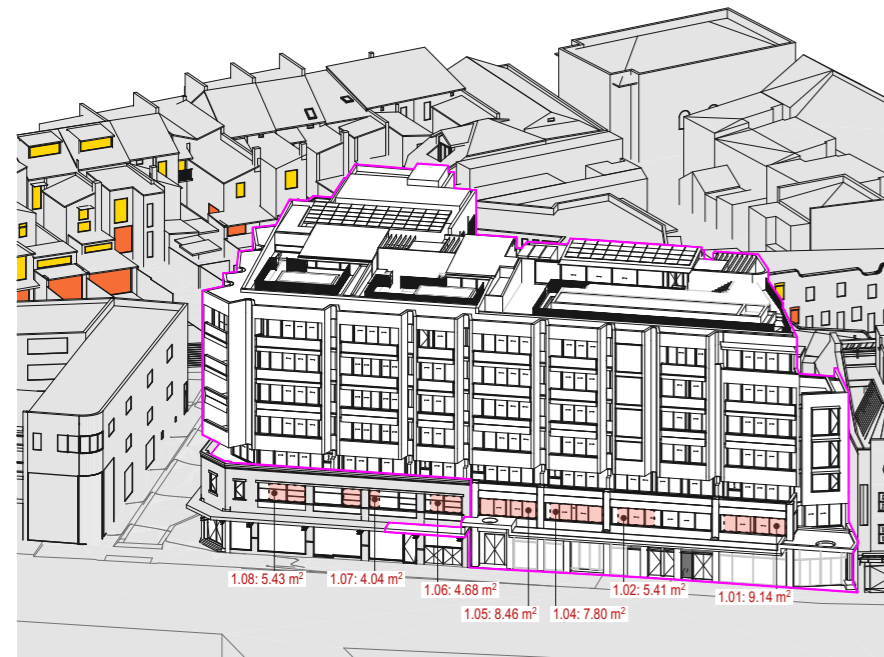


3 21 JUN 0915AM EXISTING

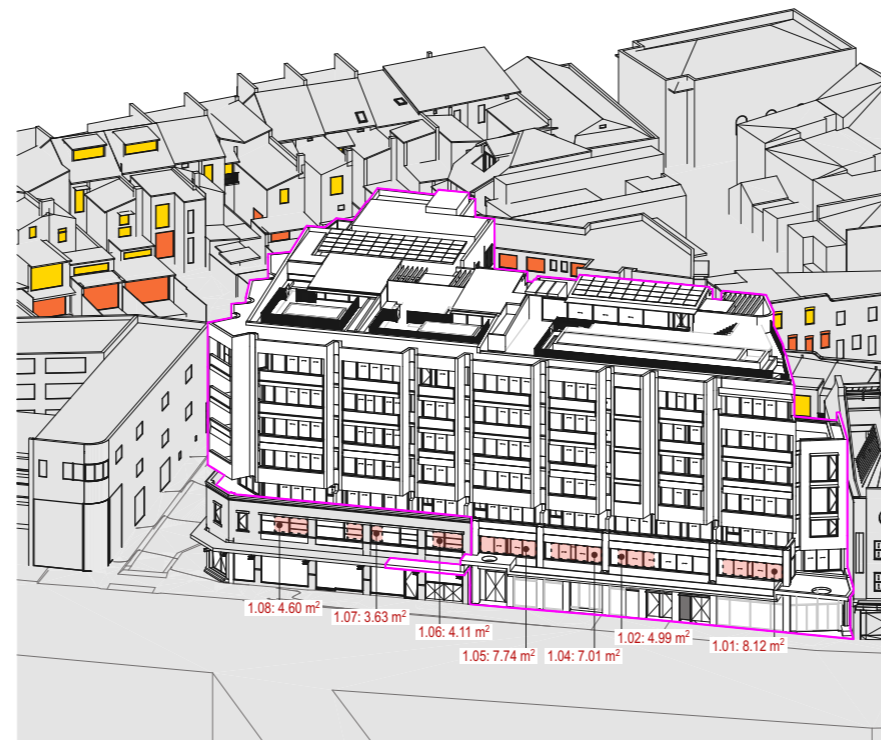
LEGEND

- LIVING ROOM WINDOW
- HABITABLE ROOM WINDOW
- OUTLINE OF PROPOSAL

NOTE: Coloured living room and habitable space windows, and private open space of neighbouring properties that may be affected by the proposed development have been located approximately based on survey and 3D point cloud information.



2 21 JUN 09AM PROPOSED



4 21 JUN 0915AM PROPOSED

3.6 City of Sydney RFI No. 4.2 - Solar Access

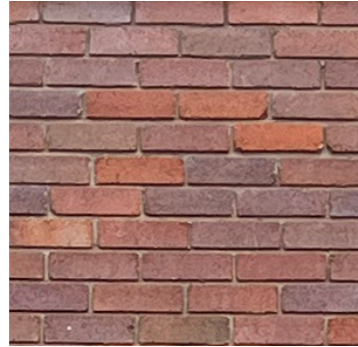
CoS Item 4.2 - Solar Access	
Agency	City of Sydney
RFI No.	4.2
RFI Comment	
<p>The solar access diagrams demonstrate that the affordable housing apartments on level 1 receive solar access to the wintergarden windows, but not to living room windows, as required by the ADG. The submitted assessment incorrectly includes these apartments as solar compliant. When excluded from the calculations, 41 of the 65 dwellings receive 2 hours solar in mid-winter, equating to 63% compliance.</p>	
Design Response	
<p>A review of solar access to Level 1 apartments has been conducted and design adjustments made to improve amenity. Apartments 1.01, 1.02, 1.04 and 1.05 front Oxford Street and are noise affected; wintergardens are therefore retained for these apartments. Solar access to living room windows for these apartments is assessed through the wintergarden glazing. The solar access assessment has been reviewed accordingly and updated diagrams are included in the amended drawing package.</p> <p>Updated ADG solar access compliance tables and revised drawings are included with this submission.</p>	
Deliverables	Refer to updated architectural drawings and consultant reports.

3.7 City of Sydney RFI No. 5 - Materiality

CoS Item 5 - Materiality	
Agency	City of Sydney
RFI No.	5
RFI Comment	
<p>A condition requiring a detailed materials and finishes board prior to Construction Certificate is recommended within Annexure B.</p> <p>Annexure B text excerpt:</p> <p><i>(10) MATERIALS AND SAMPLES BOARD</i> <i>A physical material sample board which specifies all proposed materials, finishes and colours, (including visible rainwater goods and services) keyed to each building elevation must be submitted to and approved by Council's Executive Director City Planning, Development and Transport prior to a Construction Certificate being issued.</i> <i>The materials and samples board must not include generic material or colour descriptions or use terminology such as 'or similar'.</i></p> <p><i>Reason</i> <i>To require the submission of a materials and samples board following assessment of the development.</i></p>	
Design Response	
<p>Noted. A detailed materials and finishes board will be submitted prior to the issue of a Construction Certificate.</p>	
Deliverables	Materials and finishes board - to be submitted prior to Construction Certificate.



AW1 - Retractable awning



BR1 - Brickwork, To Match XBR



BR2 - Brickwork



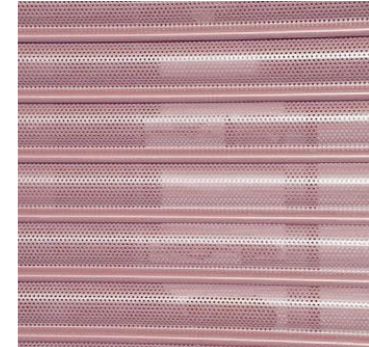
BGL - Balustrade, Glass



BRA - Brass



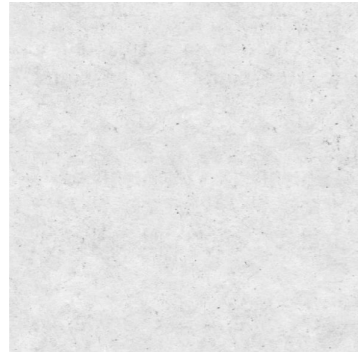
RSC - Copper awning



RSH - Roller Shutter Door, Metal



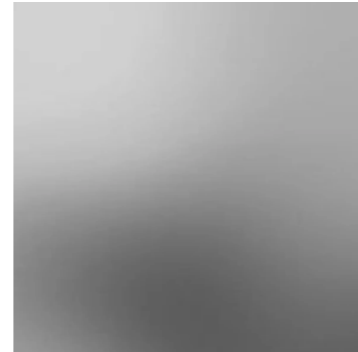
BOL - Bollard, painted



CO - Concrete



CCF - Coloured Concrete Finish



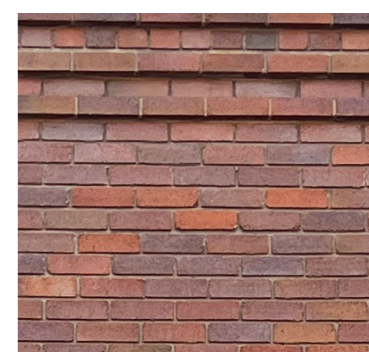
CM1 - Cladding, Metal



CM2 - Paint Finish



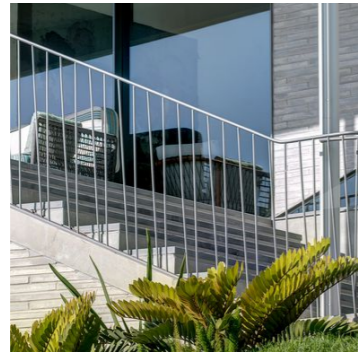
TL2 - Wall Tile



XBR1 - Existing Brick



FC - Fibre Cement Sheet



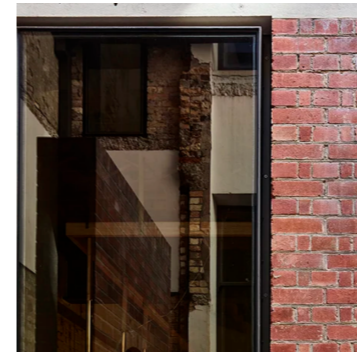
FN - Pool Fence



GCB - Colourback glass



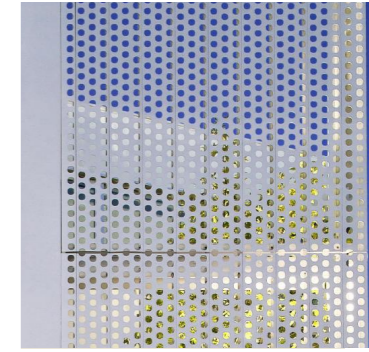
GLT - Glass, coloured tinted



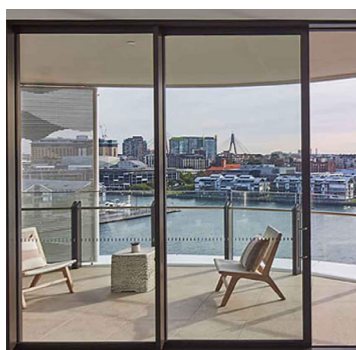
GLF1 - Glazed Facade



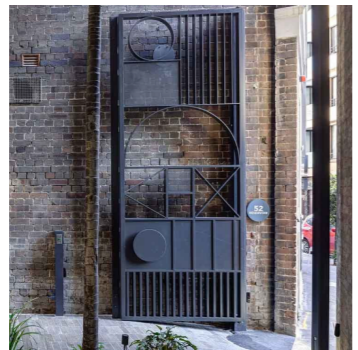
RSM - Metal Roof Sheetting



SCM - Metal Privacy Screen



GLF2 - Glazed Facade



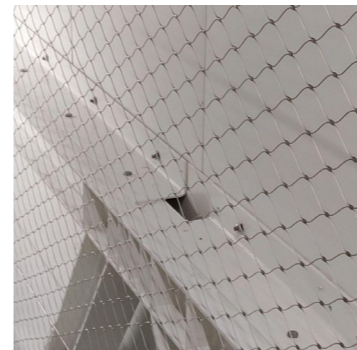
GTM - Gate Metal



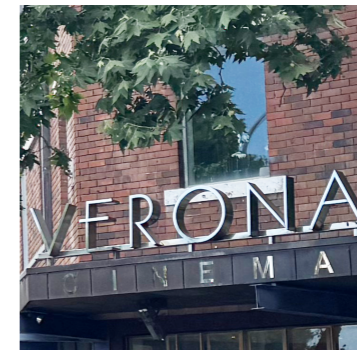
GLL - Glass Louvre



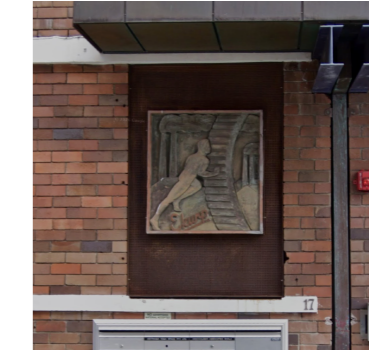
HRM - Handrail Metal



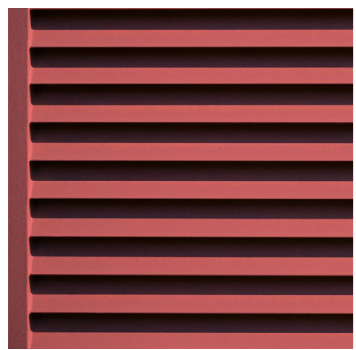
MEM - Metal Mesh



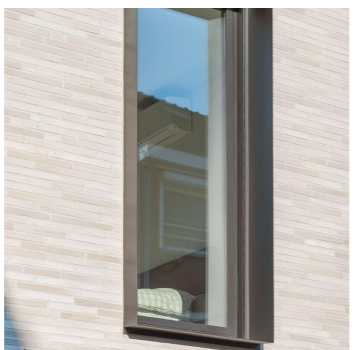
XRSC - Existing Copper Awning



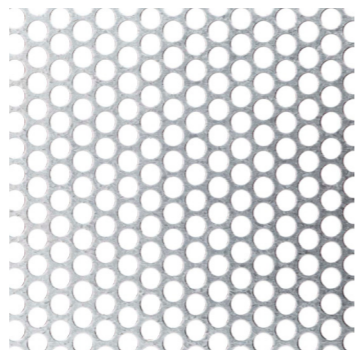
XART - Existing artwork



ML - Metal Louvre



MW1 - Metal Window



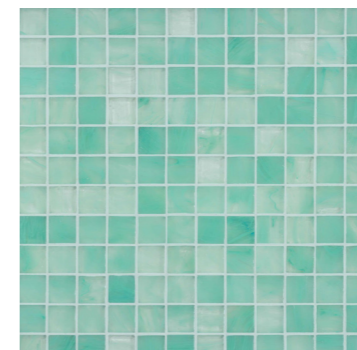
PRM - Perforated metal



PF1 - Paint Finish



RN - Render



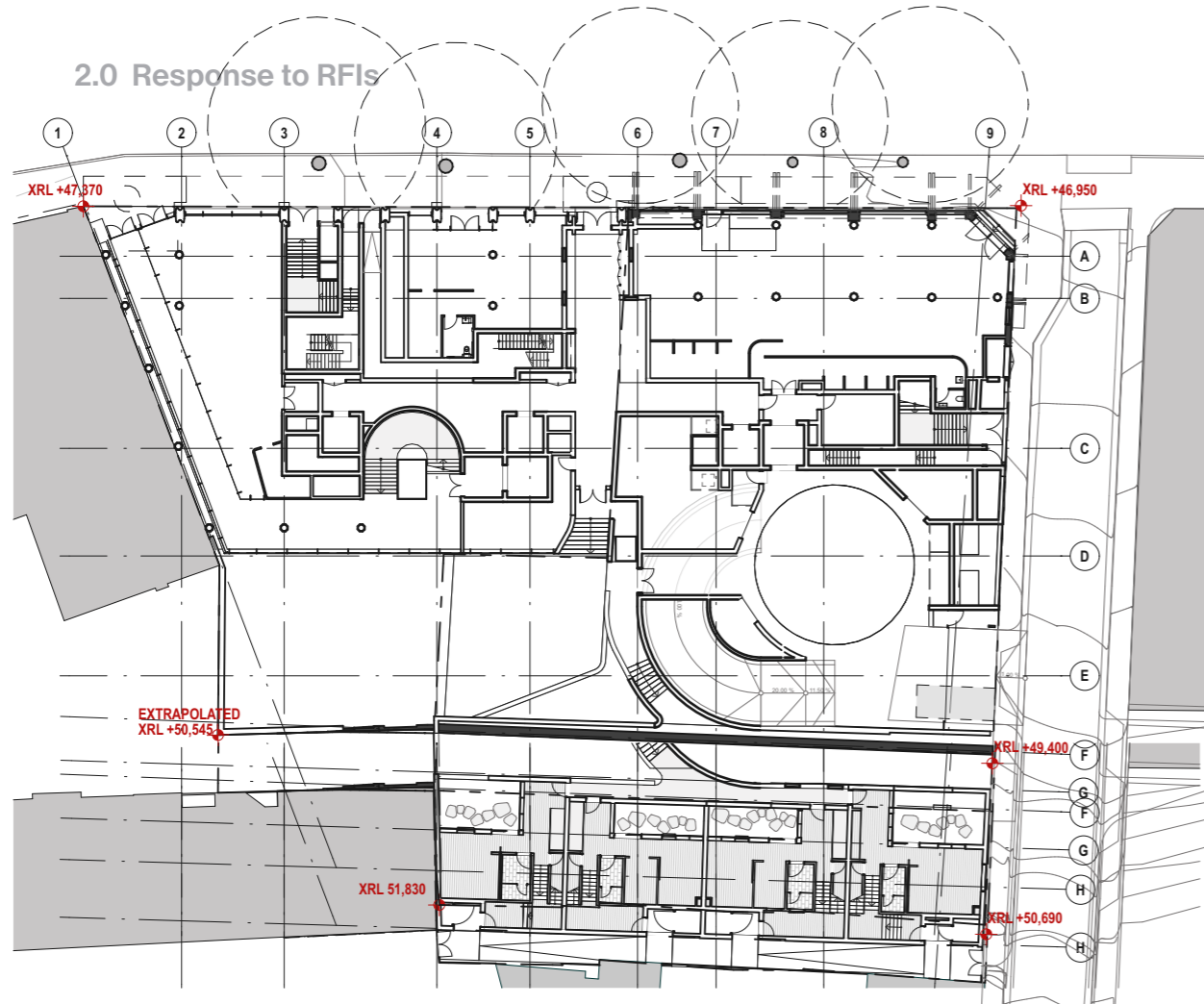
TL1 - Pool Tile

3.8 City of Sydney RFI No. 6.1 - Building Separation to 14–20 Rose Terrace

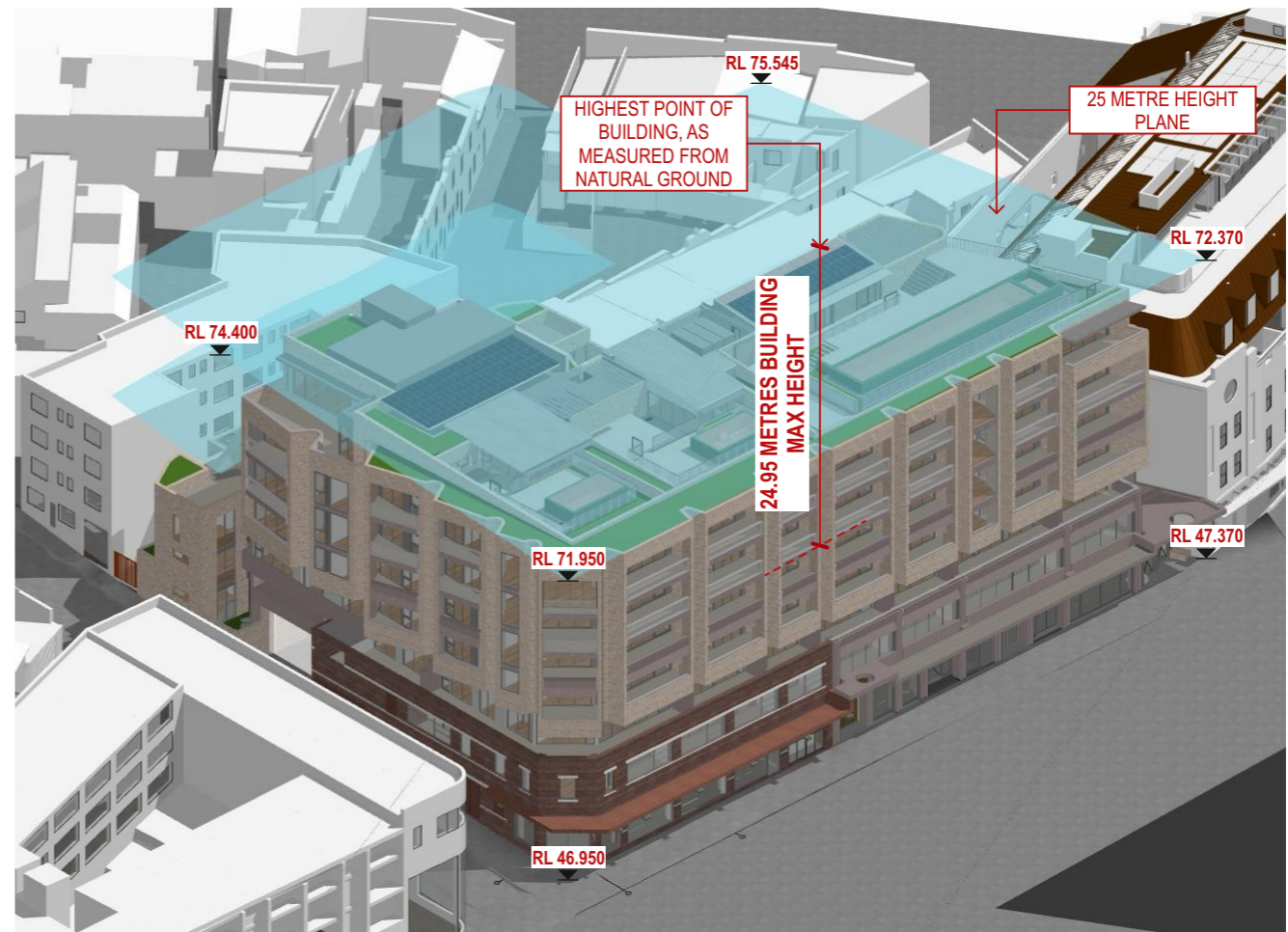
CoS Item 6.1 - Building Separation to 14–20 Rose Terrace	
Agency	City of Sydney
RFI No.	6.1
RFI Comment	
<p>The City reiterates that increasing the setback of the Oxford Street building to the western boundary (adjoining Rose Terraces) would achieve the building separation objectives of the ADG. This would also assist in ensuring apartments achieve maximum depths for cross ventilation in accordance with Objective 4B-3.</p>	
Design Response	
<p>The proposed development complies with the applicable ADG building separation requirement at the western boundary. The required setback is 9m, derived from the standard 6m ADG setback with an additional 3m to account for the adjoining R1 General Residential zone. The proposed setback of 11.2m exceeds this requirement. No variation is sought for this interface.</p> <p>A minimum 12m separation between habitable room glazing is provided between the main building and Terraces A, B, C and D, consistent with ADG requirements for habitable-to-habitable interfaces within the same site.</p>	
Deliverables	Refer to updated architectural drawings and consultant reports.

3.9 City of Sydney RFI No. 6.3 - Building Height

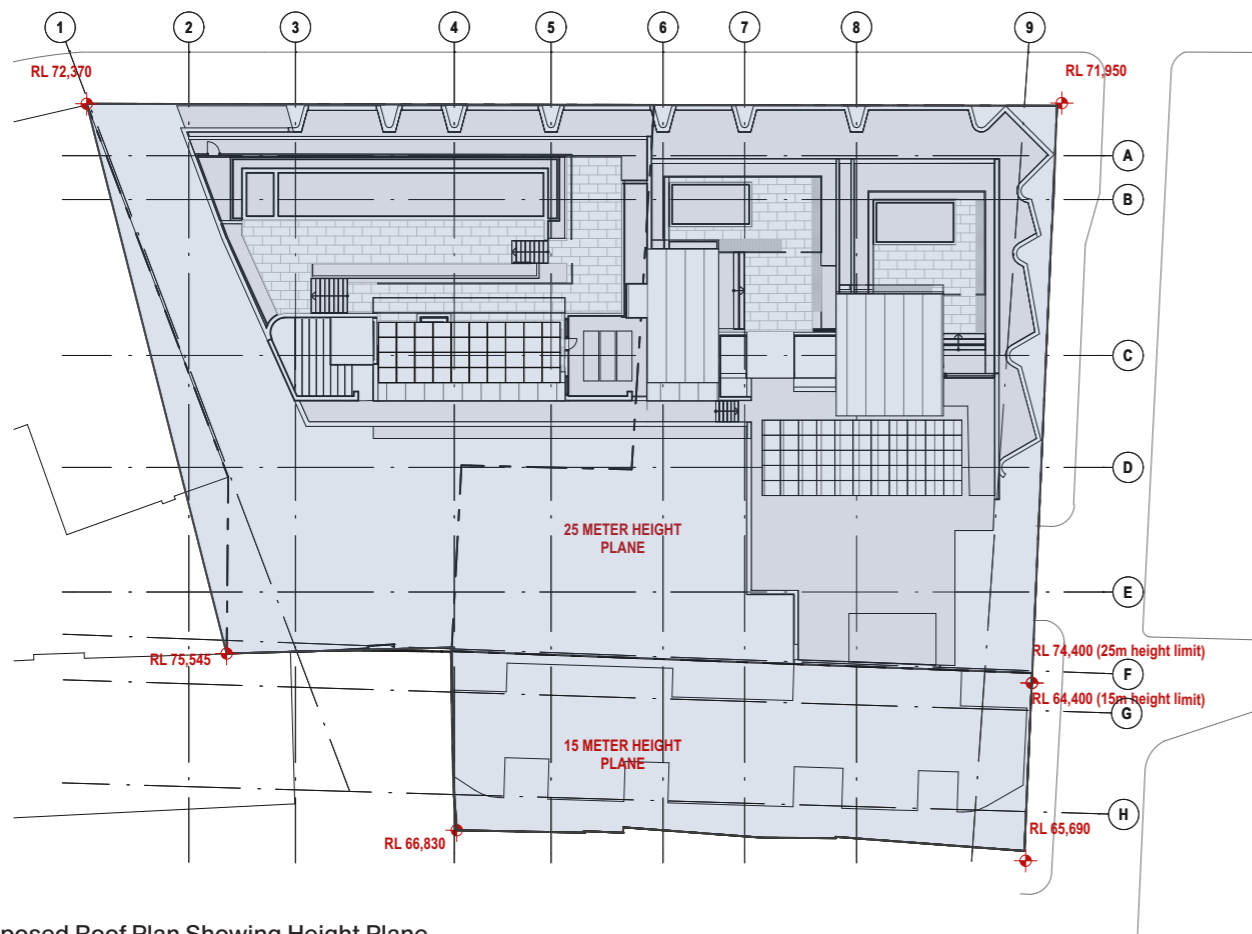
CoS Item 6.3 - Building Height	
Agency	City of Sydney
RFI No.	6.3
RFI Comment	
<p>Survey levels have not been provided on the amended plans in support of the proposed natural ground level measurement. While the Bettar methodology may be the suitable method for calculating the existing ground level, the levels from which the height has been extrapolated are required to be provided. The Department must be satisfied that the ground level and therefore height level is accurate.</p>	
Design Response	
<p>A new diagram is provided to illustrate the existing ground levels from which the natural ground level is determined. The natural ground level has been determined using the Bettar method, a standard surveying technique used to establish pre-development ground levels where the original topography has been disturbed by previous construction. The method interpolates the natural ground surface from survey points taken at the site boundaries and surrounding undisturbed ground, providing a reliable baseline for measuring building height and basement protrusion above natural ground.</p> <p>Survey points have been taken from the survey prepared by Boxall Surveyors (issued 16 December 2025). Existing relative levels are shown on the amended ground floor plan, denoted with an "XRL" prefix.</p>	
Deliverables	Refer to updated architectural drawings and consultant reports.



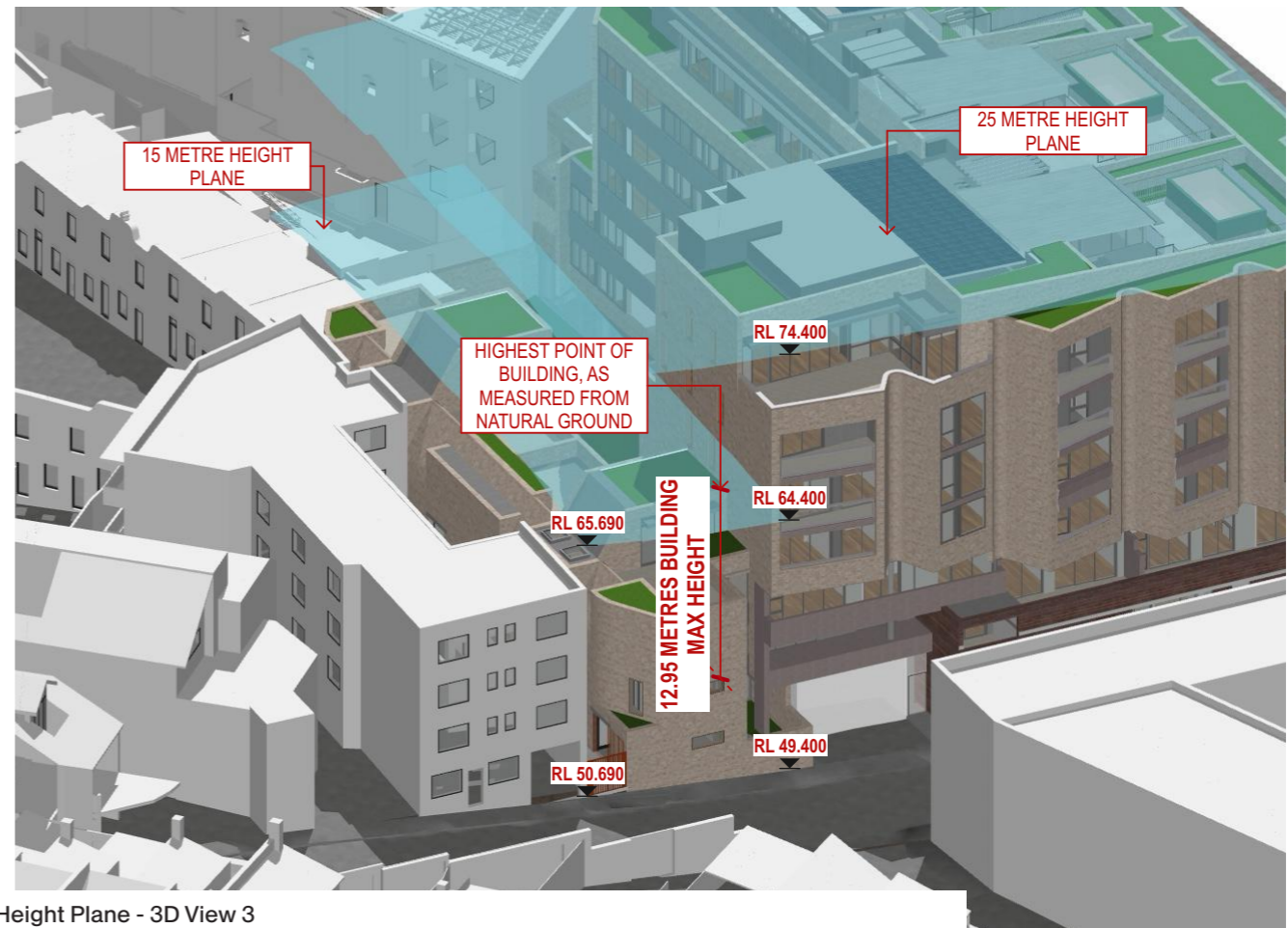
Proposed Ground Floor Plan Showing Survey Levels



Height Plane - 3D View 1



Proposed Roof Plan Showing Height Plane



Height Plane - 3D View 3

3.10 City of Sydney RFI No. 7 - Communal Open Space

CoS Item 7 - Communal Open Space	
Agency	City of Sydney
RFI No.	7
RFI Comment	
<p>a) The amended proposal continues to prioritise a private roof terrace and does not provide direct and equitable access to the rooftop communal open space area in accordance with Objective 3D-1 of the ADG.</p> <p>b) Apartments serviced by Lift 2 and Lift 3 on the south-eastern side of the development cannot easily access the rooftop communal open space.</p> <p>c) The proposed use of a platform lift to the communal rooftop does not provide dignified equitable access for all residents, and platform lifts are prone to maintenance issues. The City reiterates that the proposal should be amended to provide passenger lift access to the rooftop communal open space from all lifts.</p> <p>d) The pool area will service a population of over 100 people across the 127 bedrooms proposed.</p>	
Design Response	
<p>(a) Prioritisation of Private Roof Terrace</p> <p>The provision of private rooftop terraces at Level 7 does not detract from the communal rooftop open space provided. Communal open space is provided at both rooftop level and within the ground floor courtyard, and is available equally to all residents including affordable housing dwellings, all apartments within the main building, and Terraces A, B, C and D.</p> <p>(b) Access via Lift 2 and Lift 3</p> <p>Residents of apartments serviced by Resident Lift 2 or Resident Lift 3 access the rooftop by travelling to the ground floor and moving through the residents-only lobby to Resident Lift 1. Residents of Terraces A–D access the rooftop via a covered walkway into the residents-only lobby to Resident Lift 1. While the rooftop is accessed via a single lift core, the communal open space is fully accessible and available to all residents without exception.</p> <p>(c) Platform Lift</p> <p>The enclosed platform lift serving the rooftop pool area complies with BCA E3D7 and AS1735.7. The use of a platform lift at this location is the only viable solution; the building height plane restrictions applying to the site prevent the installation of a full passenger lift, as any such lift would protrude through the height plane. The platform lift provides compliant and dignified access to the pool area for all residents including those with mobility requirements. Amending the proposal to provide</p>	

passenger lift access from all lift cores is not achievable within the height plane constraints of the site.	
(d) Pool Occupant Load	
The City's assertion that the pool area will service a population of over 100 people is not accepted. In accordance with the NCC, the occupant load of a swimming pool area is calculated at 1 person per 1.5m ² . Based on a total pool and spa area of 56.21m ² , this yields an occupant load of 38 people.	
It is not reasonable to assume that all residents would occupy the pool area simultaneously. In practice, a rooftop pool serving a residential development of this scale will experience staggered and varied usage patterns, with the occupant load at any given time being a small fraction of the total residential population.	
Deliverables	Refer to updated architectural drawings and consultant reports.

3.11 City of Sydney RFI No. 8.1 - Deep Soil

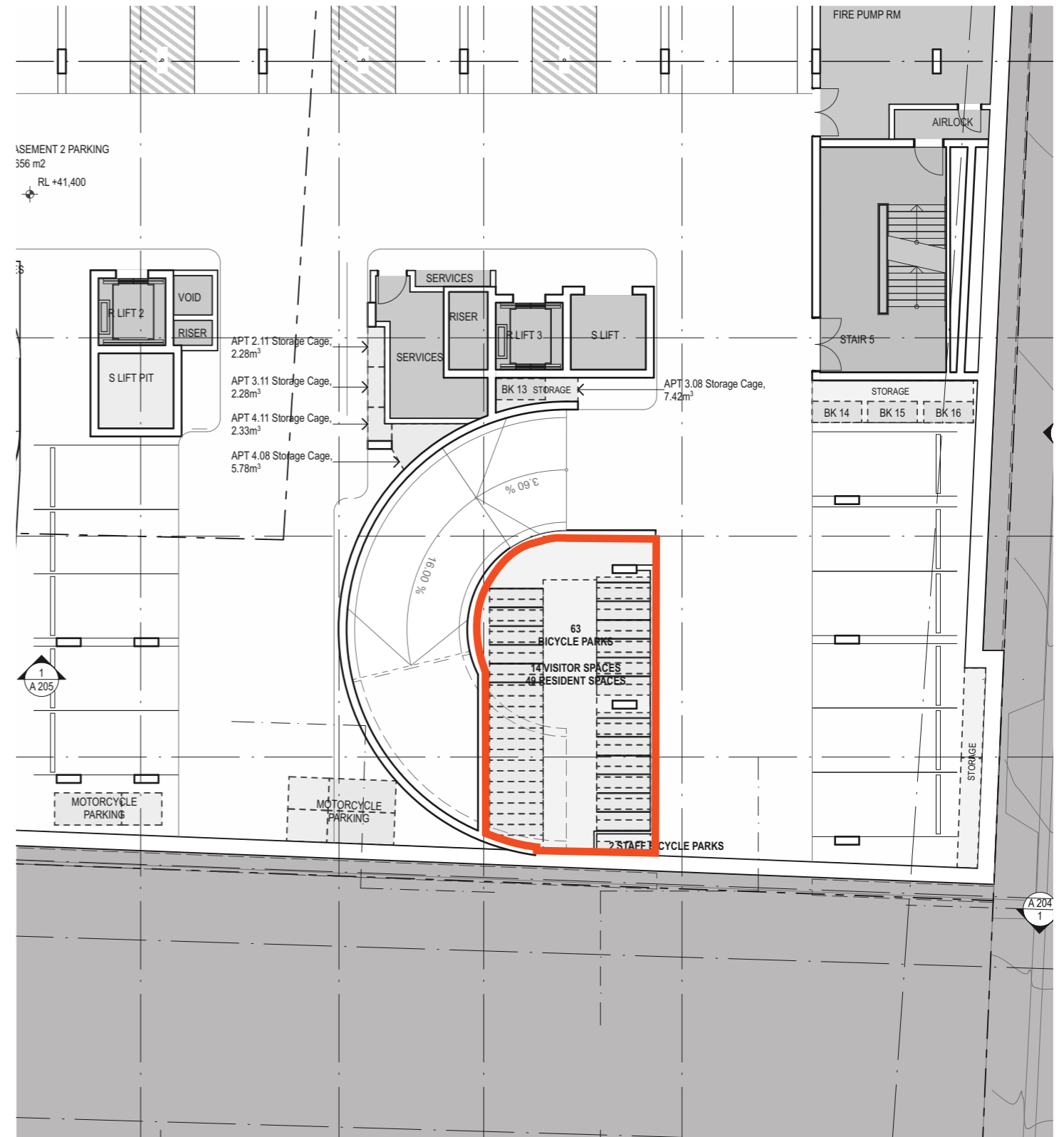
CoS Item 8.1 - Deep Soil	
Agency	City of Sydney
RFI No.	8.1
RFI Comment	
<p>While the amended proposal has partially addressed Council's previous concerns regarding structures within the deep soil area, the revised scheme still does not achieve the stated 7% deep soil. Further opportunities should be investigated to increase consolidated, unimpeded deep soil in accordance with ADG requirements.</p> <p>A design modification condition is recommended to address the deep soil shortfall and require demonstration that at least 7% is achieved in accordance with Objective 3E-1, including redirecting stormwater pipes and Pits 3 and 4 to the edge of the deep soil area.</p>	
Design Response	
<p>Stormwater pits and pipes have been relocated, in coordination with the Civil Engineer, outside of the deep soil area. 177m² of unimpeded deep soil area is provided at the ground floor. Please refer to relevant specialist consultant documentation and RFI responses.</p>	
Deliverables	Refer to updated architectural drawings and consultant reports.



Detail of Ground Floor Landscape Plan, refer Landscape Architect's documentation

3.12 City of Sydney RFI No. 12.4 - Visitor Bicycle Parking

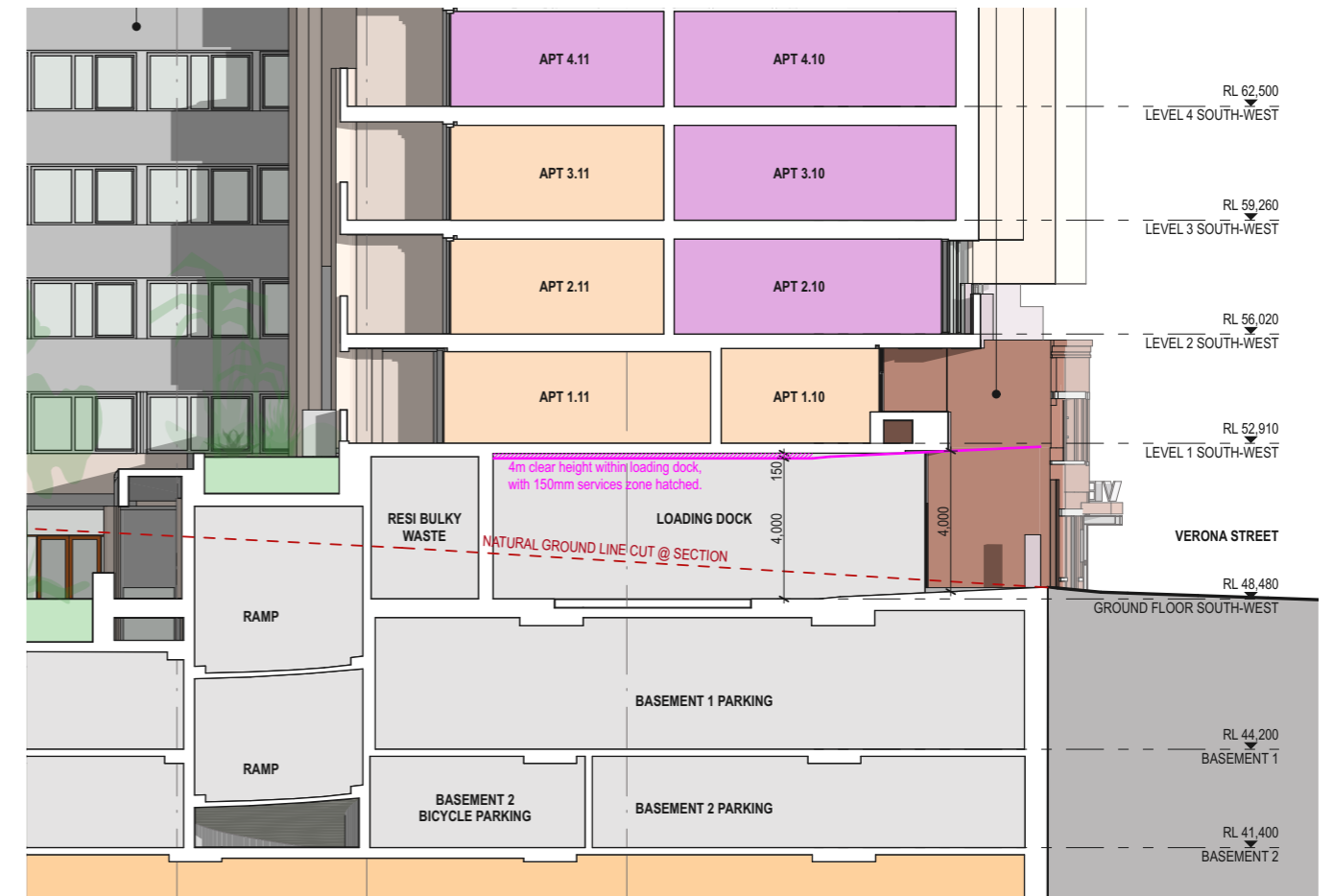
CoS Item 12.4 - Visitor Bicycle Parking	
Agency	City of Sydney
RFI No.	12.4
RFI Comment	<p>Visitor bicycle parking is to be accommodated on site and is not to be located in the public domain. The proposed approach to conditioning a Roads Act (section 138) approval is not supported.</p> <p>The proposed 14 visitor bicycle spaces are required to be located on the site. Given site constraints, locating visitor bicycle parking within the basement is acceptable to the City in this instance.</p>
Design Response	<p>TZG acknowledges the City's position that all 14 visitor bicycle spaces must be located on-site and not within the public domain. The amended design relocates the 14 visitor bicycle parks to Basement level 2 consolidated bicycle storage area.</p> <p>In order to facilitate the accommodation of 14 visitor bicycle parking spaces at basement level 2, amendments have been made to resident bicycle storage. Of the 65 bicycle storage spaces within the consolidated storage area on Basement 2, 49 are allocated to residents, 2 to staff, and 14 to visitors. The shortfall of 16 resident spaces is accommodated within the residential storage cages as numbered on the plans, each providing a clear internal dimension of 1,840mm x 800mm as confirmed by JMT Consulting.</p>
Deliverables	Refer to updated architectural drawings and consultant reports.



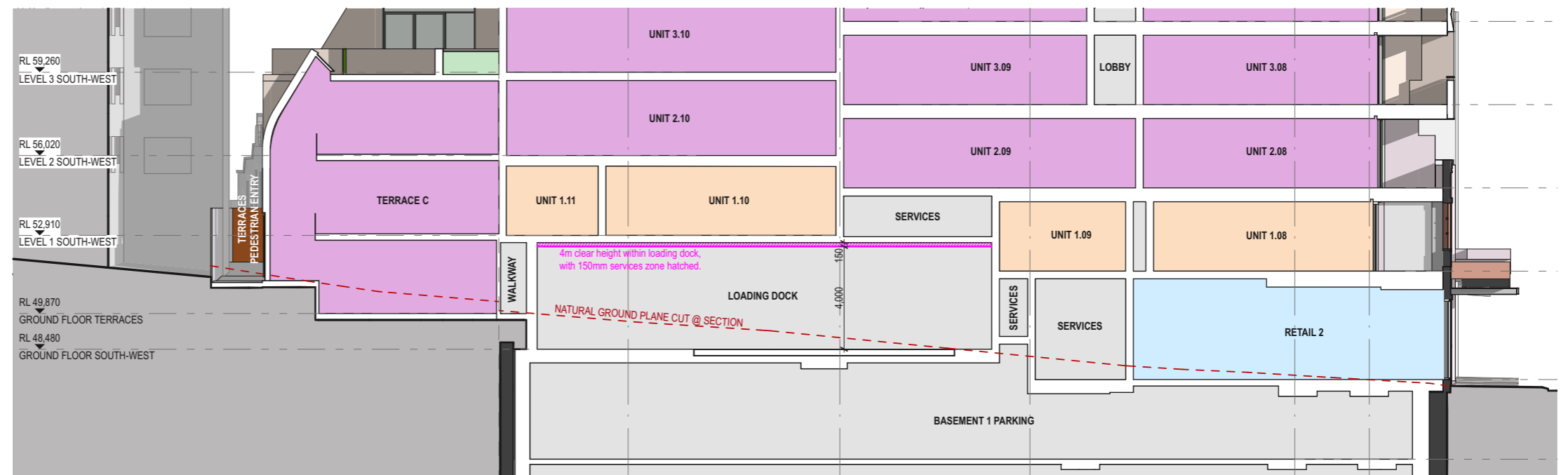
Detail of Basement Level 2 Plan

3.13 City of Sydney RFI No. 13.1 - Loading Dock

CoS Item 13.1 - Loading Dock	
Agency	City of Sydney
RFI No.	13.1
RFI Comment	No sections have been provided along the driveway between the loading dock and the adjacent road. Longitudinal sections through the driveway crossing are required to indicate adequate headroom clearance (4m) for the largest vehicle permitted to access the site (10.6m waste vehicle), in accordance with AS/NZS 2890.2.
Design Response	Longitudinal sections through the driveway crossing from Verona Street to the loading dock have previously been provided. The sections demonstrate that a minimum headroom clearance of 4m is achieved throughout the path of travel for a 10.6m waste vehicle in accordance with AS/NZS 2890.2. Structural blade walls have been incorporated into the Level 1 structural design in order to allow column-less, clear span structure for the loading dock on the Ground Floor. Refer to A205 and A208 as previously issued. Additional dimensions have been added to these drawings for clarity.
Deliverables	Refer to updated architectural drawings and consultant reports.



Detail of A 205 South Elevation and Section - Courtyard



Detail of A 208 Section - Loading Dock and Terraces

4.0 Previously received RFIs

4.1 RFI No. 2 – Apartment 1.13 Nib Wall

RFI No. 2, Received via letter	
Agency	Department of Planning , Housing and Infrastructure
RFI No.	2, Dated 4 th May 2026
RFI Comment	
<p>Architectural plans demonstrate that the wintergarden for Apartment 1.13 (studio) is impeded by a nib wall. Clarify whether this is a drawing error. If not, provide an assessment to demonstrate that the nib wall would not adversely affect the internal and external amenity of the unit.</p>	
Design Response	
<p>TZG confirm that the nib wall shown within the wintergarden of Apartment 1.13 is not a drafting error. The nib wall forms part of a larger structural concrete wall system required to eliminate transfer beams above the loading dock at the ground floor level. This structural arrangement has been necessitated by the City of Sydney's requirements to provide a loading dock capable of accommodating their 10.6 metre long HRV Council waste collection vehicle. The wall configuration is therefore a non-negotiable structural response to Council's operational requirements.</p> <p>Assessment of amenity impact</p> <p>Notwithstanding the presence of the nib wall, we confirm that the amenity of Apartment 1.13 is not adversely affected, for the following reasons:</p> <p>Minimum balcony compliance</p> <p>The larger portion of the wintergarden, as delineated by the blade wall, remains compliant with the minimum balcony area requirements for a studio, achieving 6m². The functional outdoor amenity of the apartment is therefore maintained in full.</p> <p>Residual space</p> <p>The remaining area of the wintergarden created on the other side of the nib wall, while not forming part of the primary balcony area, is not rendered unusable. This space presents an opportunity for a garden or built-in joinery, which would contribute positively to the overall amenity and liveability of the apartment. We believe it is better to provide this space to the tenant rather than not.</p> <p>No reduction in internal amenity</p> <p>The nib wall has no negative impact on the internal layout, or floor area of the apartment itself. In summary, the nib wall is a required structural element driven by a Council's loading dock requirement, and its presence does not result in any reduction to the internal or external amenity of Apartment 1.13.</p>	
Deliverables	Refer to updated architectural drawings and consultant reports.

5.0 Conclusion

This Design Report Addendum has been prepared by Tonkin Zulaikha Greer (TZG) on behalf of WT Malouf, care of 17 Oxford St Pty Ltd, in response to the Requests for Information issued by DPHI on 3 May 2026 (RFI-120198738) and by the City of Sydney on 5 May 2026 (R/2025/23/A).

The responses set out in this document, taken together with the revised architectural drawings, and all updated specialist consultant documentation demonstrate that the matters raised by DPHI and the City of Sydney have been considered and addressed by the project team.

Note - Items Outside Architectural Scope

The following items raised in the City of Sydney advice letter (R/2025/23/A) are not within TZG's architectural scope and are addressed by specialist consultants within the broader submission:

- Item 1 – Natural Ventilation and Noise Amenity / Item 1.1 – Amended Noise and Vibration Impact Assessment: Acoustic matter addressed by E-Lab (acoustic consultant) in the amended Noise and Vibration Impact Assessment, and planning response addressed in the town planner's report.
- Item 8.3 – Tree Canopy Cover: The City has accepted the amended plans showing 15.9% canopy coverage as acceptable. No further action is required. This matter is within the landscape architect's (Wyer and Co) domain.
- Item 9 – Heritage (Busby's Bore): Addressed by the heritage consultant (Urbis) in accordance with the recommendations of the Historical Archaeological Assessment (HAA) Report.
- Items 10.1 and 10.2 – Stormwater Management: Addressed by the civil engineer within the updated stormwater management documentation.
- Item 11.1 – Public Domain Levels: Addressed by the civil engineer within the updated civil works layout plan and longitudinal sections.
- Items 12.1, 12.2 and 12.3 – Parking, Vehicle Access and Staff Bicycle Parking: Addressed by the traffic consultant (JMT Consulting) within the updated Traffic Impact Assessment.
- Item 13.2 – Waste Collection: Addressed through conditions of consent recommended in Annexure B of the CoS letter.

6.0 Appendix: Response to additional queries

Architectural drawing amendments

- Clouds have been provided on drawings indicating amendments to the plans. Please refer to architectural drawing package.
- Label for apartment 1.01 has been updated from “2 bed” to “3 bed”, as this was a drawing error.

Terrace C: Amended Diagrams

Query received from DPHI, 28th May:

update the diagrams demonstrating amended outlook/views from Terrace C

As previously noted, the adjacent balconies to apartments 2.10–4.10 have been reconfigured to align with the upper levels of the building. This results in increased separation between Terrace C and the adjacent apartments across all levels. This amendment improves the view opening to the courtyard from within Terrace C and its private 27sqm rooftop outdoor area, improving both the sense of enclosure and the quality of outlook available to residents of Terrace C. The distance between the terrace C outdoor area and the party wall of unit 3.10 is approximately 3.5m.

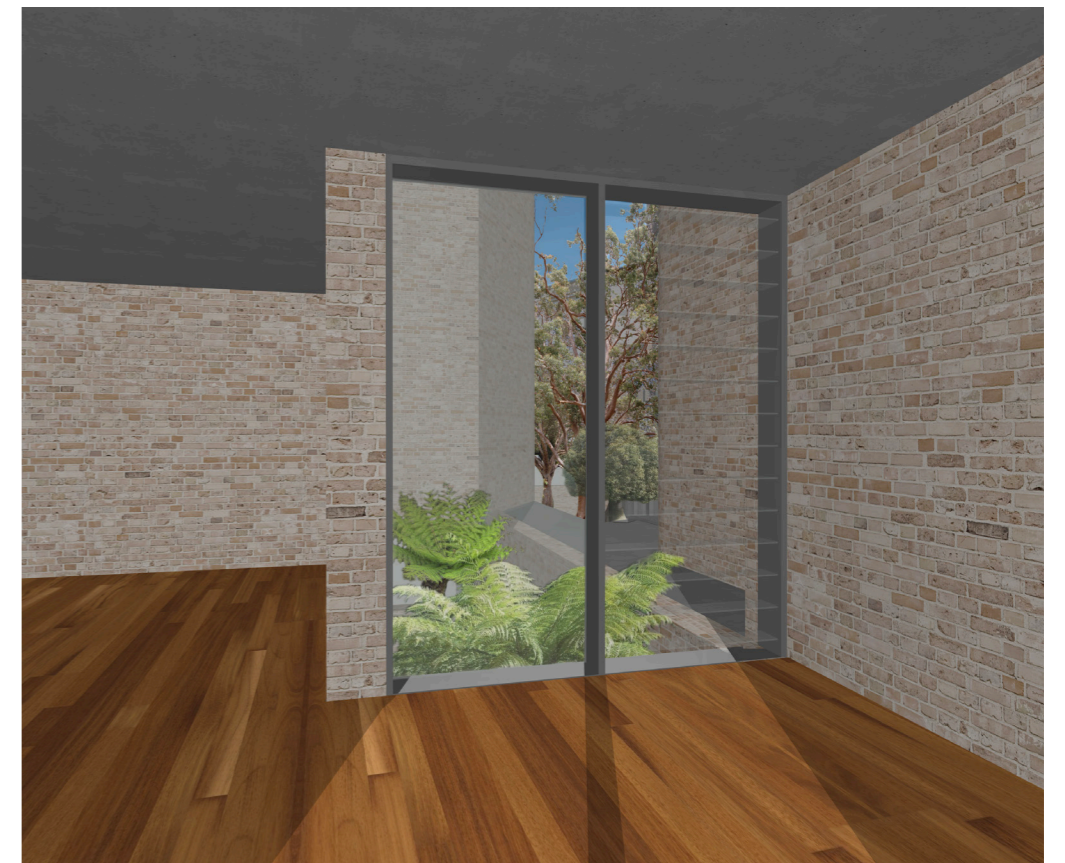
Updated diagrams have been provided to illustrate:

The field of view from Terrace C from within the bedroom and living space, including the extent of the outlook toward the courtyard and the sky exposure above the adjacent built form.

The effect of any reconfiguration to the balconies of apartments 2.10–4.10 on the perceived openness of the outlook from Terrace C.



3D View from within Terrace C, looking toward courtyard, Level 2



3D View from within Terrace C, looking toward courtyard Level 1

Apartment 1.12: 3D view diagrams

Query received from DPHI, 28th May:

provide similar diagrams demonstrating outlook/view from apartment 1.12.

A 3D diagram has been provided to illustrate the outlook and field of view available from Apartment 1.12. Apartment 1.12 has an acceptable level of outlook from its private open space., which looks out toward the central landscaped courtyard. The wintergarden has also been converted to an open balcony, which increases the openness of the private open space.



3D View from within Unit 1.12, looking toward courtyard



3D View from within Unit 1.12, looking toward courtyard

7.0 ADG Compliance Table

#	Objective	Compliance	Comments
3A Site analysis			
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	YES	Architectural Drawings and the Design Report demonstrate that the proposal has been designed based on detailed site analysis, an understanding of the opportunities and constraints of the site conditions, and that the proposal has a relationship with the surrounding context.
3B Orientation			
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	YES	The building form has been pushed to Oxford Street and Verona Street, creating a setback from the smaller scale residential neighbours to the west, while also prioritising views for residents to the harbour and across Paddington. The courtyard and through-apartment planning also maximises sun from the North East, East and West, as well as cross ventilation.
3B-2	Overshadowing of neighbouring properties is minimised during mid winter	YES	The building form is largest to Oxford Street and Verona Street, and steps back and down toward our neighbours to minimise overshadowing during mid winter.
3C Public domain interface			
3C-1	Transition between private and public domain is achieved without compromising safety and security	YES	There is one primary residential entry off of Oxford Street at Ground Level, which is accessed via a secure entry door. There is a concierge at this entry for visual security, adjacent R Lift 2. The concierge will also monitor courier deliveries.
			At the end of the residential foyer there is a second gate that secures the communal open space.
			There is no way for the Retail / Hospitality venues or the Cultural Creative visitors to access the residential spaces. Basement levels are accessible to retail and cultural creative staff for waste disposal and bicycle parking. The residential lifts are controlled through resident swipe cards, so staff cannot access the residential foyer, or residential levels above from the basement. The ground floor BOH Corridor adjacent Retail 2 and Service Lift can be accessed by residents from the Residential Foyer to provide access to the Loading Dock. However entry is controlled through swipe cards and staff cannot gain access.
3C-2	Amenity of the public domain is retained and enhanced	YES	The Basement 1 and Basement 2 car parking is only for residents. The entry is through a secure loading dock / carpark gate off Verona street. Residential lifts access these floors.
			Communal residential facilities including those on GF and Level 7 are only accessible to residents. Communal residential areas will require swipe card access via the lifts.
			There is a new, ground level secure access pedestrian entry to Terraces A, B, C and D from Marshall Street and Verona Street. All of these terraces can also be accessed via the main resident entrances on Oxford street, and then through a covered walkway via the communal courtyard.
3C-2	Amenity of the public domain is retained and enhanced	YES	The substation for the proposed development is located off of Oxford Street, on Verona Street, and additional ancillary spaces such as garbage stores and service requirements are located within the ground floor loading dock and basement car park.
			Resident mailboxes are located in the entry lobby, perpendicular to the street alignment.
			The new ground floor facade, located at what is now 13-15 Oxford St, has been designed with respect to the proportions and tonality of the retained facade of 17 Oxford St.
3C-2	Amenity of the public domain is retained and enhanced	YES	Increased retail/ hospitality area and cultural creative area and active street frontages enhances the public amenity.

#	Objective	Compliance	Comments									
3D Communal and public open space												
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	YES	The proposed development will provide ground floor communal open space of 311m ² (12.3%), in addition to a roof top communal open space of 361m ² (14.2%), totalling 672m ² (26.5%).									
			The rooftop, representing the principle usable part of the communal open space, will achieve greater than the minimum amount of direct sunlight between 9am and 3pm during mid winter.									
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	YES	The ground floor courtyard provides a sanctuary for respite and escape from busy Oxford Street, while the landscaped rooftop with its 20m pool, amenities, rest areas and wellness facilities provides a green space to relax, socialise or exercise. Communal open spaces will be well lit.									
3D-3	Communal open space is designed to maximise safety	YES	The ground floor communal open space is overlooked by habitable rooms and private open space, and is secured from the street. The rooftop communal pool will be adequately fenced to limit access to children and young people without adequate adult supervision.									
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	YES	Increased active street frontage at ground floor along Oxford St and Verona St is designed to sit in amongst the surrounding retail and hospitality amenity of the area.									
			The design and proportions of the new awning along the northern part of the Oxford St facade responds to the retained awning at 17 Oxford St.									
3E Deep soil zones												
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	YES	The proposed development will provide a total deep soil area of 177m ² , or 7% of the total 2533m ² site area, with dimensions measuring greater than 6m.									
			<table border="1"> <thead> <tr> <th>Site Area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>less than 650m²</td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m² - 1,500m²</td> <td>3m</td> </tr> <tr> <td>greater than 1,500m²</td> <td>6m</td> </tr> <tr> <td>greater than 1,500m² with significant existing tree cover</td> <td>6m</td> </tr> </tbody> </table>	Site Area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²
Site Area	Minimum dimensions	Deep soil zone (% of site area)										
less than 650m ²	-	7%										
650m ² - 1,500m ²	3m											
greater than 1,500m ²	6m											
greater than 1,500m ² with significant existing tree cover	6m											
3F Visual privacy												
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	YES	The proposal complies with the required setbacks to the neighbours 14-20 Rose Terrace, providing over 11m of setback from our balcony and glazing line to the shared boundary. Over 12m separation is provided between our primary building and Terraces A-D, where habitable rooms look onto habitable rooms.									
			The brick facade to Oxford Street and Verona street creates visual and solar protection.									
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	YES	Lower level floors have solid balustrades to increase privacy and mitigate sound impact from the street, while windows and balconies to the street at higher levels transition to full height glazing and glass balustrades to enable greater views out.									

#	Objective	Compliance	Comments
3G Pedestrian access and entries			
3G-1	Building entries and pedestrian access connects to and addresses the public domain	YES	Multiple entries are provided along Oxford Street, including Cultural Creative ground floor tenancy, retail and hospitality tenancies, and the residential lobby, to activate the street edge. Oxford St is the primary existing pedestrian thoroughfare. Tenancy entries will be clearly distinguishable from residential entries through the use of materiality, colour, signage and positioning.
3G-2	Access, entries and pathways are accessible and easy to identify	YES	Pedestrian access into the building is at-grade, with three lifts servicing basement car parking and access to apartments above and rooftop communal open space. Lift lobbies, stairwells and hallways are clearly visible.
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	YES	A new secure pedestrian entrance to Terraces A, B, C and D has been created to the rear of the site.
3H Vehicle access			
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	YES	Vehicle entry to the site has been located on a secondary street (Verona Street) off of Oxford Street, with the loading dock/parking entry set back from the boundary to minimise traffic disruption and visual impact.
3J Bicycle and car parking			
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	YES	<p>All proposed carparking for the development is provided off street within the basement levels.</p> <p>The proposal exceeds the lowest requirements for residential car parking numbers.</p>
<p><i>1. For development in the following locations:</i></p> <ul style="list-style-type: none"> - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p><i>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</i></p> <p><i>The car parking needs for a development must be provided off street</i></p>			
3J-2	Parking and facilities are provided for other modes of transport	YES	Secure bicycle and motorcycle parking is located within the basement. The dedicated secure bicycle parking area on B2 contains 49 Resident spaces, 14 residential visitor spaces and 2 staff spaces in a separate contained area. The additional 16 resident spaces have been allocated in individual storage units adjacent car spaces. New, additional visitor bike parking is also provided at street level along Oxford Street for Cultural Creative and Retail guests.
3J-3	Car park design and access is safe and secure	YES	<p>Provision for EV cars, charging stations and batteries is provided.</p> <p>Vehicle entry is proposed to be via Verona Street, set back significantly from busy Oxford Street. This consolidation of three existing driveways (one of which was on Oxford Street) offers a significant improvement to pedestrian and vehicle safety as it removes traffic that would be turning from Oxford St across the pedestrian path of travel.</p> <p>Given the constrained site footprint and the requirement to provide for a 10.6m waste collection vehicle, a single lane circulation ramp is provided with a waiting bay and traffic light system at ground floor in place to manage conflicts between vehicles travelling in opposing directions.</p> <p>The on-site car park has been designed in accordance with AS2890.1 with respect to ramp gradients, circulation aisle widths and car space dimensions.</p>
3J-4	Visual and environmental impacts of underground car parking are minimised	YES	A single vehicle entry point on Verona Street, off of Oxford Street, has been located to service the loading bay and parking. The loading dock provides one parking space for an MRV, and space

#	Objective	Compliance	Comments												
4A Solar and daylight access															
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	YES	<p>48 of 64 dwellings (75%) will achieve solar access for a minimum of 2 hours during mid-winter, from 9am to 3pm.</p> <p>9 of 64 dwellings (14%) receive no direct sunlight between 9 am and 3pm at mid-winter.</p>												
<p><i>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</i></p> <p><i>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</i></p> <p><i>3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter</i></p>															
4A-2	Daylight access is maximised where sunlight is limited	YES	Full-height glazing is used to compensate where apartments have suboptimal orientations. The deep soil area is strategically located for the new terrace houses to receive views to the sky.												
4A-3	Design incorporates shading and glare control, particularly for warmer months	YES	Facade treatment will vary dependent on aspect to incorporate shading and glare control.												
4B Natural ventilation															
4B-1	All habitable rooms are naturally ventilated	YES	Natural ventilation for habitable rooms is provided.												
4B-2	The layout and design of single aspect apartments maximises natural ventilation	YES	<p>Winter gardens are provided to single aspect Affordable units, with fully retractable glazing to maximise natural ventilation.</p> <p>For single aspect apartments on higher levels design of the apartments maximises natural ventilation.</p>												
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	YES	<p>41 of 64 dwellings (64%) achieve cross ventilation as shown on the architectural plans.</p> <p>Where applicable, glazing lines in cross-through apartments have been located within 18m from each other. Where this is not applicable these apartments achieve high levels of amenity and natural ventilation.</p>												
<p><i>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</i></p> <p><i>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</i></p>															
4C Ceiling heights															
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access	YES	<p>The proposal will achieve a minimum floor to ceiling height of 2.7m for habitable rooms and 2.4m for non-habitable rooms.</p> <p>Mixed use spaces on Ground and B1 have greater than minimum ceiling heights.</p> <p>B3 Cultural Creative spaces have greater than minimum ceiling heights.</p>												
<p><i>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</i></p> <table border="1"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its 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 ceiling slope</td> </tr> <tr> <td>If located in mixed use areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </tbody> </table> <p><i>These minimums do not preclude higher ceilings if desired</i></p>				Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use
Minimum ceiling height for apartment and mixed use buildings															
Habitable rooms	2.7m														
Non-habitable	2.4m														
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area														
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope														
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use														
4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	YES	Service risers are stacked, and where services are required to transfer, resultant bulkheads are located in bathrooms, hallways, or robes in order to maximise ceiling heights in living rooms, kitchens, dining rooms and bedrooms.												
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	YES	B3 ceiling heights typically exceed 4.3m, and ground floor and B4 ceiling heights greatly exceed minimum requirements, ensuring future flexibility.												

#	Objective	Compliance	Comments										
4D	Apartment size and layout The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity												
4D-1	<p>1. Apartments are required to have the following minimum internal areas:</p> <table border="1"> <thead> <tr> <th>Apartment Type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each</p> <p>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</p>	Apartment Type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	YES	<p>All apartments meet or exceed the respective area requirements as shown on the Architectural plans.</p> <p>Each habitable room has a sufficiently sized window/s for solar access and natural ventilation.</p>
Apartment Type	Minimum internal area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	70m ²												
3 bedroom	90m ²												
4D-2	<p>Environmental performance of the apartment is maximised</p> <p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	PARTIAL	<p>Over 73% of dwellings comply with the ADG Objective 4D-2 design criteria for a maximum 8m open plan living room depth.</p> <p>The remaining dwellings exceed the 8m depth by a minor amount ranging between approximately 345mm to 2.39m. The majority of these apartments are all dual-aspect, cross-through dwellings comprising two-bedroom, two-bathroom layouts with areas ranging from approximately 100 to 120m², and deliver a high level of internal amenity consistent with the objectives of Section 4 of the ADG.</p>										
4D-3	<p>Apartment layouts are designed to accommodate a variety of household activities and needs</p> <p>1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p> <p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments <p>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>	YES	<p>Refer to plan set, which demonstrates that each bedroom is sized to comply with the numeric requirements of the ADG.</p> <p>Each living space has a minimum dimension in accordance with the ADG to allow for varied furniture layouts.</p> <p>Cross-through apartments are at least 4m wide to avoid deep, narrow apartment layouts.</p>										

#	Objective	Compliance	Comments															
4E	Private open space and balconies Apartments provide appropriately sized private open space and balconies to enhance residential amenity																	
4E-1	<p>1. All apartments are required to have primary balconies as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p> <p>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</p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	YES	<p>Each apartment is provided with an area of private open space in the form of a balcony or at-grade open space directly accessible from a primary living area.</p> <p>All primary balconies meet the minimum requirements for balcony area and depth.</p>
Dwelling type	Minimum area	Minimum depth																
Studio apartments	4m ²	-																
1 bedroom apartments	8m ²	2m																
2 bedroom apartments	10m ²	2m																
3+ bedroom apartments	12m ²	2.4m																
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	YES	Primary balconies are oriented with their longer side facing outwards and are located off of primary living areas. The majority of primary balconies are oriented to the NE and NW, with a very limited number facing SE.															
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	YES	Solid balustrade detailing is used on lower levels, transitioning to glass balustrades at upper floors where privacy from the street is less of a concern.															
4E-4	Private open space and balcony design maximises safety	YES	Screened mechanical plant is to be located on the roof, not on balconies.															
4F	Common circulation and spaces Common circulation spaces achieve good amenity and properly service the number of apartments																	
4F-1	<p>1. The maximum number of apartments off a circulation core on a single level is eight</p> <p>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p>	YES	All balconies will be designed to meet safety requirements as set out by the BCA. Balcony FFLs are designed to match the FFL of the spaces they service.															
4F-2	Common circulation spaces promote safety and provide for social interaction between residents	YES	In one instance, the maximum number of apartments off a circulation core on a single level is seven, on the SE side of Level 1. Greater than minimum corridor widths have been provided to service all apartments to accommodate this departure, and the core is accessed from two sides to reduce corridor lengths.															
4G	Storage Adequate, well designed storage is provided in each apartment																	
4G-1	<p>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is required:</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	YES	<p>The proposal is compliant as shown in the architectural set.</p> <p>Typical storage areas include:</p> <ul style="list-style-type: none"> •Corridors and living rooms •Dedicated laundries •Basement storage cages (<50% of total) 					
Dwelling type	Storage size volume																	
Studio apartments	4m ³																	
1 bedroom apartments	6m ³																	
2 bedroom apartments	8m ³																	
3+ bedroom apartments	10m ³																	
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	YES	Greater than minimum corridor widths are provided to service all apartments in straight runs of corridor, eliminating tight corners. Common circulation spaces will be well lit, and legible signage will be provided for apartment numbers, common areas and general wayfinding.															
			Communal facilities including the rooftop, pool, BBQ areas, gym, saunas, and communal courtyard all provide opportunities for social interaction between residents.															
			Additional storage is provided within communal basement storage areas, or in tandem with basement parking where applicable.															

#	Objective	Compliance	Comments
4H Acoustic privacy			
4H-1	Noise transfer is minimised through the siting of buildings and building layout	YES	Refer Acoustic Engineer's report.
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	YES	Apartments are designed to limit noise from adjoining units.
4J Noise and pollution			
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	YES	The site location provides constraints that are mitigated through careful design. Air intakes are provided from the courtyard at the rear and from the roof.
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	YES	Wintergardens have been provided to L1 along Oxford Street. Solid balustrades are provided to L2 and L3. Acoustic soffits are provided to all balconies.
4K Apartment mix			
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	YES	A variety of apartment types is provided - refer to the apartment schedule for more information.
4K-2	The apartment mix is distributed to suitable locations within the building	YES	Apartment sizes increase further up the building - refer to the apartment schedule for more information.
4L Ground floor apartments			
4L-1	Street frontage activity is maximised where ground floor apartments are located	YES	New terraces are dual-accessed via direct and secure ground floor street access and common internal circulation entrances. Existing windows of 4 Verona St apartments and new windows from the terraces' stairwells look out onto the new pedestrian entry.
4L-2	Design of ground floor apartments delivers amenity and safety for residents	YES	New terraces are multi-storey ground dwellings with private open space on ground level on the courtyard side, and on their rooftops. Secure access to the terraces is provided through the ground floor communal open space, and via the new pedestrian entry from Marshall Street and Verona Street.
4M Facades			
4M-1	Building facades provide visual interest along the street while respecting the character of the local area	YES	The facade is well articulated with respect to the rhythm of developments along Oxford St, and material selection has been made with respect to the character of the local area.
4M-2	Building functions are expressed by the facade	YES	The building form and articulation breaks the building down into 4 distinct elements, the retained facade of Verona, the new pigmented concrete podium for cultural creative, the brick form of the apartment building above, and the smaller scale residential terraces to the rear.
4N Roof design			
4N-1	Roof treatments are integrated into the building design and positively respond to the street	YES	Roof top equipment and built form is set back from the edge and services are screened.
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	YES	While mechanical plant is located on the roof, the vast majority is dedicated to communal open space and private open space for two penthouse apartments.
4N-3	Roof design incorporates sustainability features	YES	Photovoltaics and a green roof is included, as shown on the Architectural plans.
4O Landscape design			
4O-1	Landscape design is viable and sustainable	YES	Refer to the Landscape Architect's report and drawings.
4O-2	Landscape design contributes to the streetscape and amenity	YES	Refer to the Landscape Architect's report and drawings.
4P Planting on structures			
4P-1	Appropriate soil profiles are provided	YES	Structure has been designed to accommodate additional saturated soil weight, and the landscape design has been undertaken in accordance with ADG soil volume and depth.
4P-2	Plant growth is optimised with appropriate selection and maintenance	YES	Refer to the Landscape Architect's report and drawings.
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	YES	Refer to the Landscape Architect's report and drawings.
4Q Universal design			
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	YES	14 apartments out of 64 (22%) incorporate the Livable Housing Guideline's silver level universal design features.
4Q-2	A variety of apartments with adaptable designs are provided	YES	10 apartments out of 64 (16%) are adaptable per the City of Sydney's policy.
4-Q3	Apartment layouts are flexible and accommodate a range of lifestyle needs	YES	Open plan apartments, many with larger than minimum areas and larger than minimum habitable areas, allow for future flexible design solutions.

#	Objective	Compliance	Comments
4R Adaptive reuse			
4-R1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	YES	New additions take cues from the existing fabric in regards to form and materiality. These additions are clearly identifiable from the original building.
4-R2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	YES	The first floor of the retained Verona Street building provides a portion of the Affordable accommodation.
4S Mixed use			
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	YES	Shop frontage is concentrated to Oxford St as the primary arterial road & closest access to public transport.
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	YES	Residential entries and circulation areas are separated from commercial entries and directly accessible from the street. Residential car parking is secured and accessed off of Verona St, away from primary entry points. Landscaped communal open space is provided at ground and roof levels.
4T Awnings and signage			
4T-1	Awnings are well located and complement and integrate with the building design	YES	Continuous awning coverage is provided along Oxford St, with the new awning proportions tying in with the existing, retained awning. Wayfinding and statutory signage will be developed at a later stage to sit comfortably within the local context and desired streetscape character.
4T-2	Signage responds to the context and desired streetscape character	YES	
4U Energy efficiency			
4U-1	Development incorporates passive environmental design	YES	Solar access, shading and natural ventilation are considered in the design.
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	YES	Refer to the BASIX report.
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	YES	41 of 64 apartments (64%) achieve cross ventilation. All habitable spaces have operable windows to limit dependency on mechanical ventilation.
4V Water management and conservation			
4V-1	Potable water use is minimised	YES	Potable water use is actively reduced by proposing landscaping irrigation via the proposed rainwater tank (RWT). This not only reduces energy consumption but also assists in aligning with City of Sydney's Environmental strategy 2025-2030.
4V-2	Urban stormwater is treated on site before being discharged to receiving waters	YES	Collected stormwater is treated via the 'Ocean Protect' stormwater cartridge & system. This approach aligns with City of Sydney's Stormwater drainage Manual, as well as City of Sydney's DCP & technical specifications requirements.
4V-3	Flood management systems are integrated into site design	YES	Two OSD tanks are located on site, one adjacent to the ground floor loading dock and across a portion of level 1 and the other adjacent to the fire stair 2 egress point along Oxford Street. These operate in conjunction with the provided landscaped and deep soil areas to slow down the movement of water through the site.
4W Waste management			
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	YES	Centralised residential waste & bulky waste rooms, as well as retail waste & bulky waste rooms, are located internally off of the Loading Dock on GF.
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	YES	Waste and recycling chutes are provided within each core to provide convenient access to disposal for residents.
4X Building maintenance			
4-X1	Building design detail provides protection from weathering	YES	Windows and doors are generally set back from the facade line and protected by awning or balcony overhead. Drip lines will be provided at all leading horizontal edges.
4-X2	Systems and access enable ease of maintenance	YES	Safe access is provided to all roof areas and serviced basement areas. Safe landscape access is provided to all landscaped areas, including on the rooftop. Refer Landscape Architects report.
4-X3	Material selection reduces ongoing maintenance costs	YES	Robust materials have been selected that allow for aging and longevity.



VERONA

Prepared For WT Malouf