

Housing SEPP Schedule 9

Design Quality Compliance Report: Residential Flat Building & Childcare Development

251-257 Maroubra Rd and 133-135 Garden St, Maroubra



REV B_Revision Date 02/03/2026
REV A_Revision Date 18/02/2026

Prepared by:

BKA Architecture

1.0 Design Verification Statement

Project

The project at 251-257 Maroubra Road and 133-135 Garden Street, Maroubra (Lots A, B, C, D and E in DP 14198 and Lot D in DP 320521) is a new 10 storey residential flat building, including a childcare on ground floor, 9 levels of residential apartments and 4 levels of basement car parking. A total of 120 residential units are proposed, of which 27 are allocated to affordable housing. The development planning pathway includes a concurrent Rezoning Proposal and State Significant Development Application, submitted to the Department of Planning, Housing and Infrastructure (DPHI).

The Housing SEPP Schedule 9 applies to all residential flat buildings, shop top housing or mixed-use developments that have a residential accommodation component that results in the erection of a new building, the substantial redevelopment, refurbishment or conversion of an existing building. It relates to residential flat buildings, which have three or more storeys, and four or more self-contained dwellings.

The SEPP Schedule 9 and the Apartment Design Guide are therefore applicable to this project.

Principles outlined in the SEPP and provisions have been considered in the assessment and general design of the development. These are outlined below.

Principle 1 Context and neighbourhood character

Principle 2 Built form and scale

Principle 3 Density

Principle 4 Sustainability

Principle 5 Landscape

Principle 6 Amenity

Principle 7 Safety

Principle 8 Housing diversity and social interaction

Principle 9 Aesthetics

The achievement of the SEPP Schedule 9 guidelines may be assessed by examining the compliance with the planning guidelines contained in the Apartment Design Guide (ADG) issued by NSW Department of Planning, Housing and Infrastructure (DPHI).

I verify that as a Registered Architect, with the NSW Architects Registration Board (Registration No. 3552),

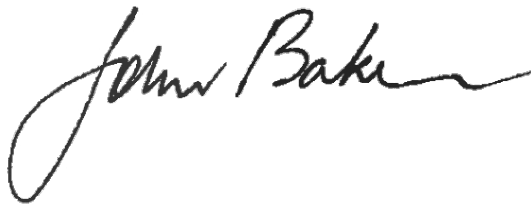
I, John Baker, have participated in the design and development of this project. I certify that the design has been developed generally in accordance with the design quality principles outlined above.

In conclusion, we believe the proposed development satisfies the matters under the State Environmental Planning Policy Schedule 9 Design principles for residential apartment development as required by Clause 29 of the Environmental Planning and Assessment Regulation 2021 and is generally in accordance with the guidelines and general planning policies.

Please contact me should you wish to discuss further or require further information.

Yours faithfully,

For and on behalf of BKA architecture

A handwritten signature in black ink, reading "John Baker". The signature is fluid and cursive, with a large loop at the end of the last name.

John Baker
Founding Director
BKA Architecture

Annexure A –

SEPP Schedule 9 (State Environmental Planning Policy Housing 2021)

- Principle 1 Context and neighbourhood character
- Principle 2 Built form and scale
- Principle 3 Density
- Principle 4 Sustainability
- Principle 5 Landscape
- Principle 6 Amenity
- Principle 7 Safety
- Principle 8 Housing diversity and social interaction
- Principle 9 Aesthetics

Annexure B - Apartment Design Guide (Part 3 and 4)

Annexure A –

SEPP Schedule 9 (State Environmental Planning Policy Housing 2021)

Design Quality Principle

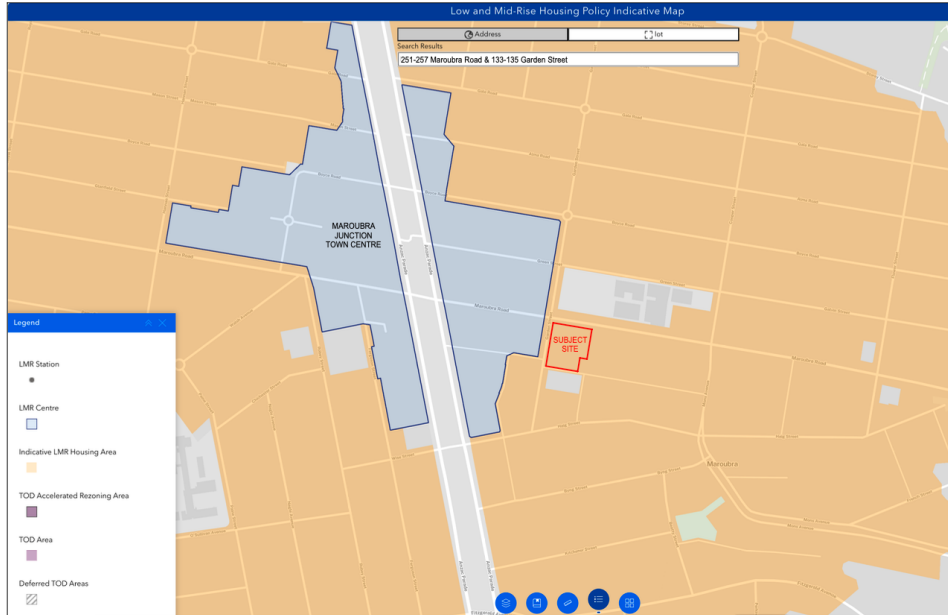
Principle 1 | Context and neighbourhood character

- (1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.
- (2) Responding to context involves identifying the desirable elements of an area's existing or future character.
- (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.
- (4) Consideration of local context is important for all sites, including sites in the following areas—
 - (a) established areas,
 - (b) areas undergoing change,
 - (c) areas identified for change.

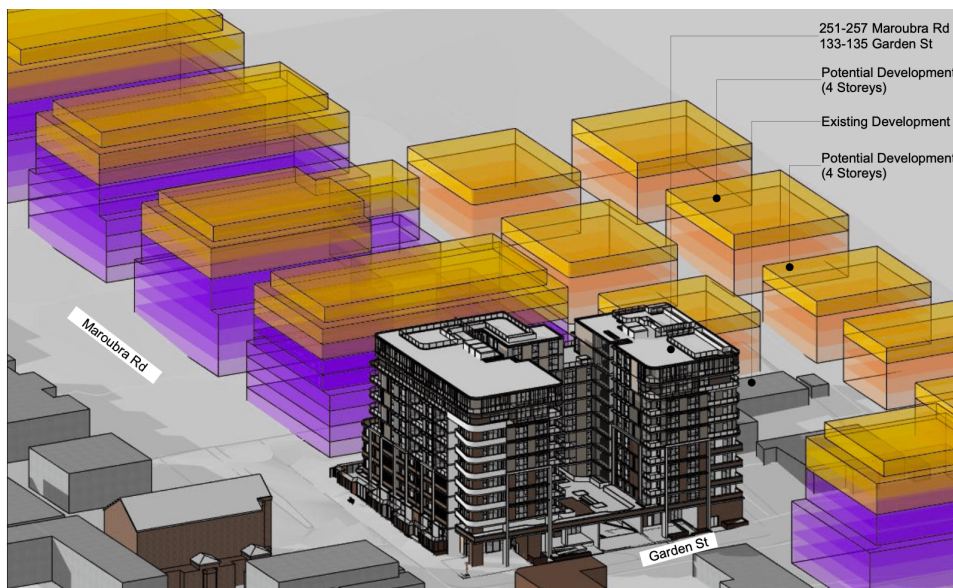
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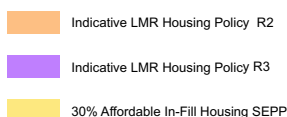
- The Site is conveniently located adjacent to Maroubra Town Centre and has a prominent corner position at the junction of Maroubra Road and Garden Street. This convenient location provides opportunity for increased density and more quality housing that is well connected to amenities including bus routes along Maroubra Road, nearby beaches and the Sydney CBD. During the design process, the current planning context was considered, including reference controls from the Randwick LEP and the potential for uplift under the LMR and Infill Affordable Housing pathways from the Housing SEPP.



Above: Indicative LMR Housing Area Map, Source: NSW Government



Site Massing Legend:



Above: Future Character of the Area Site Massing, Source: BKA Architecture

- The Site has a combined area of 3270.1 m² and frontages to Maroubra Road (56m), Garden Street (52m) and Maroubra Lane. Largely unchanged since the 1970s, the current site contains an auto repair workshop on the corner, 4 single to double-storey detached dwellings of various styles and numerous mature trees. The proposal retains all existing street trees and aims to protect higher value species as per the Arborist recommendations.



Above: Existing Site Images and Aerial View, Source: TRG Projects

- Under the newly adopted planning controls, the existing building density on the site and its surroundings do not align with the intended future character of the area. Hence, it is anticipated to undergo significant transformation. Specifically, there is the option for single detached dwellings to be replaced by residential flat buildings along all three frontages, Maroubra Road, Laneway and Garden Street. The proposal aligns with the NSW Government's objectives for increased building heights and housing density while preserving the amenity of existing neighbouring developments.

- No. 206-212 MAROUBRA RD, a six-to seven-storey shop top housing development including 3 retail shops and 29 residential units with basement parking, constructed in 2019 on E2 zoned land.
(Diagonal to subject site, along Maroubra Rd)



206-212 Maroubra Rd

- HOLY FAMILY CATHOLIC CHURCH
LOCAL HERITAGE ITEM I223
(Opposite of subject site, along Maroubra Rd)



Holy Family Catholic Church

- CROSSLEY COURT
LOCAL HERITAGE ITEM I505
(Opposite of subject site, along Garden Street)



Crossley Court

- MAROUBRA BAPTIST CHURCH, 1 storey, SP2 establishment. (Opposite of subject site, along Maroubra Lane)



Maroubra Baptist Church

- NO. 259-261 MAROUBRA RD, three-storey residential flat building. (Adjacent of subject site, along Maroubra Rd)



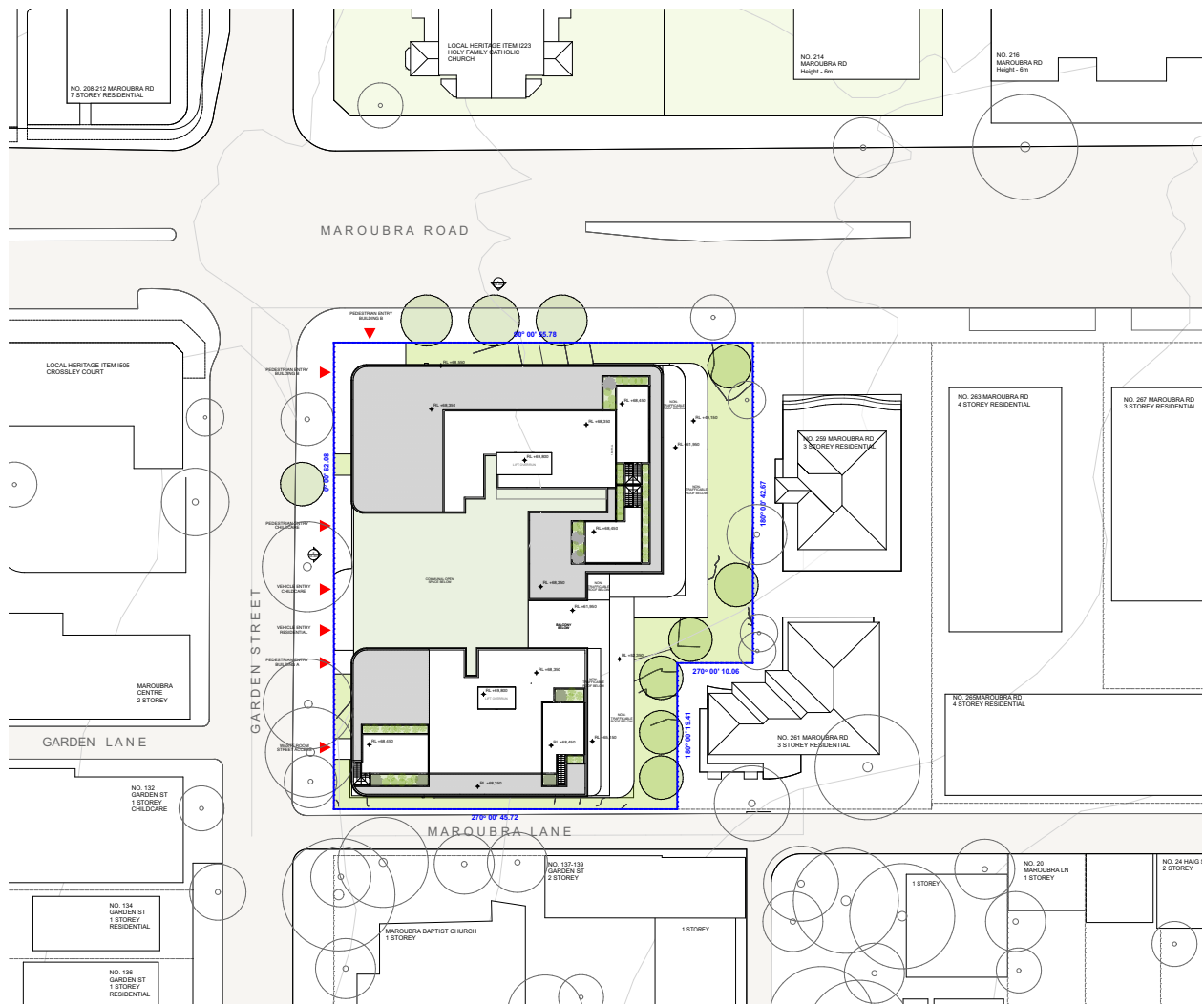
No. 259-261 Maroubra Rd

- NO. 263-265 MAROUBRA RD, is a newer 4-storey development containing 16 apartments, constructed in 2019. (Along Maroubra Rd)



No. 263-265 Maroubra Rd

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- The proposal to develop the Site for multi-residential purposes will make a great contribution to the community of Randwick for those wishing to live within and around a high-quality development in a heritage setting with affordable living options. Intentionally designed to meet the needs of different sized families, as well as those wishing to downsize, the development fills the gap in the market for family living within an apartment complex. The development also positively contributes to the community, with ground level of the site being dedicated to childcare. Additionally, it attempts to establish a connection with country through various traditional naming of communal spaces.

Principle 2 | Built form and scale

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

(2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following—

- building alignments and proportions,
- building type,
- building articulation,
- the manipulation of building elements.

(3) Appropriate built form—

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

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- The proposal focuses on delivering a built form and scale that is considerate of existing neighbours, while aligning with the desired future character of the area, i.e. higher density quality housing in well-located areas.
- The site moderately slopes downwards from east to west by approximately one full story. The built form responds to the existing topography by providing various pedestrian entries at the main corner and along Garden Street that follow the natural ground line. The childcare level, which occupies most of the ground floor, is raised to a height that averages the changes in slope, reducing excavation and size of retaining walls.
- The built form has been carefully crafted to minimise the visual privacy impacts over the existing adjacent dwellings, applying the principles and requirements of the ADG. The design provides site specific screening devices and localised offsetting of windows, such as the awning placed above the childcare outdoor play space. An 18m setback between apartments establishes two main volumes above ground floor, while creating void space for a communal open area and greater privacy for residents.
- The design is a gateway development between the Maroubra town centre (which has a 0m front setback) and any future LMR development (which has a 6m front setback). With a 3m front setback the development is consistent with the evolving character of the road, whilst providing usable internal spaces, creating a dynamic and heavily articulated front facade that trades voids and volumes behind a landscaped front setback. Existing mature trees are retained within the rear and adjacent sites and complemented with new native canopy planting.

As per the ADG, the building *side and rear* setbacks are as follows:

Side and Rear Setbacks (ADG Part 3F.1)			
Storey	Level	Habitable Rooms and Balconies	Non-Habitable Rooms
1 - 4	Ground Level 01 Level 02 Level 03/Level 04	6m	3m
5 - 8	Level 04 Level 05 Level 06 Level 07/Level 08	9m	4.5m
9	Level 08 Level 09	12m	6m

- As outlined in the ADG Part 3F 'Visual Privacy', objective 3F-1, there must be sufficient "separation between windows and balconies" to "ensure visual privacy is achieved". The proposal has been designed to achieve the separation distances between habitable room windows and balconies, as well as non-habitable room windows, as prescribed by the ADG.

All windows and balconies comply with the separation distances, in alignment with the objective of visual privacy.

- The building presents a clear base, body and capping. Solid balustrades are provided at lower levels for improved privacy, whilst clear glass balustrades provide unobstructed long-distance views from the upper levels.
- The proposed entrances are well-articulated and visible from both Maroubra Rd and Garden St – accentuated by public spaces and high ceiling glass foyers. The childcare entry is clearly distinguished from the residential.
- Materials featured in the project focus on complementing the surrounding heritage structures, whilst being durable and providing a high-end finish. The sculpted balconies and subtly curved edges soften the overall look of the development whilst a vertical pillar grounds the building at the corner of Maroubra Rd and Garden St.

Principle 3 | Density

- (1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.
- (2) Appropriate densities are consistent with the area’s existing or projected population.
- (3) Appropriate densities are sustained by the following—
 - (a) existing or proposed infrastructure,
 - (b) public transport,
 - (c) access to jobs,
 - (d) community facilities,
 - (e) the environment.

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- This proposal seeks to provide high-quality apartments designed for both single residents and family sizes, located in a green urban setting.

- The unamalgamated site is currently zoned R3 Medium-density residential under the Randwick LEP and is within a Low and Mid-Rise Housing (LMR) area. The proposal is in a highly urbanised zone that is projected to accommodate future high-density development under the Randwick LEP, and the surrounding context may be subject to an LMR or Infill Affordable Housing proposal under the Housing SEPP. Therefore, the proposal includes planning control amendments, indicated in the table below.

Planning Control Context				
	RLEP (reference only)	LMR (reference only)	Maroubra Town Centre (reference only)	Rezoning & SSDA Proposal
FSR	0.9 : 1	2.2 : 1	-	4.02 : 1
Building Height	12 m	24 m	Max. 34 m	35.6 m
Infill Affordable Housing	-	Option for additional 30% Uplift with 15% Infill Affordable Housing	-	15% of additional GFA released in 15 years
(Proposed controls highlighted in blue)				

- The unit mix offers a range of 1 – 4 bedrooms, with a higher proportion of 3 and 2 bedrooms to service families. A total of 120 units is proposed, achieving an appropriate density adjacent to the town centre and within the LMR Housing area. The proposed unit mix is as follows:

Unit Mix		
Studio	15	13%
1 Bedroom	11	9%
2 Bedroom	45	38%
3 Bedroom	43	36%
4 Bedroom	6	5%
Total:	120 units	

- The above approach has come from great demand within the Sydney buyer's market for family sized apartments. As houses in the Sydney region become more unaffordable, and the convenience of apartment lifestyles becomes more appealing, more families are looking to live in friendly, safe apartment complexes. However, research into apartments layouts suggest that most apartments are not designed to meet this criterion. A study conducted by UNSW Sydney in 2024¹ found that, one- and two-bedroom apartments dominate the market in Sydney, making up 81 per cent of all new apartments available across the LGAs. This gap in the market is emphasised by Prof. Philip Oldfield, Head of School at UNSW Built Environment, expressing that, "While more families are making apartments their homes, too few are being designed with their needs in mind." According to ABS Census of Population and Housing data, around 25 per cent of households living in apartments in New South Wales are families with children. As well as the fact that families often require additional space to work from home, it is important to provide

¹ Yang, H., Easthope, H., & Oldfield, P. (2024). Understanding the layout of apartments in Sydney: are we meeting the needs of developers rather than residents? *Australian Geographer*, 55(2), 275–295. <https://doi.org/10.1080/00049182.2024.2321637>

larger apartment typologies in the Sydney market to adapt to the changing needs of communities.

- Situated in Maroubra, the site is a perfect opportunity to explore this approach. The density achieved is appropriate to the urban and social context of the site but also directly responds to the changing needs of Sydney families. Its location in very close proximity to the Maroubra Town Centre (3 min walk), Maroubra beach, commercial and recreational facilities suggests that the proposed density is both sustainable and compatible with the nature of likely future development.

Principle 4 | Sustainability

(1) Good design combines positive environmental, social and economic outcomes.

(2) Good sustainable design includes—

- (a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and
- (b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.

(3) Good sustainable design also includes the following—

- (a) recycling and reuse of materials and waste,
- (b) use of sustainable materials,
- (c) deep soil zones for groundwater recharge and vegetation.

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- Many of the proposed apartments achieve direct solar access to living areas (73%), and private open spaces (70%) for 2 hours between 9am – 3pm during Winter Solstice. 64% of apartments meet the ADG natural cross ventilation criteria. Due to open-plan layouts and apartment orientations with suitable glazing, these passive strategies reduce the degree of artificial cooling and heating required in summer and winter respectively.
- Durable, low maintenance materials have been chosen for the development, including in-situ concrete and aluminum windows and awnings.
- The demolition of the existing buildings will be in accordance with best waste management practice, with materials recycled on or off site where possible (Min. 80% of demolition waste diverted from landfill).
- An energy efficient assessment of the units has been undertaken under the NatHERS and BASIX system by Fortuna Design & Engineering, with the development achieving a 7-star NatHERS rating, with a minimum 6-star rating per unit.
- Facades are shaded by existing mature trees (with further tree canopy proposed), deep balconies, horizontal metal awnings to the north and west facades, and strategically located high-performance glazing.
- Good natural lighting and large balconies for clothes drying reduce energy consumption.
- A 6m wide deep soil zone of 422.46 sqm is provided along the shared eastern boundary of the site.

The following energy saving measures will also be incorporated into the development:

- All units will be fitted with dual flush toilets and water saving fittings (4 – 5 WELS minimum ratings)

- Thermal insulation to roof and all the external walls,
- Recycling facilities will be provided to encourage occupant recycling,
- LED light fittings throughout,
- Indigenous or low water use species will be incorporated into the landscaping proposal where possible,
- Specification of Low / Zero VOC materials to improve indoor air quality,
- Solar panels are provided to allow for green energy to power communal spaces, and
- Double-glazed and high-performance single glazing windows provided where required
- Electric Vehicle Charging Stations are proposed in the basement for residents' exclusive use, embracing the imminent take-off of this clean technology and future proofing the development.

Principle 5 | Landscape

(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.

(2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.

(3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following—

- (a) the local context,
- (b) co-ordinating water and soil management,
- (c) solar access,
- (d) micro-climate,
- (e) tree canopy,
- (f) habitat values,
- (g) preserving green networks.

(4) Good landscape design optimises the following—

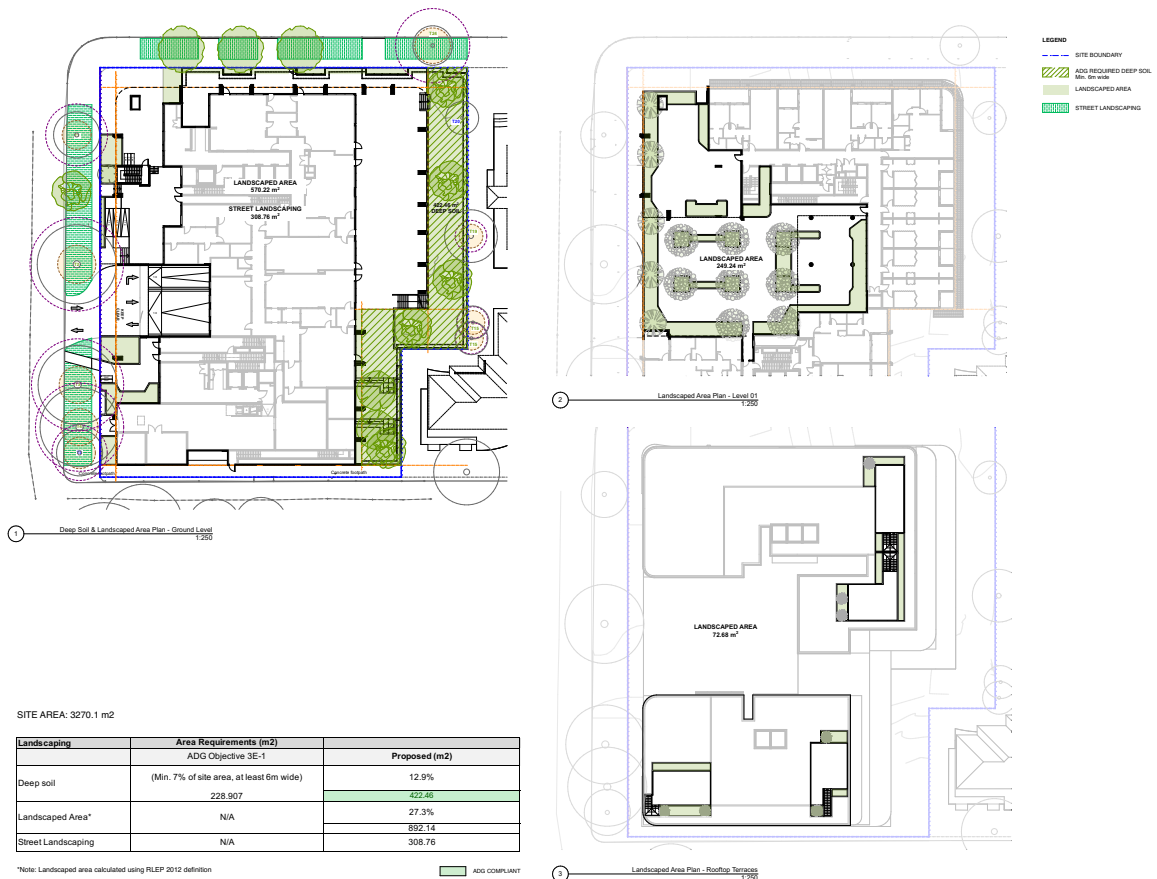
- (a) usability,
- (b) privacy and opportunities for social interaction,
- (c) equitable access,
- (d) respect for neighbours' amenity.

(5) Good landscape design provides for practical establishment and long term management.

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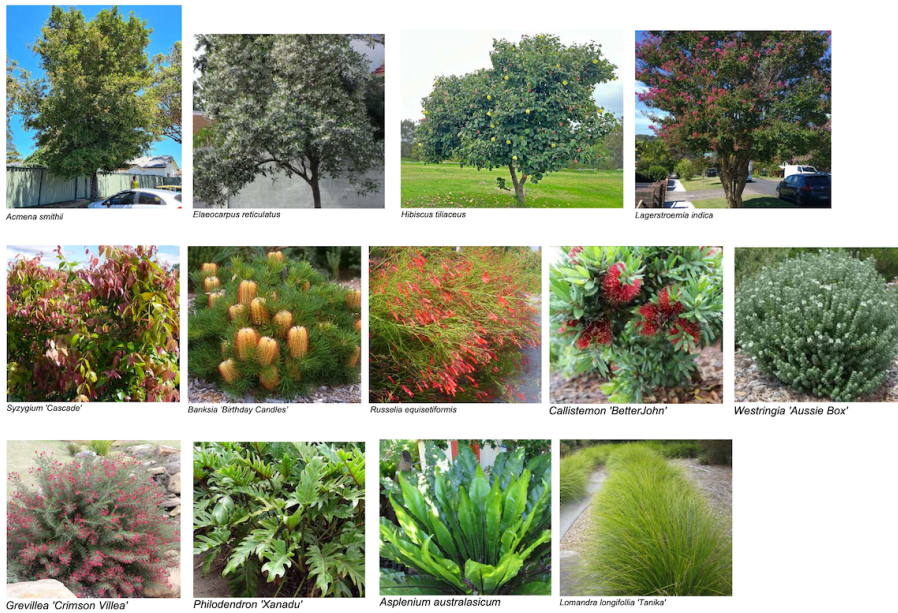
- The site is located on Dharawal country of the Bidjigal peoples, who are the traditional custodians of the land. All trees, most ground covers and grasses proposed are native, linking the site with their natural ecology. Refer to landscape drawings, prepared by Conzept Landscape Architects for planting selections.
- The proposal has worked to retain mature existing trees (including their protection zones), both on the subject site and neighbouring sites, while increasing the amount of native planting.

Deep Soil and Landscaped Area



Above: Deep Soil and Landscaping Diagram, Source: BKA Architecture

- Landscaped components of the development include:
 - A large 6m wide deep soil zone with new and existing trees is in the childcare outdoor play area to the east (12.9% of the site area)
 - New street trees add to the street canopy, and hard and soft landscaping along Maroubra Road and Garden Street contribute to urban greening (material selections in alignment with Randwick Council's masterplan and Urban Elements Manual).
 - Indigenous Canopy Trees that will achieve a minimum 8m height at maturity within suitable setback areas.
 - A combination of landscape screening and planters are provided on the ground level, the communal open space on level 1 and private open terraces on the rooftop (Level 9).



Above: A selection of proposed plants, Source: Conzept Landscape Architect, Landscape Plan

Principle 6 | Amenity

- (1) Good design positively influences internal and external amenity for residents and neighbours.
- (2) Good amenity contributes to positive living environments and resident well-being.
- (3) Good amenity combines the following—
 - (a) appropriate room dimensions and shapes,
 - (b) access to sunlight,
 - (c) natural ventilation,
 - (d) outlook,
 - (e) visual and acoustic privacy,
 - (f) storage,
 - (g) indoor and outdoor space,
 - (h) efficient layouts and service areas,
 - (i) ease of access for all age groups and degrees of mobility.

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- Room size and dimensions – Room sizes are generous, often above the minimum ADG requirements, with adequate size for a king bed if desired. Ceiling heights are beyond the 2.4 minimum required in the Building Code of Australia (BCA), with a floor-to-floor height of 3200mm.
- Sunlight – 73% of living areas and 70% of private open spaces receive at least 2hrs of sunlight on the Winter Solstice between 9am and 3pm. The principal communal open space is positioned in the Western end of the site, to receive 3hrs of sunlight on the Winter Solstice between 1pm and 3pm.
- Natural ventilation – Natural cross ventilation is achieved in 64% of units through the emphasis placed on double aspect and corner apartment arrangement.
- Outlook – Upper units facing East can enjoy long distance water views to Maroubra Beach, while those with outlook to the North take advantage of the northern winter sun and look towards the

heritage Catholic Church. South-west facing units have long distance water views out to Port Botany from the mid to high levels.

- Visual and acoustic privacy is achieved via the following:
 - A combination of landscape screening and planters
 - External metal awnings, shading and metal screens which prevent overlooking between apartments and the childcare
 - External perforated metal privacy screens (some operable)
 - Compliant habitable and non-habitable room setbacks
 - Screen planting is used to separate apartment units on level 1 from communal open spaces
 - Deep balconies set back from the façade, obstructing views between the apartments
 - Solid façade construction is concentrated at the lower levels for better acoustic privacy, and winter gardens along busy Maroubra Road reduce traffic noise impacts.
 - All common walls in units will be built to the standards required for acoustic privacy in the Building Code of Australia. The configuration of units within the building also serves to maximize acoustic privacy between dwellings.
 - Acoustic glazing, solid and enclosed balconies, and absorptive fencing and soffits shield residents from noise pollution.
- Storage – Built in joinery, standard and walk-in wardrobes provide adequate storage for the units, with additional storage in the basement.
- Indoor space – Indoor spaces are generous and internal corridors are approx. 2m wide, with apartment sizes often above the ADG minimum to provide comfortable living spaces for families.
- Outdoor space – The balcony areas provided for each unit are accessed directly from the principal living areas of each apartment. Large openings link the interiors with the private external open spaces. Outside, the communal open space available for the use of the residents is also spacious, providing ample landscaping opportunities and other recreational facilities on the site, with a total approximate landscaped area of approximately 892.14 m². The North-facing balconies take advantage of the northern winter sun.
- Efficient layouts and service areas – The basement parking and services layout was designed to be efficient while minimizing encroachment to the tree protection zones of existing mature trees. A single double-loaded carriageway was necessary to ensure an efficient parking layout within 4 levels of basement, minimising excessive excavation. The floor plans are efficient, with minimal space allocated to circulation corridors. Majority of the units enjoy open plans with cross ventilation to limit the degree of artificial cooling required in summer, as well as large living areas and private outdoor spaces.
- Ease of access for all age groups and degrees of mobility – 20% are Adaptable Units, in accordance with AS4299. The communal open space is accessible to age groups and degrees of mobility via continuous pathway compliant with the BCA for accessibility. Lift access is provided to all levels of the building. The street entry to the site and the boardwalks around the development are ramped to AS 1428.1 code requirements.
- Public amenity – Ample landscaping within all setbacks offers amenity to the streetscape and overlooking neighbouring developments. New street trees, planting and paving in accordance with RCC's Urban Elements Design Manual have been proposed to tie in with the Town Centre civic spine and future development intentions set out in the masterplan.
- Affordability – 27 out of the 120 units are allocated to affordable housing, including studios, 1 Bed and 2 bed unit typologies, as recommended by the Affordable Housing Provider.

Principle 7 | Safety

- (1) Good design optimises safety and security within the development and the public domain.
- (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.
- (3) Opportunities to maximize passive surveillance of public and communal areas promote safety.
- (4) A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

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The development is semi-private, separated from the main street and neighbors via street landscaping, public open squares, and decorative childcare fencing which provide an articulated but secure transition between public and private.

Adequate lighting will be provided for the site access points and pathways including external street and landscape lighting, clear sight lines in the external circulation and access points, well-lit common corridors and direct lift access from entry lobbies for residents.

Intercom entry to the lobby areas and access to the residential stories via the use of security passes all serve to ensure the internal security of the residents.

The design of common external pathways will be well-lit and open in design, increasing the security of the area by providing casual surveillance.

On the Ground Floor, a security door will provide a clear separation between the space accessible for external waste management and private amenities. Access to the units will be secured for residents only.

Residential lobbies and the childcare entry are clearly legible from the corner of busy Maroubra Road and direct pedestrian and vehicular traffic along Garden Street.

Principle 8 | Housing diversity and social interaction

- (1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.
- (2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.
- (3) Good design involves practical and flexible features, including—
 - (a) different types of communal spaces for a broad range of people, and
 - (b) opportunities for social interaction among residents.

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Being a short 3-minute walk to Maroubra Town Centre, as well as the Anzac Parade, which is the main vehicular corridor with numerous bus routes, the apartments are ideal for the local community but particularly for families with children and people involved in business industry. Catering to this demographic provides ample opportunity for social interaction, with the inclusion of communal spaces on ground and level 1.

The site is strategically located with convenient access to employment hubs and is well connected to the broader Sydney metropolitan area. Its proximity to Maroubra's established commercial and retail precincts ensures residents have access to a wide range of services and amenities. The increased residential density enabled by the proposed development is anticipated to attract young families and professionals to the area, contributing to the vibrancy of the local economy and supporting local businesses, including shops, cafés, and community services.

The apartment mix is designed to allow comfortable living for everyone, from individuals to small and medium sized families.

The proposal has a large communal space on level 1 that allows for a variety of activities for both individual and group gatherings. The space is landscaped throughout and incorporates a BBQ area, fitness turf, shade structures, seating and a children's playground, ideal for social interactions among different types of residents.

Principle 9 | Aesthetics

- (1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.
- (2) Good design uses a variety of materials, colours and textures.
- (3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

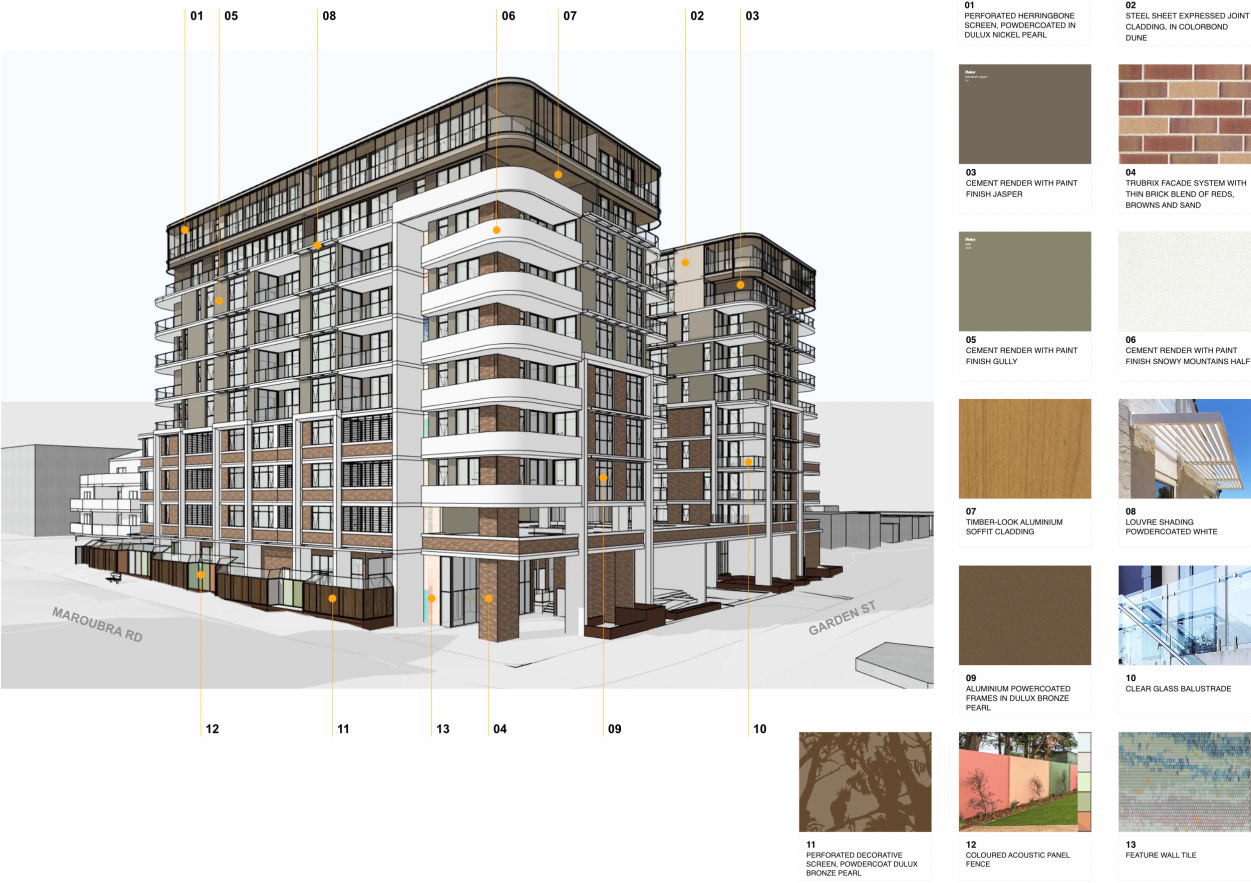
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The project seeks to make a high-quality contribution to the aesthetic amenity of the area with a unique façade, careful detailing, and quality finishes. Materials featured in the project focus on complementing the surrounding heritage structures and natural environment, whilst being durable and providing a high-end finish.

The key materials used for the facade include a composite brick and concrete wall system, steel sheet cladding, rendered concrete, and operable non-combustible aluminium screens. Contrast and definition of the façade are achieved through varying materials, setbacks and balcony forms.

The façade is broken up into 3 main sections via changing materials and sculptural elements. A strong base is emphasized by solid balustrades and a material selection that blends the surrounding brick heritage buildings. The body above is characterized by mid-tone painted render and light glazed balconies for uninterrupted views. The top penthouse floors have curved edges and are wrapped in light-coloured perforated screens that can be adjusted for privacy, shading and wind protection. Other finishes include a vertical tile feature that responds to the Cathedral opposite, and a colourful acoustic panel fence integrated with a perforated Australian Bush pattern around the childcare.

External Finishes Schedule



Above: External Finishes Schedule, Source: BKA Architecture

Annexure B - Apartment Design Guide

SEPP (Housing) 2021 states (Clause 43C (b)) that the consent authority must take into consideration: (b) the Apartment Design Guide.

As such, the proposal has been assessed against the guidelines of the Apartment Design Guide (last reviewed in 2015).

	Objective	Design Criteria	Consideration	Compliance
Part 3A: Site Analysis				
<i>Objective 3A-1</i>	<i>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</i>	Each element in the Site Analysis Checklist should be addressed	Site analysis provided in the Architectural drawing package and Urban Design Report. Refer to DA006 & DA007.	Yes
Part 3B: Orientation				
<i>Objective 3B-1</i>	<i>Building types and layouts respond to the streetscape and site while optimising solar access within the development</i>		Adjacent to Maroubra town centre, the development has been sized appropriately based on its use and integration with the street. The building addresses Maroubra Road through an articulated façade with shaded awnings, decorative fencing, street landscaping and a public open square at the corner. The development has been orientated to maximise solar access to all living areas and private open spaces where possible. Bedrooms have largely been set back from the façade for better privacy, acoustics and shading. Refer to drawing DA017.	Yes
<i>Objective 3B-2</i>	<i>Overshadowing of neighbouring properties is minimised during mid winter</i>		Neighbouring properties (including heritage listed items) to the North and West of the development are not impacted by overshadowing. In instances where the proposal reduces solar access to neighbours, to the Southwest, South and Southeast, they still achieve the required 2hrs of sunlight on the winter solstice between 9am-3pm. Refer to Shadow Diagrams DA710 to DA713.	Yes
Part 3C: Public Domain Interface				
<i>Objective 3C-1</i>	<i>Transition between private and public domain is achieved without compromising safety and security</i>		There are no apartments on ground level. Street landscaping, public open squares, and decorative childcare fencing provide an articulated but secure transition between public and private. Proposed safety design measures include adequate outdoor lighting and landscaping, clear sight lines and public seating to the street and near entrances.	Yes

	Objective	Design Criteria	Consideration	Compliance
<i>Objective 3C-2</i>	<i>Amenity of the public domain is retained and enhanced</i>		A clear separation will be maintained between public and private realms through architectural design and landscape buffers, while providing surveillance between the two. Access to units will be secured for residents only. Car parking, bicycle storage and storage cages are clearly defined within the basement and secure. Refer to Landscape Consultant's drawings.	Yes

Part 3D: Communal and public open space

<i>Objective 3D-1</i>	<i>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</i>	- Communal open space has a minimum area equal to 25% of the site - Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	The proposal has a large communal open space on the 1st level with an area of 837.17 sqm. This is over the required minimum 25% of site area. The principal communal open space, located in the southwestern corner, receives the required 2 hours of direct sunlight to at least half its area between 1-3pm. Refer to drawing DA012 for analysis.	Yes
<i>Objective 3D-2</i>	<i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</i>		The communal space allows for a variety of activities for both individual and group gatherings. The space is landscaped throughout and incorporates a BBQ area, fitness turf, shade structures, seating and a children's playground. Refer to Landscape Consultant's drawings.	Yes
<i>Objective 3D-3</i>	<i>Communal open space is designed to maximise safety</i>		Located on level 1, there is clear separation of the communal open space from the street with passive surveillance from apartment windows and balconies above. Visual privacy is maintained to level 1 units via screen planting and screens where required.	Yes
<i>Objective 3D-4</i>	<i>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</i>		Public open space with seating, landscaping and bicycle parking is provided at the ground level entries to the residential lobbies and childcare centre – all spaces are highly visible, and landscape buffers provide amenity without compromising safety.	Yes

Part 3E: Deep Soil Zones

	Objective	Design Criteria	Consideration	Compliance															
Objective 3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m2</td><td>-</td><td>7%</td></tr><tr><td>650m2 – 1,500m2</td><td>3m</td><td></td></tr><tr><td>greater than 1,500m2</td><td>6m</td><td></td></tr><tr><td>greater than 1,500m2 with significant existing tree cover</td><td>6m</td><td></td></tr></table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m2	-	7%	650m2 – 1,500m2	3m		greater than 1,500m2	6m		greater than 1,500m2 with significant existing tree cover	6m		A large deep soil zone with new and existing trees is in the childcare outdoor play area to the east. At 422.46sqm, the deep soil exceeds the minimum percentage required at 12.9%. Refer to drawing DA011.	Yes
Site area	Minimum dimensions	Deep soil zone (% of site area)																	
less than 650m2	-	7%																	
650m2 – 1,500m2	3m																		
greater than 1,500m2	6m																		
greater than 1,500m2 with significant existing tree cover	6m																		

Part 3F: Visual Privacy

Objective 3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building Height</th><th>Habitable rooms & balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> <i>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see table).</i> Design Guidance Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping.	Building Height	Habitable rooms & balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	Building separations between neighbours and the development comply with the rear and side boundary setbacks outlined in the ADG (6, 9 and 12m). Between the two building volumes on the site, there is a more than adequate separation of 18m. Refer to drawing DA013 for Setback Analysis.	Yes <
Building Height	Habitable rooms & balconies	Non-habitable rooms														
up to 12m (4 storeys)	6m	3m														
up to 25m (5-8 storeys)	9m	4.5m														
over 25m (9+ storeys)	12m	6m														

	Objective	Design Criteria	Consideration	Compliance
<i>Objective 3F-2</i>	<i>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</i>		The objectives of visual privacy Part 3F.2 are achieved through: • A combination of landscape screening and planters • External metal awnings, shading and metal screens which prevent overlooking between apartments and the childcare • Primary living spaces largely orientated towards open space to the North, West and East • The configuration of deep-set, stacked balconies which reduce sightlines between floors and neighbouring balconies • Internal privacy of living rooms is often preserved through balconies located in front	Yes

Part 3G: Pedestrian access and entries

<i>Objective 3G-1</i>	<i>Building entries and pedestrian access connects to and addresses the public domain</i>		Residential lobbies and the childcare entry are clearly legible from the corner of busy Maroubra Road and direct pedestrian and vehicular traffic along Garden Street.	Yes
<i>Objective 3G-2</i>	<i>Access, entries and pathways are accessible and easy to identify</i>		Public open spaces, accessible footpaths and landscaping delineate each of the entries on Garden Street. Good lighting and ample glazing at these entries contribute to wayfinding and surveillance.	Yes
<i>Objective 3G-3</i>	<i>Large sites provide pedestrian links for access to streets and connection to destinations</i>		N/A	N/A

Part 3H: Vehicle Access

<i>Objective 3H-1</i>	<i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</i>		Existing driveways have been consolidated to remove traffic congestion along Maroubra Road and free up additional street parking. A widened driveway along Garden Street provides separate vehicle access to childcare and residential basement parking, A Waste collection zone for Council pickup is located further along Garden Street near Maroubra Lane. Refer to the Traffic consultant report.	Yes
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Part 3J: Bicycle and car parking

<i>Objective 3J-1</i>	<i>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</i>	<i>For development in the following locations:</i> <i>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</i> <i>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</i>	The site is located along public bus routes on Maroubra Road, is adjacent to Maroubra town centre and has connections to light rail via Anzac Parade. Basement off-street parking allowances comply with rates from the Guide to Traffic Generating Developments and the Randwick Council DCP. Refer to the Traffic consultant report.	Yes
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	Objective	Design Criteria	Consideration	Compliance
		<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> <i>The car parking needs for a development must be provided off street</i>		
Objective 3J-2	Parking and facilities are provided for other modes of transport		Secure motorbike and bicycle parking, with end of trip facilities for the childcare have been provided in the basement as per Randwick Council DCP.	Yes
Objective 3J-3	Car park design and access is safe and secure		Facilities within the car park including storage areas and 1 x car wash bays are clearly visible, accessible and well lit. The circulation area around lifts and stairs is clearly defined and line marked.	Yes
Objective 3J-4	Visual and environmental impacts of underground car parking are minimised		Excavation has been minimized to 4 basement levels which are efficiently designed. Ventilation grills from underground have been integrated and obscured in the street landscaping.	Yes
Objective 3J-5	Visual and environmental impacts of on-grade car parking are minimised		N/A	N/A
Objective 3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	N/A
Part 4A: Solar and Daylight Access				
Objective 4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	- 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 - 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 - A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	73% of living areas and 70% of private open spaces receive at least 2hrs of sunlight on the Winter Solstice between 9am and 3pm. 87% of apartments receive direct solar access to any internal room on the Winter Solstice between 9am and 3pm. Refer to drawings DA 003, DA 005 & DA 700 to DA 706 for Solar Analysis.	Yes
Objective 4A-2	Daylight access is maximised where sunlight is limited		Units are designed to maximise natural daylight, through large windows and balconies. Light coloured internal finishes are proposed for the apartments.	Yes

	Objective	Design Criteria	Consideration	Compliance
<i>Objective 4A-3</i>	<i>Design incorporates shading and glare control, particularly for warmer months</i>		Deep set balconies provide shading in Summer but allow Winter sun to penetrate. Additional horizontal awnings on the north and west facades provide shading in Summer. Movable screens to the top two levels offer shading flexibility. Double glazing is proposed to improve thermal performance where required.	Yes
Part 4B: Natural Ventilation				
<i>Objective 4B-1</i>	<i>All habitable rooms are naturally ventilated</i>		Operable doors and windows maximise ventilation opportunities for all habitable rooms.	Yes
<i>Objective 4B-2</i>	<i>The layout and design of single aspect apartments maximises natural ventilation</i>		Room depths are suited to cross-ventilation. The amount of single aspect apartments has been limited.	Yes
<i>Objective 4B-3</i>	<i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</i>	• 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 • Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	More than 64% of the apartments are cross ventilated. All habitable living rooms experience some form of ventilation. Cross-through depths do not exceed 18m. Refer to drawings DA 004 & DA 005.	Yes
Part 4C: Ceiling Heights				

	Objective	Design Criteria		Consideration	Compliance
Objective 4C-1	Ceiling height achieves sufficient natural ventilation and daylight access	• Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		Proposed ceiling heights for all habitable rooms in the apartments are min. 2.7m and non-habitable are at a min. height of 2.4m.	Yes
		Min Ceiling Height for Apartments 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		
		These minimums do not preclude higher ceilings if desired			
Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms			As Above. Bulkhead locations will be coordinated above non-habitable areas such as kitchens and bathrooms.	Yes
Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building			N/A No apartments are on the ground level. For the childcare centre, a floor to soffit height of 4.2m is provided, and for the residential lobbies 5m. The residential storeys (Levels 1 – 9) have a floor to floor height of 3.2m.	N/A
Part 4D: Apartment Size and layout					

	Objective	Design Criteria	Consideration	Compliance										
Objective 4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	• Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment Type</th><th>Min internal area</th></tr><tr><td>Studio</td><td>35m2</td></tr><tr><td>1 bedroom</td><td>50m2</td></tr><tr><td>2 bedroom</td><td>70m2</td></tr><tr><td>3 bedroom</td><td>90m2</td></tr></table> • The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each • 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	Apartment Type	Min internal area	Studio	35m2	1 bedroom	50m2	2 bedroom	70m2	3 bedroom	90m2	All apartments comply with the minimum internal areas. Circulation within the apartments is efficient, maximising the available usable area. Every habitable room has large windows. Refer to drawing DA 005.	Yes
Apartment Type	Min internal area													
Studio	35m2													
1 bedroom	50m2													
2 bedroom	70m2													
3 bedroom	90m2													
Objective 4D-2	Environmental performance of the apartment is maximised	• Habitable room depths are limited to a maximum of 2.5 x the ceiling height • In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	N/A All units are open plan and combine Kitchen/Living/Dining areas. They are not deeper than 8m from a window.	N/A Yes										
Objective 4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs	• Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) • Bedrooms have a minimum dimension of 3m (excluding wardrobe space) • Living rooms or combined living/dining rooms have a minimum width of: - 3.6m for studio and 1 bedroom apartments - 4m for 2 and 3 bedroom apartments • The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Master bedrooms and other bedroom sizes meet and sometimes exceed minimum dimension requirements. All living rooms also meet the minimum 4m width in 2, 3, and 4 bedroom units. For studios and 1-bedroom units, living areas satisfy the required 3.6m width. Refer to floor plans.	Yes										

Part 4E: Private Open Space and Balconies

	Objective	Design Criteria	Consideration	Compliance															
Objective 4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	- All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling type</th><th>Min Area</th><th>Min depth</th></tr><tr><td>Studio</td><td>4m2</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m2</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m2</td><td>2m</td></tr><tr><td>3 bedroom</td><td>12m2</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m - 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	Dwelling type	Min Area	Min depth	Studio	4m2	-	1 bedroom	8m2	2m	2 bedroom	10m2	2m	3 bedroom	12m2	2.4m	All balconies are sized to comply with the ADG table. Only 1 apartment has a private open space on a podium – unit A1.06, which complies with 15sqm and 3m depth. Refer to drawing DA 005.	Yes Yes
Dwelling type	Min Area	Min depth																	
Studio	4m2	-																	
1 bedroom	8m2	2m																	
2 bedroom	10m2	2m																	
3 bedroom	12m2	2.4m																	
Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents		Balconies have been positioned adjacent to living room areas and are sized for solar access.	Yes															
Objective 4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		A variety of balustrade types are proposed including solid concrete spandrels, winter gardens along Maroubra Road and glazed balustrades on upper levels. Solid balconies are concentrated on the lower levels for greater visual and acoustic privacy. Balcony design is well integrated and responds to the surrounding character and building heights.	Yes															
Objective 4E-4	Private open space and balcony design maximises safety		Balcony design and balustrade heights comply with the NCC and discourage climbing opportunities.	Yes															

Part 4F: Common Circulation and spaces

Objective 4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments	- The maximum number of apartments off a circulation core on a single level is eight - For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	All of Core A, and Levels 4 – 9 Core B comply with the 8-unit maximum off circulation cores (ADG criteria). Corridor spaces are generous at up to 2m wide and are naturally lit. The level 1 Volume B core only complies with the ADG design guidance maximum of 12 units. Level 2 and 3 Volume B do not comply with the 8 or 12 unit maximum with 13 units branching off the core. The additional unit can be justified by the level comprising of smaller apartment types as per the affordable housing provider's preference. This non-compliance is mitigated by the L-shaped layout of the corridor with shorter arms that have ample natural light and ventilation. At 10 storeys high, the proposal has two lift cores, and two main entry lobbies on GF. Core A has 2 lifts	Yes Yes – Design Guidance only No Yes
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	Objective	Design Criteria	Consideration	Compliance
			and services 45 apartments. Core B has 3 lifts and services 75 apartments. Each apartment has access to elevators and fire stairs as per the NCC.	
Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents		Residential entries are legible from the street and well-lit. Lobby seating and mail areas are open with clear sight lines.	Yes

Part 4G: Storage

Objective 4G-1	Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		Each apartment has been provided with generous internal and basement storage facilities meeting the minimum requirements. Refer to table DA 005.	Yes
		Dwelling type	Storage size volume		
		Studio	4m3		
		1 bedroom	6m3		
		2 bedroom	8m3		
		3+ bedroom	10m3		
At least 50% of the required storage is to be located within the apartment					
Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments		Storage in the basement is secure, clearly allocated and does not impede access to car parking spaces.	Yes	

Part 4H: Acoustic Privacy

Objective 4H-1	Noise transfer is minimised through the siting of buildings and building layout		Acoustic control measures such as childcare fencing, enclosure of building services, winter gardens and high-performance glass have been proposed. Refer to the adopted recommendations in the Acoustic Consultant report.	Yes
Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments		Room typologies inside the apartments are grouped together to mitigate noise impacts. Acoustic seals to doors and low noise penetration materials are proposed within the apartments.	Yes

Part 4J: Noise and Pollution

	Objective	Design Criteria	Consideration	Compliance
<i>Objective 4J-1</i>	<i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</i>		The proposal is adjacent to Maroubra Town Centre and is bounded by two roads, a laneway and 1 shared boundary. Solid façade construction is concentrated at the lower levels for better acoustic privacy, and winter gardens along busy Maroubra Road reduce traffic noise impacts. ADG setbacks are followed along the eastern boundary currently shared with 3-4 storey apartments. Refer to the adopted recommendations in the Acoustic Consultant report.	Yes
<i>Objective 4J-2</i>	<i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>		Acoustic performance glazing, solid and enclosed balconies, and absorptive fencing and soffits shield residents from noise pollution.	Yes

Part 4K: Apartment Mix

<i>Objective 4K-1</i>	<i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i>		The apartment mix is varied with a higher concentration of 2 and 3+ bedroom units suited to families. The apartment mix includes: • 15 x studios • 11 x 1 bedrooms • 45 x 2 bedrooms • 43 x 3 bedrooms • 6 x 4 bedrooms	Yes
<i>Objective 4K-2</i>	<i>The apartment mix is distributed to suitable locations within the building</i>		Different apartment types are located to achieve successful façade composition, to optimise solar access and to provide efficient space distribution.	Yes

Part 4L: Ground floor apartments

<i>Objective 4L-1</i>	<i>Street frontage activity is maximised where ground floor apartments are located</i>		There are no apartments on ground floor.	N/A
<i>Objective 4L-2</i>	<i>Design of ground floor apartments delivers amenity and safety for residents</i>		There are no apartments on ground floor.	N/A

Part 4M: Facades

<i>Objective 4M-1</i>	<i>Building facades provide visual interest along the street while respecting the</i>		Façade composition is varied and in proportion. Materials help to distinguish a strong base, getting lighter in colour and density as they move up the building.	Yes
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	Objective	Design Criteria	Consideration	Compliance
	<i>character of the local area</i>		Design elements respond to the local character and datum lines, including two heritage items located opposite the development (Crossley Court and Holy Family Catholic Church).	
<i>Objective 4M-1</i>	<i>Building functions are expressed by the facade</i>		The corner of Maroubra Road and Garden Street is accentuated by contrasting materials and sculptural curved balconies. Apartments are expressed externally with party walls, slabs and exposed structures.	Yes

Part 4N: Roofs

<i>Objective 4N-1</i>	<i>Roof treatments are integrated into the building design and positively respond to the street</i>		The roof appearance from the ground is minimised by setbacks. Service elements are integrated into the design and are hidden from roof terraces and from below.	Yes
<i>Objective 4N-2</i>	<i>Opportunities to use roof space for residential accommodation and open space are maximised</i>		Lines of sight between private roof terraces are minimised by strategically placed privacy walls, screening and planters. The terraces are setback to reduce acoustic and visual impact to levels below. Balustrades reduce climbing opportunities.	Yes
<i>Objective 4N-3</i>	<i>Roof design incorporates sustainability features</i>		The roof incorporates several zones for solar panels, taking advantage of the northern site orientation. Refer to drawing DA 107 and the BASIX statement.	Yes

Part 4O: Landscape Design

<i>Objective 4O-1</i>	<i>Landscape design is viable and sustainable</i>		Planting is largely native species and is well suited to the climate with reduced maintenance requirements. Refer to the Landscape Consultant's drawings.	Yes
<i>Objective 4O-2</i>	<i>Landscape design contributes to the streetscape and amenity</i>		The landscape responds to the existing site topography which has been maintained around existing trees and where appropriate. New street trees add to the street canopy, and hard and soft landscaping along Maroubra Road and Garden Street contribute to urban greening (material selections in alignment with Randwick Council's masterplan). All existing street trees and their protection zones are maintained.	Yes

Part 4P: Planting on structures

<i>Objective 4P-1</i>	<i>Appropriate soil profiles are provided</i>		Appropriate plants and soil profiles are provided for planting on structures. Refer to the Landscape Consultant's drawings.	Yes
<i>Objective 4P-2</i>	<i>Plant growth is optimised with appropriate selection and maintenance</i>		As Above	Yes

	Objective	Design Criteria	Consideration	Compliance
<i>Objective 4P-3</i>	<i>Planting on structures contributes to the quality and amenity of communal and public open spaces</i>		As Above	Yes
Part 4Q: Universal Design				
<i>Objective 4Q-1</i>	<i>Universal design features are included in apartment design to promote flexible housing for all community members</i>		20% of all units are adaptable, in line with Randwick Council DCP universal design requirements. The communal open space is accessible to all age groups and degrees of mobility via pathways compliant with the BCA for accessibility. Lift access is provided to all levels of the building. The street entry to the site and the pathways around the development are designed to AS 1428.1 code requirements.	Yes
<i>Objective 4Q-2</i>	<i>A variety of apartments with adaptable designs are provided</i>		Adaptable units are designed in accordance with AS4299 and AS1428.1, and accessible basement parking is provided. Refer to drawing DA 108.	Yes
<i>Objective 4Q-3</i>	<i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i>		Open plan apartments offer flexible living space with separate bedrooms. Various layouts and sizes are provided.	Yes
Part 4R: Adaptive Reuse				
<i>Objective 4R-1</i>	<i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</i>		N/A	N/A
<i>Objective 4R-2</i>	<i>Adapted buildings provide residential amenity while not precluding future adaptive reuse</i>		N/A	N/A
Part 4S: Mixed Use				
<i>Objective 4S-1</i>	<i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</i>		A 120-place childcare is provided on the ground floor and addresses Maroubra Road with decorative acoustic fencing and staggered planting. Landscaping along Maroubra Road and Garden Street provide public amenity and highlight building entries.	Yes
<i>Objective 4S-2</i>	<i>Residential levels of the building are integrated within the development, and safety and amenity is</i>		The Childcare pedestrian entry and services are separate from residential areas. The basement parking driveway has a dedicated entry for childcare pick-ups/drop-offs to reduce impacts to residents.	Yes

	Objective	Design Criteria	Consideration	Compliance
	<i>maximised for residents</i>			
Part 4T: Awnings and Signage				
<i>Objective 4T-1</i>	<i>Awnings are well located and complement and integrate with the building design</i>		The louvre awning above the childcare outdoor play area is well-integrated and provides visual privacy and partial shading.	Yes
<i>Objective 4T-2</i>	<i>Signage responds to the context and desired streetscape character</i>		Signage will be incorporated into the development design to allow appropriate street address and identification.	Yes
Part 4U: Energy Efficiency				
<i>Objective 4U-1</i>	<i>Development incorporates passive environmental design</i>		The building incorporates passive environmental design principles including natural heating and cooling through solar access and cross-ventilation. Good natural lighting and large balconies for clothes drying reduce energy consumption.	Yes
<i>Objective 4U-2</i>	<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i>		Balcony setbacks and external shading reduce solar impacts in Summer (particularly to the North and West Facades) and allow passive solar heating in Winter. Appropriate building insulation and glazing placement and performance has been designed to achieve good passive thermal comfort.	Yes
<i>Objective 4U-3</i>	<i>Adequate natural ventilation minimises the need for mechanical ventilation</i>		Cross-ventilated apartments reduce air-conditioning usage for cooling. Open plan layouts facilitate airflow. All habitable rooms have openable windows/doors for access to natural ventilation.	Yes
Part 4V: Water Management & Conservation				
<i>Objective 4V-1</i>	<i>Potable water use is minimised</i>		Fittings used for the project will be carefully selected to minimise water usage (min. 4 -5-star WELS ratings). Native plants have been used extensively in landscaping to reduce watering requirements. Refer to BASIX certificate, Landscape design and Stormwater drawings included with this submission.	Yes
<i>Objective 4V-2</i>	<i>Urban stormwater is treated on site before being discharged to receiving waters</i>		Stormwater is passed through a filter screen in the OSD tank prior to discharge.	Yes

	Objective	Design Criteria	Consideration	Compliance
<i>Objective 4V-3</i>	<i>Flood management systems are integrated into site design</i>		The OSD tank is located under paving and is coordinated with the landscaping context. The site is not located in a flood zone.	Yes
Part 4W: Waste Management				
<i>Objective 4W-1</i>	<i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</i>		A garbage collection room is located on the Ground Floor next to the laneway. It is designed to allow for easy bin manoeuvring between the storage area and collection points. A separate bulk waste store is provided. Refer to the Waste Management Plan.	Yes
<i>Objective 4W-2</i>	<i>Domestic waste is minimised by providing safe and convenient source separation and recycling</i>		Both apartment volumes have been provided with a waste chute, and a recycling bin cupboard off the main circulation of each level. Communal FOGO waste rooms are provided in Basement 1. The childcare has its own internal waste room for separate handling.	Yes
Part 4X: Building Maintenance				
<i>Objective 4X-1</i>	<i>Building design detail provides protection from weathering</i>		Materials have been chosen for their high durability and low maintenance, including aluminium windows and awnings, in situ concrete and metal sheet cladding. Expressed structure provides overhangs to protect walls.	Yes
<i>Objective 4X-2</i>	<i>Systems and access enable ease of maintenance</i>		Glazing placement allows some to be cleaned from the inside. Building maintenance systems will be incorporated to the roof and façade where necessary.	Yes
<i>Objective 4X-3</i>	<i>Material selection reduces ongoing maintenance costs</i>		As Above	Yes