

Block 20a EDMONDSON PARK AFFORDABLE HOUSING

DESIGN VERIFICATION REPORT

04 — 2026

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FUSE—ARCHITECTS

Acknowledgment of Country

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The journey of Aboriginal and Torres Strait islander people and their knowledge of this land is incredibly rich - its importance to the future of our country should never be underestimated.

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BLOCK 20a EDMONDSON PARK AFFORDABLE HOUSING

Project Address Lot 401, Lot 402, Cnr MacDonald Rd +
Buchan Ave, Edmondson Park, NSW 2174
Project Number 2518
Phase State Significant Development Application
Version C
Date Issued 16.04.2026
Prepared by CH
Checked by AA

Version	Amendment	Date
-	Final Draft for review	22.01.2026
A	Issue for SSDA Submission	06.03.2026
B	Issue for SSDA Submission	31.03.2026
C	Response to TOA RFI	16.04.2026



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1 — Design Verification Statement

1.1 PURPOSE OF THIS REPORT

Application number: SSD - 9990 9708
Project name: Block 20a Edmondson Park Affordable Housing Project
Location: Cnr Buchan Avenue + MacDonald Road,
Edmondson Park, NSW, 2160
Applicant: Landcom

Introduction

This Design Verification Report has been prepared by Fuse Architects to accompany an application for a State Significant Development (SSD-99909708) for infill Affordable Housing at part Lot 40 DP1286151 (future lots 401 and 402), Edmondson Park, also known as Block 20a. Block 20a is subject to development approval (DA-421/2025) which will subdivide Lot 40 into several smaller allotments. The development will be constructed on Lot 401 and relies on Lot 402 which is dedicated to becoming a future laneway.

Project Overview

As the NSW Government's land and property development organisation, Landcom has a mandate to take a lead role in improving the supply, diversity, and affordability of new housing in NSW.

Landcom aims to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability, and environmental quality, and uses its sites and close working relationships with the private sector to deliver quality, socially inclusive community places, where people can grow and thrive regardless of income levels and stages of life.

In response to the NSW Government's commitment to increasing the supply of Affordable Housing under the National Housing Accord, Landcom has committed to delivering 1,800 affordable rental housing dwellings by 2029. As part of this commitment, Block 20a at Edmondson Park has been earmarked as a suitable site for infill affordable housing.

Project Objectives

Landcom's objectives for the project are:

- Delivery of sustainable high quality affordable accommodation.
- Provide a sense of place within the development to ensure good high-quality accommodation.
- The use of robust materials that allow for long service life of the building.
- Create a building that meets the needs of the community and serves the requirements of the area.
- To establish seamless integration of cultural and sustainable objectives that align to Landcom's key principles.

Proposed Development

Landcom is seeking development consent to construct an infill affordable housing development. Development consent is sought for:

- Site preparation works;
- Earthworks and associated site works;
- Construction of:
 - One (1) level of basement car parking comprising of 59 car parking spaces, bicycle parking, storage and associated services;
 - Three (3) inter-connected buildings across the site comprising;
 - One, fifteen (15) storey building located along the north-eastern corner of the site;
 - One, nine (9) storey building located along the eastern side of the site;
 - Four, two-storey attached terraces.
 - Ground floor includes five (5) at grade parking spaces including three (3) dedicated car share spaces and two (2) retail car parking spaces;
 - Two main lobby areas which are designed to be adaptable and cater for co-working;
 - A retail unit;
 - A landscaped plaza along the eastern side of the site;
 - Small office space for a Community Housing Provider;
 - Communal room for residents on the second floor;
 - Large area of communal open space located on Level 2
 - Associated amenities for services and waste
- A total of 172 affordable housing units are to be delivered.

The proposed development has an estimated development cost that exceeds \$30million and 100% of the gross floor area of the development will be used for the purposes of affordable housing. Accordingly, the proposal is SSD for the purposes of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).

Site Information

The proposed development site is in the Liverpool Local Government Area within the Town Centre North precinct of Edmondson Park South. Edmondson Park South is identified in the Western City District Plan as a Local Centre in recognition of its proximity to the Southwest Rail Line and the Edmondson Park Railway Station. It borders the motorway intersection of the M31, M5 and M7 with Camden Valley Way, providing excellent road access to a large extent of the Greater Sydney Metropolitan Area.

The proposed development site is a 3,385m² parcel of land currently known as Block 20a and part of Lot 40 in DP 1286151 (future lot 401), Croatia Avenue, Edmondson Park (Figure 1).



Figure 1
Site location in the broader context highlighting the Edmondson Park precinct boundaries
Source: Nearmaps

DESIGN VERIFICATION STATEMENT

April 2026

**Design Verification Statement for the Residential Mixed Use Development
at the corner of Buchan Avenue & MacDonald Road, Edmondson Park,
NSW,**

In accordance with Section 29(1) of the Environmental Planning and Assessment Regulations 2021, I, Rachid Andary, am a registered architect under the Architects Act 2003, and a qualified designer for the purposes of the Environmental Planning and Assessment Regulations 2021.

I verify that the Residential Apartment Development, with address as stated above, was designed with my direction with regard to Schedule 9 of the State Environmental Planning Policy Amendment (Housing) 2024, and Parts 3 and 4 of the Apartment Design Guide.

Reference is made to the accompanying SEPP Design Principles Statement and ADG Compliance document,

Signed



Rachid Andary

NSW Registered Architect 8627



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Design Quality Principles

6.3 SCHEDULE 9 DESIGN QUALITY PRINCIPLES

CONTEXT AND NEIGHBORHOOD CHARACTER

Design Quality Principle 1

'Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, street scape and neighborhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.'

The site is located within the boundaries of the Edmondson Park Town Centre North, within the Station Precinct, surrounded by greenfield sites. The approved Concept Approval for Edmondson Park Town Centre North will significantly change the future built form context through density uplifts across the precinct and the vision to maintain a compact, walkable center, and create exceptional urban design.

The site is characterized by this future vision for a mixed use precinct that responds to place. The proposed building form is consistent with the built form controls that envisage taller building forms above an activated podium base. The proposed mix of uses also responds to the vision for the area by :

- Providing the envisaged residential growth as part of mixed use development
- Providing a diverse mix of uses, including retail and residential uses
- Providing design excellence
- Providing greening and canopy cover to improve the visual quality, amenity for workers and visitors, and reduce the impacts of urban heat island effects
- Providing a new through site link
- Providing podium communal open spaces that have been designed to address issues of quality, safety and usability
- Adding to the diversity and affordability of the precinct through the delivery of affordable housing.

BUILT FORM AND SCALE

Design Quality Principle 2

'Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook'

The height, bulk and scale is generally consistent with the strategic vision for the precinct as well as the wider context. The proposal respects the lower scale nature of the existing context by providing defined street walls and podium base with taller buildings above. This reduces the perceived bulk and scale, provides slender building forms and ensures the amenity of surrounding context is maximised.

The proposed setbacks are generally consistent or exceed the Edmondson Park Town Centre North Design Guidelines. The proposed building forms have been developed and refined to respond to the site controls, the future context as well as the future vision for the area:

- Responding to the context, the proposed podium form has been reduced from 4 storeys to 2 to provide improved amenity to the south
- The podium bulk has been re-distributed to the taller buildings with a slight increase in height
- Increased setbacks to the north (from 3.6m to 6m) maximise deep soil for the site to support increased canopy cover.

DENSITY

Design Quality Principle 3

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

The site is highly connected within Edmondson Park Town Centre North providing access to Edmondson Station within 250m walking distance. The vision for the precinct will see an increase of residential population and a desire to see more affordable housing and a greater variety in the area. The surrounding open space network provides high amenity both through access to open space as well as through the opportunity for views and outlook to green spaces.

The proposed development plays an integral role and responds to the availability of infrastructure, transport, demand and environmental quality. A new retail use will service the new and existing local community. Provision of 100% affordable residential housing that includes family friendly units will add to the housing diversity and affordability within the precinct.

- The development will provide a range of apartment types and sizes to support development of a socially diverse neighborhood.
- The apartment mix includes 1, 2 and 2 bedroom units which cater to single occupiers, couples, down-sizers and families.
- Larger apartments and the provision of 10% adaptable units will maximize the opportunity for the aging population to 'age in place'

6.3 SCHEDULE 9 DESIGN QUALITY PRINCIPLES

SUSTAINABILITY

Design Quality Principle 4

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

As a 100% affordable housing project, the balance between cost and the benefits delivered by the sustainable measures need to be considered. The building has been designed to be aligned with 4 star Green star rating (Best Practice). The development seeks to meet and exceed the sustainable requirements set for both residential and non-residential developments.

Sustainability initiatives, including but not limited to:

- Exceeding the energy efficiency requirements of Section J of the Building Code of Australia.
- Exceeding the energy, water and thermal performance requirements of BASIX.
- Designing a highly efficient façade wall-glazing system to minimise heat gains while maximising daylight entry for daytime-occupied areas.
- Reducing potable water use through high WELS-rated sanitary fixtures and fittings.
- Collecting and reusing rainwater to conserve water resources.
- Increasing the use of daylighting to reduce reliance on artificial lighting and lower power consumption.
- Implementing comprehensive waste minimisation strategies.
- Adopting Water Sensitive Urban Design (WSUD) principles to manage stormwater effectively and protect water quality.
- Installing a solar array to generate renewable energy and reduce dependency on the grid.
- Providing electric vehicle (EV) charging infrastructure to support the transition to low-emission transport.
- Incorporating secure bicycle parking to encourage active transport.
- Selecting low-carbon materials to minimise embodied carbon in construction.

The integration of these initiatives demonstrates the strong social and environmental commitments of the project, aligning the project to an Australian Excellence Sustainability Standard and effectively addressing and mitigating the negative environmental, social, and economic impacts associated with the project. The proposed building initiatives provide a cost-effective solution in design, construction and operation and the design team is committed to further pursuing the goals of sustainable development across this site as the project progresses.

LANDSCAPE

Design Quality Principle 5

'Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the street scape and neighborhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. 'Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbors' amenity and provides for practical establishment and long term management.'

The principal design approach has been to deliver a resilient, inclusive and ecologically connected development in the heart of the future Edmondson Park Town Centre North by integrating green infrastructure across multiple levels to maximise amenity, shade and livability.

The ground level addresses flood impacts and has been softened through landscaping. The treatment of the ground plane ensures that the street level is activated and permeable, with clear sight lines across the site and direct visual connection from the building's interiors to the street. A fully accessible path from the laneway to Buchan Avenue and MacDonald Road ensures equitable access and enjoyment of the key retail and landscape spaces at street level.

The location of the retail space to the north of the site ensures it will have good amenity with direct sunlight at mid-winter and focuses active frontages at the key corner of Buchan Avenue and McDonald Road. Proposed new street trees will increase the urban tree canopy. The incorporation of permeable paving (subject to Council confirmation) around the new street trees will help to reduce the load on the stormwater system, and support the healthy growth of the trees.

The communal open spaces have been distributed at multiple levels and orientations and have been designed with micro-climate and functional use in mind to provide a range of spaces that enjoys solar access at different times of the day and support a wide range of activities. Appropriate screening ensures visual privacy to adjacent apartments, while creating a lush and green environment. The proposed tree and vegetation planting proposes to return species that were native to the area. The planting mixes native species and includes exotics that will support the range of micro climates across the site.

Refer to the landscape drawings and report for further details.

AMENITY

Design Quality Principle 6

'Good design positively influences internal and external amenity for residents and neighbors. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility'

The proposed development optimizes residential amenity through the provision of communal open spaces that exceed the minimum ADG requirements. The landscape design provides a wide range of spaces and places for resident amenity, tailored around health and wellness and families. Residential amenity is complemented with a ground floor retail tenancy and opportunities to 'dwell in place' to encourage informal social interactions.

The provision of 1 Bed, 2-Bed and 3-Bed apartments provides a varied residential mix. Corner units are utilized to provide the opportunity for maximizing views and cross ventilation. Living rooms are pushed to the building extents where possible in order to optimize solar access into both the internal living room and private open space.

6.3 SCHEDULE 9 DESIGN QUALITY PRINCIPLES

SAFETY

Design Quality Principle 7

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

The ground plane provides a seamless integration of the public domain through emphasis on pedestrian activation and permeability. A new through site link at street level enhances permeability across the site and is activated with a mix of residential and retail uses to create a new community hub.

Activated edges are proposed to the majority of the ground plane. Retail uses, lobby entries and the publicly accessible through site link across the site contribute to creating day / night activation to support a safe and vibrant community.

The ground level has been designed to make visible and attractive entries to the building. A raised level elevates the ground floor above local flood levels, and terraces down into a barrier-free, permeable edge, fostering a seamless connection with the surrounding landscape, inviting people to sit, socialize, and occupy the edges, with accessible access provided through 1:20 walkways to navigate the level change.

The entries are well lit, naturally during the day, and will have security surveillance and intercom to identify visitors to the building complex. Access to the basement car parking will be secured by means of a gate at all times.

The typical apartments above have balconies along the perimeter that allow a level of casual surveillance of the surrounding public walkways. Direct access to the lift and stair from the carpark allows residents to drive and enter by completely secured means.

HOUSING DIVERSITY AND SOCIAL INTERACTION

Design Quality Principle 8

'Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.'

The buildings contain a range of apartment types and sizes to support development of a socially diverse neighborhood. The apartment mix includes 1, 2 and 3 bedroom units which cater to single occupiers, couples, sharers and families.

The development contributes to housing diversity and affordability by providing a range of different apartment sizes and configurations, including 18 (10%) adaptable units as well as affordable housing units. Different apartment types have been evenly distributed throughout the building and across floor plates.

The development comprises a total of 172 units with the following mix of types: 40% x 1 Bed (69) : 48% x 2 Bed (83) : 12% x 3 bed (20). The mix of unit sizes is distributed across all levels to provide units across all sizes with a broad range of orientation to provide a diverse mix of units to suit a diverse resident group.

The scheme proposes 18 adaptable units (10% of all units) consistent with the requirements of CDCP. These have been provided across the majority of levels and across the mix of 1 bed, 2 bed and 3 bed unit typologies to provide flexibility and choice for future residents to 'age in place'. All the 172 units (100%) have been designed to Livable Housing Silver Level requirements, exceeding the ADG minimum requirement of 20%.

AESTHETICS

Design Quality Principle 9

'Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colors and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the street scape.'

The podium and taller building forms responds to the desired future context that is consistent with the requirements of the Design Guidelines. Heights are consistent with the strategic policy for the intensification of the surrounding future context of the area that will be characterized by tall buildings of a similar height and the intensification of uses near transport nodes. Retail activation of the key corner address at Buchan Avenue and MacDonald Road, residential lobbies and street level access to ground level units along Buchan Avenue and MacDonald Road provides an active ground plane.

The design is envisioned as 3 distinct building forms that reduce the bulk of the development whilst also providing visual interest through the modulation and articulation of the facades into slimmer vertical forms. Variation in height provides a sculptural form in the skyline.

The proposed podium incorporates a number of design elements. A two storey expression to the street frontages provides a human scale to the street and ensures a continuous street wall is maintained. The taller buildings provides an expressive form that delivers a high quality design outcome. The building bulk is effectively managed through the incorporation of suitable front, side and rear setbacks ensuring that the envelope is appropriate for the site and is not a dominant feature in the street scape. The taller buildings are treated with distinct elements that modulates and articulates the facade.

The buildings achieve a high level of amenity for its occupants through its orientation, setbacks and use of glazing, ensuring natural light and ventilation is maximized. The facades responds to environmental conditions and orientations by optimizing light and air while managing privacy issues.

3 ————— ADG Compliance Schedule

6.4 ADG COMPLIANCE SCHEDULE

APARTMENT DESIGN GUIDE			
Ref	Item Description	Notes	Compliance
PART 3 SITING THE DEVELOPMENT			
3A SITE ANALYSIS			
3A-1	Objective: Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		✓
Design Guidance			
	Each element in the Site Analysis Checklist should be addressed (see Appendix 1)	Refer to Architectural Drawings SSDA003-004 for details.	YES
3B ORIENTATION			
3B-1	Objective: Building types and layouts respond to the streetscape and site while optimising solar access within the development		✓
Design Guidance			
	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	The proposed development follows the street alignment of the Edmondson Park Town Centre North masterplan with active retail uses at the corner of Buchan Avenue and the future MacDonald Road, located along the key approach from the residential area to the west. The retail and residential lobbies directly face the streets at Buchan Avenue and MacDonald Road, defining and contributing to the streetscape. The retail tenancy provides an active frontage and an opportunity to activate the precinct at an early stage in the development of the Station Precinct.	YES
		The proposed through site link to the east of the site improves permeability and provides access across the site, accessible access to the residential lobby of Building B and connection between the laneway and MacDonald Road.	
	Where the street frontage is to the east or west, rear buildings should be orientated to the north	As a standalone site, the proposed building has primary orientations to all directions, with the prevailing residential units oriented primarily to the north, east and west to optimise solar access and amenity. Services and non-habitable uses have been located to the south to optimise amenity for the whole development.	YES
	Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	Building A and B have been oriented to east and west to minimize overshadowing to the south.	YES
3B-2	Objective: Overshadowing of neighbouring properties is minimised during mid-winter		✓
Design Guidance			
	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	Refer to sections 3D + 4A of this compliance table for details.	YES
	Solar access to living rooms, balconies and private open spaces of neighbours should be considered	The form of the building is consistent with the Edmondson Park Town Centre North Design Guidelines built form controls.	YES
	Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	The adjacent context comprises primarily commercial and retail uses.	N/A

	If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	Refer to above.	N/A
	Overshadowing should be minimised to the south or downhill by increased upper-level setbacks	Consistent with the built form controls under the Edmondson Park Town Centre North Design Guidelines (Design Guidelines), the form of the building is designed to minimize overshadowing to southern sites through generous setbacks to the east and west. Refinements of the masterplan forms (the reduction of the overall podium height from 4 storeys to 2 and the re-distribution of bulk) provide improved amenity to future developments to the south.	YES
	It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	Consistent with the built form controls under the Edmondson Park Town Centre North Design Guidelines (Design Guidelines), the form of the building is designed to minimize overshadowing to southern sites.	YES
	A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	There are no solar collectors on the neighbouring properties.	N/A
3C PUBLIC DOMAIN INTERFACES			
3C-1	Objective: Transition between private and public domain is achieved without compromising safety and security		✓
Design Guidance			
	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	Direct street entries are provided to ground level units to activate the street	N/A
	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	Changes in levels have been managed to ensure street level units have visual privacy from the adjacent street through generous landscaped setbacks,	N/A
	Upper-level balconies and windows should overlook the public domain	Upper-level residential balconies and windows are oriented to overlook the streets and through site link, providing passive surveillance for increased safety of these areas.	YES
	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	Palisade fencing is proposed, with solid walls limited where possible. Where the change in topography at street level result in solid walls higher than 1m, landscape and planting are proposed to soften the interface	YES
	Length of solid walls should be limited along street frontages	Solid walls have been limited along the key street frontages. Inactive facades have been reduced and respond to the nature of the four street frontages.	YES
	Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	Built-in seating is integrated within the landscaped setbacks to the street to facilitate chance encounters between residents and the community.	YES
	In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: - architectural detailing - changes in materials - plant species - colours	Dedicated entry points have been provided for residential entries. The location for each entry is different to provide clear and separated access, reducing potential conflicts between pedestrians and vehicles as well as between residents and visitors. Separate vehicular access is provided with resident parking separated from retail and car share spaces. Material changes and signage at building entries improve the legibility for residents and visitors.	YES

6.4 ADG COMPLIANCE SCHEDULE

	Opportunities for people to be concealed should be minimised	The design at street level has been to provide clear sightlines across all key frontages and consolidated active frontages that minimise areas for concealment to create a safe place to walk through.	YES
3C-2	Objective: Amenity of the public domain is retained and enhanced		✓
	Design Guidance		
	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	Significant planting zones to accommodate significant trees are proposed at street level Significant planting zones that include planters of a size to accommodate significant trees are proposed on the communal open spaces on level 2 to soften the podium edge.	YES
	Mailboxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Mailboxes are provided in the residential lobby in a dedicated mail room that will also provide dedicated lockers for parcel deliveries.	YES
	The visual prominence of underground car park vents should be minimised and located at a low level where possible	Car park exhaust and intake is concealed and integrated as part of the podium façade to minimise impact on and visibility from the public domain.	YES
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	Service rooms and garbage storage areas are located out of view in the ground level. A dedicated service bay at the laneway is provided for waste collection.	YES
	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	Ramping for accessibility is carefully integrated and provides direct access to units and building entries. 1:20 walkways minimise the need for handrails and tactile, provide clear sightlines and a permeable street level experience.	YES
	Durable, graffiti resistant and easily cleanable materials should be used	Exposed sections of the building base will be treated with anti-graffiti coating to allow for easy cleaning.	YES
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: - street access, pedestrian paths and building entries which are clearly defined - paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space - minimal use of blank walls, fences and ground level parking	The development is directly opposite Maxwell Creek along MacDonald Road and provides a positive interface, providing street access, pedestrian paths and building entries which are clearly defined. Paths, low fences and planting clearly delineate between communal/private open space and the adjoining public open space. Blank walls and fences are minimised and softened with extensive landscaping at street level.	N/A
	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	The basement carpark is not visible above ground level.	N/A
3D	COMMUNAL AND PUBLIC OPEN SPACE		
3D-1	Objective: An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		✓
	Design criteria		
	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	998sqm (29.5%) of the site is provided as communal open space on ground level and level 2. This is supported by the additional area the publicly accessible through site link to the east provides at street level.	✓

	2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3pm on 21 June (mid-winter)	The communal open space on level 2 receives 3 hours of direct sunlight from 12pm to 3pm in mid-winter to a minimum 63% of its area, exceeding the minimum ADG requirements. The publicly accessible communal open space on ground level receives 6 hours of solar access between 9am to 3pm at mid-winter. The distribution of open spaces ensures residents have access to open spaces that receive direct sunlight all day at mid-winter.	✓
	Design Guidance		
	Communal open space should be consolidated into a well-designed, easily identified and usable area	The communal open spaces on ground level and level 2 are provided as consolidated areas integrated with common circulation areas. They are easily identifiable and provide a range of passive and active uses for the amenity of residents and the future community.	YES
	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	Communal open spaces exceed the minimum dimension of 3m	YES
	Communal open space should be co-located with deep soil areas	The communal open spaces provide planters with soil depths that support trees to provide adequate canopy cover above street level. Refer to SSDA 403, the landscape drawings and report for further details	YES
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Direct and equitable access is provided to the communal open spaces through walkways and lift access.	YES
	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	Communal open space is provided on the podium and ground level	YES
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: - provide communal spaces elsewhere such as a landscaped roof top terrace or a common room - provide larger balconies or increased private open space for apartments - demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	The design criteria are achieved.	YES
3D-2	Objective: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		✓
	Design Guidance		
	Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: - seating for individuals or groups - barbecue areas - play equipment or play areas - swimming pools, gyms, tennis courts or common rooms	Communal open spaces are layered with built-in seating, shade structures and extensive planting. It is designed to allow for various group sizes and ages: • BBQ facilities and communal dining spaces for social functions. • Protected and shaded areas for passive uses • Active spaces that support health and well-being • Communal gardens	YES
		The communal open space is supported by internal amenity areas on ground level and level 2 as well as the through site link at street level, supplemented by additional built-in seating and landscaped areas to promote informal social interactions.	

6.4 ADG COMPLIANCE SCHEDULE

	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	The communal open spaces offer different levels of privacy with various exposures and orientations, to all aspects. Tree planting and coverage over the BBQ facilities and outdoor dining offers options for shade. Wind mitigation is provided through wind screens and landscaping.	YES
	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Services are located at basement, ground and level 1. Above ground services are sleeved with residential uses to minimise the visual impact on the street and to communal open spaces. The car park exhaust and air in-take are integrated within the podium façade. The OSD tank is below ground and not visible from the public domain. Rainwater storage tanks are integrated within the landscape to collect and re-use water.	YES
3D-3	Objective: Communal open space is designed to maximise safety		✓
	Design Guidance		
	Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: - bay windows - corner windows - balconies	The communal open spaces are accessible via the lift lobby and separated from the units to provide privacy and manage noise impact to units. Passive surveillance is provided by the units located above the open space and overlook the streets, through site link and communal open spaces.	YES
	Communal open space should be well lit	Communal open spaces have been designed in an open-air setting, receiving daylight throughout the day. Artificial lighting will be provided at evenings and at night.	YES
	Where communal open space/facilities are provided for children and young people they are safe and contained	The communal open spaces provide controlled and secure spaces at varying scales for children to play, including a play area co-located with protected and shaded areas to allow parents to socialise while watching their children play.	YES
3D-4	Objective: Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		✓
	Design Guidance		
	The public open space should be well connected with public streets along at least one edge	No public open space is proposed. Publicly accessible space is provided in the new through site link at street level.	N/A
	The public open space should be connected with nearby parks and other landscape elements	-	N/A
	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	-	N/A
	Solar access should be provided year-round along with protection from strong winds	-	N/A
	Opportunities for a range of recreational activities should be provided for people of all ages	-	N/A
	A positive address and active frontages should be provided adjacent to public open space	-	N/A
	Boundaries should be clearly defined between public open space and private areas		N/A

3E	DEEP SOIL ZONES														
3E-1	Objective: 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		✓												
	Design criteria 1. Deep soil zones are to meet the following minimum requirements:	634 sqm (18.7%) of deep soil is provided, exceeding the minimum ADG requirement of 7%: • Deep soil => 6m - 318 sqm (8.6%) • Deep soil < 6m - 316 sqm (8.5%) Additional planter depths on the podium communal open space are provided to support new trees and additional canopy cover throughout the development.	N/A												
	<table border="1"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone</th> </tr> </thead> <tbody> <tr> <td>less than 650m²</td> <td>-</td> <td rowspan="4">7% of site area</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	less than 650m ²	-	7% of site area	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m		
Site area	Minimum dimensions	Deep soil zone													
less than 650m ²	-	7% of site area													
650m ² - 1,500m ²	3m														
greater than 1,500m ²	6m														
greater than 1,500m ² with significant existing tree cover	6m														
	Design Guidance														
	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: - 10% of the site as deep soil on sites with an area of 650m ² - 1,500m ² - 15% of the site as deep soil on sites greater than 1,500m ²	Including deep soil zones that are less than 6m, the deep soil zones provided for each block exceed the minimum ADG guidance of 15%. Total Deep Soil: • Deep soil => 6m - 318 sqm (8.6%) • Deep soil < 6m - 316 sqm (8.5%)	YES												
	Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: - basement and sub-basement car park design that is consolidated beneath building footprints - use of increased front and side setbacks - adequate clearance around trees to ensure long term health - co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil	Deep soil zones have been consolidated through: - Basement design that is consolidated beneath building footprints - Adequate clearance around trees to ensure long term health	N/A												
	Achieving the design criteria may not be possible on some sites including where: - the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) - there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved, and alternative forms of planting provided such as on structure.	The Design criteria is achieved	YES												

6.4 ADG COMPLIANCE SCHEDULE

3F VISUAL PRIVACY														
3F-1	Objective: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	✓												
	<p>Design criteria</p> <p>1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Building height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</p>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	<p>As the ADG notes: <i>degrees of privacy are also influenced by several factors including the activities of each of the spaces where overlooking may occur, the times and frequency these spaces are being used, the expectations of occupants for privacy and their ability to control overlooking with screening devices.</i></p> <p>Building separation distances to shared boundaries with neighbouring sites generally comply with the design criteria.</p> <p>YES</p>
Building height	Habitable rooms and balconies	Non-habitable rooms												
up to 12m (4 storeys)	6m	3m												
up to 25m (5-8 storeys)	9m	4.5m												
over 25m (9+ storeys)	12m	6m												
Design Guidance														
	Generally, one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	YES												
	For residential buildings next to commercial buildings, separation distances should be measured as follows: - for retail, office spaces and commercial balconies use the habitable room distances - for service and plant areas use the non-habitable room distances	YES												
	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: - site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) - on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	Refer to 3B YES												
	Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	- N/A												
	Direct lines of sight should be avoided for windows and balconies across corners	Direct line of sight is avoided. Where there are views across corners between apartments, privacy screens and window locations have been considered to avoid direct line of sight. YES												
	No separation is required between blank walls	Only a minimal number of blank walls are proposed. YES												
3F-2	Objective: 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	✓												

Design Guidance			
	Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: - setbacks - solid or partially solid balustrades to balconies at lower levels - fencing and/or trees and vegetation to separate spaces. - screening devices - bay windows or pop out windows to provide privacy in one direction and outlook in another. - raising apartments/private open space above the public domain or communal open space - planter boxes incorporated into walls and balustrades to increase visual separation. - pergolas or shading devices to limit overlooking of lower apartments or private open space. - on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	Dedicated access to the communal open spaces is provided to fully separate it from the residential unit areas. This provides privacy to the units and helps mitigate noise impact. Perimeter landscaping provides increased privacy to increase the visual separation of the open spaces from adjacent units.	YES
	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	All bedrooms and living spaces are separated from common circulation areas by apartment wet areas, or by building services.	YES
	Balconies and private terraces should be located in front of living rooms to increase internal privacy	All units have balconies in front of, or to the side of the living areas. This also ensures direct solar access to living areas is not compromised.	YES
	Windows should be offset from the windows of adjacent buildings	Windows and external openings are generally offset from windows of neighbouring buildings. Where an opening is required to be located for solar access or amenity, direct sightlines to neighbouring properties are mitigated with the considered layering of landscaping or use of privacy screens.	YES
	Recessed balconies and/or vertical fins should be used between adjacent balconies	Full height walls are proposed between adjacent balconies.	YES
3G PEDESTRIAN ACCESS AND ENTRIES			
3G-1	Objective: Building entries and pedestrian access connects to and addresses the public domain	✓	
Design Guidance			
	Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	Dedicated entry points have been provided for retail and residential entries. Retail use has been provided consistent with the Design Guidelines at street level for an active street edge at the key corner of Buchan Avenue and MacDonald Road. The location for each entry is responds to its location and provide clear and separated access, reducing potential conflicts between residents and visitors.	YES
	Entry locations relate to the street and subdivision pattern and the existing pedestrian network	Refer to above.	YES
	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	Building entries are clearly distinguished with separate street access and easily identifiable through wayfinding signage.	YES
	Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	There are two buildings with dedicated entries from the street. The townhouses along MacDonald Road have separate entries from the street. Clear sightlines and dedicated access to all building entries ensure it is easy to move through the site for both residents and visitors.	YES

6.4 ADG COMPLIANCE SCHEDULE

3G-2	Objective: Access, entries and pathways are accessible and easy to identify		✓
Design Guidance			
	Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	Building access and lobbies have direct sightlines from the street and through site link.	YES
	The design of ground floors and underground car parks minimise level changes along pathways and entries	Building entries are accessible via 1:20 walkways and basement levels do not negatively impact level changes above ground.	YES
	Steps and ramps should be integrated into the overall building and landscape design	Steps and walkways integrated into the landscape design for a seamless and permeable transition from street to the retail and building entries.	YES
	For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	Wayfinding signage will be provided within each building lobby.	YES
	For large developments electronic access and audio/video intercom should be provided to manage access	Audio/video intercom will be provided adjacent the residential building entry as well as for access into the basement parking.	YES
3G-3	Objective: Large sites provide pedestrian links for access to streets and connection to destinations		✓
Design Guidance			
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport.	For increased amenity and permeability of the Station Precinct, the new through site link provides direct connection between the laneway and MacDonald Road	YES
	Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate.	The through site link has been designed to provide clear sightlines from street to street and passive surveillance from the residential uses above.	
3H VEHICLE ACCESS			
3H-1	Objective: Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		✓
Design Guidance			
	Car park access should be integrated with the building's overall facade. Design solutions may include: - the materials and colour palette to minimise visibility from the street. - security doors or gates at entries that minimise voids in the facade. - where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	The car park entry is consolidated to minimise inactive frontages. Security gates minimise voids in the facade and provide secured after hour resident access. Car park entry is provided to the south of the site, accessed through the laneway.	YES
	Car park entries should be located behind the building line	The car park entry is located behind the building line.	YES
	Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	The vehicle entry point is located at the lowest point along the southern boundary	YES
	Car park entry and access should be located on secondary streets or lanes where available	The vehicle entry point is in a location to maximise active frontage to the primary streets	YES
	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	No vehicle standing areas are proposed	YES
	Access point locations should avoid headlight glare to habitable rooms	Vehicular access is located and oriented away from apartment openings.	YES

	Adequate separation distances should be provided between vehicle entries and street intersections	The carpark entry has been located away from the key pedestrian streets to separate vehicular and pedestrian movement. The vehicle entry and exit point is located mid-block to maximise distance from the intersection.	YES
	Visual impact of long driveways should be minimised through changing alignments and screen planting	No long driveway is proposed	YES
	The width and number of vehicle access points should be limited to the minimum.	Vehicle access points have been minimised, with one carpark entry proposed to the residential uses, separate to retail and car share access, and the driveway width provided is of minimum compliance width.	YES
	The need for large vehicles to enter or turn around within the site should be avoided	To reduce the impact on the site, the extent of ramps and minimise excavation, large vehicle access has been limited to the ground level and space within the laneway has been provided to ensure service vehicles can enter and leave Buchan Avenue in a forward direction.	YES
	Garbage collection, loading and servicing areas are screened	Garbage collection occurs within the site and is located on the southern part of the site so will not be visible from the public domain and primary streets.	YES
	Clear sight lines should be provided at pedestrian and vehicle crossings	2.5m x 2m sightlines have been provided at the exit lane of the driveway	YES
	Traffic calming devices such as changes in paving material or textures should be used where appropriate	The site's urban context does not require additional changes in paving materials for the driveway. Especially considering the driveway's distance to pedestrian entry points, and neighbouring vehicular driveways.	YES
	Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: - changes in surface materials - level changes - the use of landscaping for separation	The closest pedestrian entry from the vehicle driveway is separated, and distinguishable with changes in material.	YES
3J BICYCLE AND CAR PARKING			
3J-1	Objective: Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas		✓
Design criteria			
	1. For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area: or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street	A total of 63 off-street car spaces are provided within a basement and ground level. This includes • 58 resident car parking spaces (including 18 accessible spaces) • 2 retail car parking spaces • 3 car share spaces	✓
Design Guidance			
	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	3 car share spaces are proposed, offsetting 9 resident spaces	N/A

6.4 ADG COMPLIANCE SCHEDULE

	Where less car parking is provided in a development, council should not provide on street resident parking permits	Car parking spaces proposed comply with state environmental planning policy – Housing SEPP for affordable housing, including car share spaces.	YES
3J-2	Objective: Parking and facilities are provided for other modes of transport		✓
	Design Guidance		
	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	The proposed development provides 6 motorbike spaces, exceeding requirements for the proposed residential and non-residential uses	YES
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	The proposed development provides 176 residential bicycle spaces, consisting of: - 172 resident spaces - 3 retail spaces - 1 retail visitor spaces	YES
	Conveniently located charging stations are provided for electric vehicles, where desirable	The infrastructure for future electric vehicle charging capabilities will be provided.	YES
3J-3	Objective: Car park design and access is safe and secure		✓
	Design Guidance		
	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	Services & plant rooms are accessed via safe and visible pathways.	YES
	Direct, clearly visible and well-lit access should be provided into common circulation areas	Common circulation areas have unobstructed lines of sight, and will be well lit.	YES
	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	Lift lobby areas are clearly defined, and will be clearly distinguishable through paint finishes, floor finishes, and lighting.	YES
	For larger car parks, safe pedestrian access should be clearly defined, and circulation areas have good lighting, colour, line marking and/or bollards	All pedestrian pathways in the basement will be clearly defined, line marked and well-lit to create a safe pedestrian environment.	YES
3J-4	Objective: Visual and environmental impacts of underground car parking are minimised		✓
	Design Guidance		
	Excavation should be minimised through efficient car park layouts and ramp design	The car park layout provides an efficient configuration, with parking spaces located on both sides of the aisle. Proposed excavation is minimised where possible, without impacting development above ground.	YES
	Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	Refer to above.	YES
	Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	The basement car park does not protrude above the existing ground level by 1m. In addition, landscape is provided to soften the interface to the building.	YES
	Natural ventilation should be provided to basement and sub-basement car parking areas	Natural ventilation is provided via a dedicated supply air duct.	YES
	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	Grills/louvres where required for mechanical ventilation of basement levels are integrated within the podium façade.	YES

3J-5	Objective: Visual and environmental impacts of on-grade car parking are minimised		✓
	Design Guidance		
	On-grade car parking should be avoided	No on-grade parking is proposed.	N/A
	Where on-grade car parking is unavoidable, the following design solutions are used: - parking is located on the side or rear of the lot away from the primary street frontage - cars are screened from view of streets, buildings, communal and private open space areas - safe and direct access to building entry points is provided - parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space - stormwater run-off is managed appropriately from car parking surfaces - bio-swales, rain gardens or on-site detention tanks are provided, where appropriate - light-coloured paving materials or permeable paving systems are used, and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	Refer above.	N/A
3J-6	Objective: Visual and environmental impacts of above ground enclosed car parking are minimised		✓
	Design Guidance		
	Exposed parking should not be located along primary street frontages	No exposed parking located along primary street frontages is proposed.	YES
	Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: - car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) - car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9)	Above ground parking is sleeved with residential uses.	YES
	Positive street address and active frontages should be provided at ground level	Positive street address and active frontages are provided at ground level	YES

6.4 ADG COMPLIANCE SCHEDULE

- APARTMENT DESIGN GUIDE			
Ref	Item Description	Notes	Compliance
PART 4 DESIGNING THE BUILDING			
4A SOLAR AND DAYLIGHT ACCESS			
4A-1	Objective: To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space		✓
Design criteria			
	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	71% (122/172) apartments receive a minimum of 2 hours of solar access, between 9am and 3pm mid-winter, to living rooms and private open spaces.	✓
	2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	-	N/A
	3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	19% (33/172) apartments receive no direct sunlight between 9am and 3pm at mid-winter.	✓
Design Guidance			
	The design maximises north aspect and the number of single aspect south facing apartments is minimised	The proposed building maximises the number of the apartments with an Easterly, Northerly & Westerly aspect.	YES
	Single aspect, single storey apartments should have a northerly or easterly aspect	Apartments are primarily oriented either to the East, North, or to the West. South facing units have been minimised.	YES
	Living areas are best located to the north and service areas to the south and west of apartments	Living areas are primarily oriented either to the East, North, or to the West. South facing units have been minimised.	YES
	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: - dual aspect apartments - shallow apartment layouts - two storey and mezzanine level apartments - bay windows	Corner units with dual aspect have been maximised.	YES
	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	The Design criteria is met. Refer to above.	YES
	Achieving the design criteria may not be possible on some sites. This includes: - where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source - on south facing sloping sites - where significant views are oriented away from the desired aspect for direct sunlight	Design criteria is met. Refer to above.	YES
	Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria	Not applicable. Refer above	N/A

4A-2	Objective: Daylight access is maximised where sunlight is limited		✓
Design Guidance			
	Courtyards, skylights and high-level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	No courtyards, skylights or high-level windows are proposed as primary light sources in habitable rooms	N/A
	Where courtyards are used: - use is restricted to kitchens, bathrooms and service areas - building services are concealed with appropriate detailing and materials to visible walls - courtyards are fully open to the sky - access is provided to the light well from a communal area for cleaning and maintenance - acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved	No courtyards are proposed.	N/A
	Opportunities for reflected light into apartments are optimised through: - reflective exterior surfaces on buildings opposite south facing windows - positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light - integrating light shelves into the design - light-coloured internal finishes	Internal finishes within apartments will be light coloured to optimise internal reflected light.	YES
4A-3	Objective: Design incorporates shading and glare control, particularly for warmer months		✓
Design Guidance			
	A number of the following design features are used: - balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas - shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting - horizontal shading to north facing windows - vertical shading to east and particularly west facing windows - operable shading to allow adjustment and choice - high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	Sun shading is incorporated a part of the façade design to control glare into units. Private open spaces are predominantly inset balconies with sufficient depth to shade internal living spaces from summer sun.	YES
4B NATURAL VENTILATION			
4B-1	Objective: All habitable rooms are naturally ventilated		✓
Design Guidance			
	The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	Apartments are predominantly oriented towards the North, East and West. This allows the apartments to shield from the South-westerlies during winter months, and capture North-easterlies during summer months.	YES
	Depths of habitable rooms support natural ventilation	All units are designed with shallow depths of a maximum of 8m to living areas.	YES
	The area of unobstructed window openings should be equal to at least 5% of the floor area served	All unobstructed window openings are at least 5% of floor area of habitable rooms served, complying with national Construction Code 2022.	YES
	Light wells are not the primary air source for habitable rooms	No light wells are proposed.	N/A

6.4 ADG COMPLIANCE SCHEDULE

	Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: - adjustable windows with large effective openable areas - a variety of window types that provide safety and flexibility such as awnings and louvres windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	All apartments have large sliding doors with large openable areas to balcony areas, and awning windows to habitable rooms within the primary facades.	YES
4B-2	Objective: The layout and design of single aspect apartments maximises natural ventilation		✓
	Design Guidance		
	Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	All combined living, dining, kitchen depths are open plan and kept to a maximum depth of 8m.	YES
	Natural ventilation to single aspect apartments is achieved with the following design solutions: - primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) - stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries - courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	Natural ventilation to single aspect apartments is achieved by maximising external openings and façade indentations. Refer to SSDA 507 for further details.	YES
4B-3	Objective: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents		✓
	Design criteria		
	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	61% (24/39) of apartments within the first 9 storeys are naturally cross or corner ventilated. 92% (218/238) of all apartments are naturally cross or corner ventilated.	✓
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	No cross through apartments are proposed	N/A
	Design Guidance		
	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	The proposed development maximises corner apartment types.	YES
	In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	No cross through apartments are proposed	N/A
	Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	The majority of apartments have simplified internal layouts, with limited corners and uninterrupted internal circulation corridors.	YES
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	Refer to 4C-1	YES

4C	CEILING HEIGHTS														
4C-1	Objective: Ceiling height achieves sufficient natural ventilation and daylight access		✓												
	Design criteria 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Ceiling height to all habitable rooms is 2.7m Ceiling height to all non-habitable rooms is 2.4m minimum. Floor to floor height proposed is 3.2m	✓												
	<table border="1"> <tr> <td colspan="2">Minimum ceiling height for apartment and mixed-use buildings</td> </tr> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</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 used areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </table>	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 used areas	3.3m for ground and first floor to promote future flexibility of use		
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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 used areas	3.3m for ground and first floor to promote future flexibility of use														
	These minimums do not preclude higher ceilings if desired														
	Design Guidance														
	Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	2.7m ceiling heights can accommodate ceiling fans in habitable rooms.	YES												
4C-2	Objective: Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		✓												
	Design Guidance														
	A number of the following design solutions can be used: - the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces - well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings - ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	Ceiling height in habitable rooms is 2.7m throughout where possible, with bulkhead intrusions limited by stacking service risers and wet areas between levels.	YES												
4C-3	Objective: Ceiling heights contribute to the flexibility of building use over the life of the building		✓												
	Design Guidance														
	Ceiling heights of lower-level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	Ceiling height to all habitable rooms is 2.7m	N/A												

6.4 ADG COMPLIANCE SCHEDULE

4D APARTMENT SIZE AND LAYOUT												
4D-1	Objective: The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	✓										
Design criteria												
1. Apartments are required to have the following minimum internal areas:	A range of apartment sizes are proposed and comply with the minimum internal areas. 172 units are provided, with the following mix: <ul style="list-style-type: none"> 40% x 1 Bed (69) 48% x 2 Bed (83) 12% x 3 Bed (20) 	✓										
<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>	Apartment type	Minimum internal area	Studio	35m2	1 bedroom	50m2	2 bedroom	70m2	3 bedroom	90m2		
Apartment type	Minimum internal area											
Studio	35m2											
1 bedroom	50m2											
2 bedroom	70m2											
3 bedroom	90m2											
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												
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	All habitable rooms in the proposed development have an external opening with glass area of at least 10% of floor area of habitable room served.	✓										
Design Guidance												
Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	The majority of kitchens are separated from the main circulation space within the apartments. Where they are located at apartment entries, they are configured to enlarge the shared living, dining, kitchen areas.	YES										
A window should be visible from any point in a habitable room	Windows are visible from any point in a habitable room.	YES										
Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits	All habitable rooms meet minimum room dimensions and areas.	YES										
4D-2 Objective: Environmental performance of the apartment is maximised		✓										
Design criteria												
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	All habitable rooms depths are limited to 2.5 times their ceiling height.	✓										
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	The maximum depth for combined living, dining and kitchens is 8m measured to the kitchen backbench.	✓										
Design Guidance												
Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	Room depths are not proposed to exceed maximum depths.	YES										
All living areas and bedrooms should be located on the external face of the building	All living areas and bedrooms are located on the external face of the building, with external openings.	YES										

	Where possible: bathrooms and laundries should have an external openable window - main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	All living areas are oriented towards the primary outlook and aspect	YES
4D-3	Objective: Apartment layouts are designed to accommodate a variety of household activities and needs		✓
Design criteria			
1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)		10sqm minimum area is provided to all master bedrooms.	✓
2.			
3. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		3m minimum width is provided to all bedrooms.	✓
4.			
5. 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		3.6m minimum width is provided to all 1 Bed living areas, for all other units, 4m minimum width is provided to all living rooms	✓
6. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		No cross through apartments are proposed	N/A
Design Guidance			
Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas		Access to bedrooms, bathrooms, and laundries are separated from living areas where possible, unless their placement results in a more efficient apartment layout.	YES
All bedrooms allow a minimum length of 1.5m for robes		All bedroom robes have a minimum length of 1.5m.	YES
The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high		The main bedroom of all apartments has a minimum robe length of 1.8m, 0.6m depth, and 2.1m height.	YES
Apartment layouts allow flexibility over time, design solutions may include: - dimensions that facilitate a variety of furniture arrangements and removal - spaces for a range of activities and privacy levels between different spaces within the apartment - dual master apartments - dual key apartments - room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) - efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms		Internal apartment layouts have been planned with careful consideration of furniture layouts. All living areas are rectangular spaces and internal circulation corridors have been minimized where possible.	YES

6.4 ADG COMPLIANCE SCHEDULE

4E PRIVATE OPEN SPACE AND BALCONIES																		
4E-1	Objective: Apartments provide appropriately sized private open space and balconies to enhance residential amenity		✓															
Design criteria																		
	1. All apartments are required to have primary balconies as follows:	Each apartment has access to a secure private open space in the form of a balcony	✓															
	<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>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m2	-	1-bedroom apartments	8m2	2m	2-bedroom apartments	10m2	2m	3+ bedroom apartments	12m2	2.4m	<p>1-bedroom apartments have balcony areas starting from a minimum of 8sqm.</p> <p>2-bedroom apartments have balcony areas starting from a minimum of 10sqm.</p> <p>3-bedroom apartments have balcony areas starting from a minimum of 12sqm</p> <p>All 2-bedroom apartment balconies have a minimum depth of 2m, and 3-bedroom apartment balconies have a minimum depth of 2.4m.</p>	
Dwelling type	Minimum area	Minimum depth																
Studio apartments	4m2	-																
1-bedroom apartments	8m2	2m																
2-bedroom apartments	10m2	2m																
3+ bedroom apartments	12m2	2.4m																
	The minimum balcony depth to be counted as contributing to the balcony area is 1m																	
	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	Private open space for ground level apartments is a minimum 15sqm with a minimum depth of 3m.	N/A															
Design Guidance																		
	Increased communal open space should be provided where the number or size of balconies are reduced	Design criteria is met. Communal open spaces are supported through the social spaces adjacent to all lift lobbies on the residential levels that provide additional space for informal social interactions	YES															
	Storage areas on balconies are additional to the minimum balcony size	No storage areas proposed on balconies.	YES															
	Balcony use may be limited in some proposals by: - consistently high wind speeds at 10 storeys and above - close proximity to road, rail or other noise sources - exposure to significant levels of aircraft noise - heritage and adaptive reuse of existing buildings In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	All apartments are provided with balconies.	YES															
4E-2	Objective: Primary private open space and balconies are appropriately located to enhance liveability for residents		✓															
Design Guidance																		
	Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	All primary open spaces are positioned adjacent to living spaces. All balconies are conceived as extensions to internal living areas.	YES															
	Private open spaces and balconies predominantly face north, east or west	The majority of private open spaces have either a Northern, Eastern, or Western aspect.	YES															
	Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	All primary open space and balconies are configured to be usable spaces.	YES															

4E-3	Objective: Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		✓
Design Guidance			
	Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	All balconies feature balustrades with a permeable section up to 1,000mm above floor level. This provides privacy for the amenity of residents, restricting views into the private open space while allowing passive outlook onto the public domain for passive surveillance.	YES
	Full width full height glass balustrades alone are generally not desirable	No full height glass balustrades are proposed.	YES
	Projecting balconies should be integrated into the building design and the design of soffits considered	No projecting balconies are proposed.	N/A
	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	Vertical screens on the Western and Eastern facade are used to control sunlight.	YES
	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	Balustrades and fencing in the communal open space have been located to prevent overlooking from the private domain.	YES
	Downpipes and balcony drainage are integrated with the overall facade and building design	All stormwater management will be discretely concealed from public view.	YES
	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	On-floor AC condensers are located on each level in a consolidated location adjacent to the lift lobby and integrated as part of the façade design.	YES
	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design	No clothes drying or storage is proposed to be located on balconies.	YES
	Ceilings of apartments below terraces should be insulated to avoid heat loss	Insulation to be provided to meet BASIX requirements. This will include insulating the ceiling spaces below private open spaces, terraces and the communal open space on level 2.	YES
	Water and gas outlets should be provided for primary balconies and private open space	Water and gas outlets will be provided for private terraces on Level 12 and rooftop.	YES
4E-4	Objective: Private open space and balcony design maximises safety		✓
Design Guidance			
	Changes in ground levels or landscaping are minimised	All balconies and terraces are on a single level, with no level changes.	YES
	Design and detailing of balconies avoid opportunities for climbing and falls	Refer to 4E-3. Balcony balustrades will not provide horizontal elements between 150mm and 760mm above the floor.	YES
4F COMMON CIRCULATION AND SPACES			
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments		✓
Design criteria			
	1. The maximum number of apartments off a circulation core on a single level is eight	For all levels, the maximum number of apartments off a circulation core on a single level is 9	✓

6.4 ADG COMPLIANCE SCHEDULE

2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	The maximum number of apartments sharing a single lift is 64 (in building A). This has been considered with the lift speeds and lifts provided ensuring that waiting times are minimised.	✓
Design Guidance		
Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	Most common circulation corridors are a minimum 1.6m wide with turning space at the end of the corridor for comfortable movement and access.	YES
Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	All common circulation corridors have access to daylight and natural ventilation.	YES
Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	On all levels, the lift lobbies are provided with open corridors with access to fresh air and daylight.	YES
Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: - a series of foyer areas with windows and spaces for seating wider areas at apartment entry doors and varied ceiling heights	Corridors greater than 12m in length are provided with a turning space at the end of the corridor for comfortable movement and access.	YES
Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	The vertical circulation core has been located to maximise opportunities for dual aspect units	YES
Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: - sunlight and natural cross ventilation in apartments - access to ample daylight and natural ventilation in common circulation spaces - common areas for seating and gathering - generous corridors with greater than minimum ceiling heights other innovative design solutions that provide high levels of amenity	The circulation corridors have been designed to achieve great amenity, with access to daylight and fresh air, through the open corridors. Corridor spaces support comfortable movement and access.	YES
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	The maximum number of apartments off a circulation core on a single level is 9	YES
Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	No primary living rooms or bedrooms open onto common circulation spaces.	YES
4F-2 Objective: Common circulation spaces promote safety and provide for social interaction between residents		✓
Design Guidance		
Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	Access between lift lobbies and apartment entries are direct, legible, and clear with uninterrupted sight lines.	YES
Tight corners and spaces are avoided	Tight spaces and corners are avoided.	YES
Circulation spaces should be well lit at night	Common circulation spaces will be well lit at night.	YES
Legible signage should be provided for apartment numbers, common areas and general wayfinding	Wayfinding signage will be provided.	YES
Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	On all levels, the lift lobbies are provided with open corridors with access to fresh air and daylight and additional social space to promote the opportunity for informal social interactions to occur	YES

In larger developments, community rooms for activities such as owners corporation meetings for resident use should be provided and are ideally co-located with communal open space	The proposed development is medium in size, no internal community room is proposed.	YES										
Where external galleries are provided, they are more open than closed above the balustrade along their length	The proposed open corridors are more open than closed along their length.	YES										
4G STORAGE												
4G-1 Objective: Adequate, well-designed storage is provided in each apartment		✓										
Design criteria 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Storage areas to all apartments comply with recommended volumes. 100% of storage capacity is located internally within apartments. Units provide all the required storage within the units Refer to the unit type drawings SSDA 301-302 for details	✓										
<table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Storage 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>	Dwelling type	Storage volume	Studio apartments	4m3	1-bedroom apartments	6m3	2-bedroom apartments	8m3	3+ bedroom apartments	10m3		
Dwelling type	Storage volume											
Studio apartments	4m3											
1-bedroom apartments	6m3											
2-bedroom apartments	8m3											
3+ bedroom apartments	10m3											
At least 50% of the required storage is to be located within the apartment												
Design Guidance												
Storage is accessible from either circulation or living areas	All storage spaces within the apartment are accessible from either circulation areas or living areas.	YES										
Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weatherproof and screened from view from the street	No storage provided on balconies	YES										
Left over space such as under stairs is used for storage	Where possible, storage is incorporated into left over spaces.	YES										
4G-2 Objective: Additional storage is conveniently located, accessible and nominated for individual apartments		✓										
Storage not located in apartments is secure and clearly allocated to specific apartments	No additional storage is required on basement levels as all storage requirements are provided within the unit	YES										
Storage is provided for larger and less frequently accessed items	Storage in basement is at least 3m ³ and 2.1m high, to ensure large items can be easily stored and accessed.	YES										
Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	No basement storage is proposed.	N/A										
If communal storage rooms are provided, they should be accessible from common circulation areas of the building	No communal storage rooms are provided, only common areas for storage cages which are accessible from both lift cores.	YES										
Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	Storage external to apartments are located within basements and are not visible from the public domain.	YES										
4H ACOUSTIC PRIVACY												
4H-1 Objective: Noise transfer is minimised through the siting of buildings and building layout		✓										

6.4 ADG COMPLIANCE SCHEDULE

Design Guidance		
Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy)	Refer to Section 3F. Generally, building separation distances to shared boundaries with neighbouring lots comply with the requirements of the CDCP or ADG building separation distances, measured to the center line of the streets.	YES
Window and door openings are generally orientated away from noise sources	External openings to all apartments are generally oriented away from noise sources such as garage doors, external plant, etc.	YES
Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas	Common circulation spaces are vertically stacked at all levels. Apartment layouts are generally positioned vertically, allowing rooms and areas similar uses to stack vertically above each other.	YES
Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources	Apartment wet areas, circulation corridors, and secondary spaces are located to buffer habitable rooms from common circulation corridors.	YES
The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	Apartment layouts are efficiently configured on each floorplate, minimizing lengths and steps in party walls Party walls will be constructed to comply with NCC acoustic requirements.	YES
Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	Building services and plant rooms are concealed within the basements, mezzanine levels and rooftop where possible. Most bedrooms are located away from noise sources. Where they are near noise sources, openings have been carefully considered and controlled to mitigate acoustic intrusion.	YES
4H-2 Objective: Noise impacts are mitigated within apartments through layout and acoustic treatments		✓
Design Guidance		
Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: - rooms with similar noise requirements are grouped together - doors separate different use zones - wardrobes in bedrooms are co-located to act as sound buffers	Apartments layouts are planned so that rooms of similar functions are grouped together where possible, with wardrobes used to buffer noise transmission between bedrooms.	YES
Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: - double or acoustic glazing - acoustic seals - use of materials with low noise penetration properties - continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	Internal walls will be installed with insulation to reduce noise transmission between internal rooms. Apartment external openings will be installed with acoustic seals where required.	YES
4J NOISE AND POLLUTION		
4J-1 Objective: In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		✓

Design Guidance		
To minimise impacts the following design solutions may be used: - physical separation between buildings and the noise or pollution source - residential uses are located perpendicular to the noise source and where possible buffered by other uses - non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces - non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources - buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer - where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) - landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry	The proposed development incorporates significant setbacks and landscaping to buffer acoustic impacts from the streets. Refer to the Acoustic Report for further details	YES
Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: - solar and daylight access - private open space and balconies - natural cross ventilation	Design criteria is met with regards to solar and daylight access, private open space and balconies, as well as natural cross ventilation.	YES
4J-2 Objective: Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		✓
Design Guidance		
Design solutions to mitigate noise include: - limiting the number and size of openings facing noise sources - providing seals to prevent noise transfer through gaps - using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) - using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	The location of openings has been considered to address ESD considerations and assist with mitigating noise intrusions.	YES
4K APARTMENT MIX		
4K-1 Objective: A range of apartment types and sizes is provided to cater for different household types now and into the future		✓
Design Guidance		
A variety of apartment types is provided	172 units are provided, with a range of apartment types and sizes • 40% x 1 Bed (69) • 48% X 2 Bed (83) • 12% x 3 Bed (20) The proposed development intends to bridge the gap between traditional standalone houses and conventional apartment living by offering large sized family-oriented townhouse apartments with generously sized private open spaces	YES

6.4 ADG COMPLIANCE SCHEDULE

	The apartment mix is appropriate, taking into consideration: - the distance to public transport, employment and education centres - the current market demands and projected future demographic trends - the demand for social and affordable housing - different cultural and socioeconomic groups	The local area is well served by public transport, local services, employment opportunities, education establishments and public parks. Apartment types proposed cater for family groups, addressing a lack of family-oriented apartments in the local area. The provision of family-oriented apartments will allow family households to remain within this well serviced centre, instead of moving further away to find suitable housing within reasonable price budgets. 100% of the units are affordable, adding socio-economic diversity to the resident group within the precinct.	YES
	Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	The various apartment types proposed will allow households to grow or downsize within the same development, facilitating aging in-place or families to grow in the same development.	YES
4K-2	Objective: The apartment mix is distributed to suitable locations within the building		✓
	Design Guidance		
	Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3)	Solar access is maximised to apartments through the distribution of diverse apartment types across the floorplate configuration.	YES
	Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	Larger 2 and 3 bed apartments are located where there is opportunity for larger open spaces.	YES
4L	GROUND FLOOR APARTMENTS		
4L-1	Objective: Street frontage activity is maximised where ground floor apartments are located		✓
	Design Guidance		
	Direct street access should be provided to ground floor apartments	Direct street access to ground floor apartments are proposed	N/A
	Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: - both street, foyer and other common internal circulation entrances to ground floor apartments - private open space is next to the street - doors and windows face the street	Activation is achieved through: - both street, foyer and other common internal circulation entries to ground floor apartments - private open space is next to the street - doors and windows face the street	N/A
	Retail or home office spaces should be located along street frontages	Refer above.	N/A
	Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases, provide higher floor to ceiling heights and ground floor amenities for easy conversion	Refer above	N/A

4L-2	Objective: Design of ground floor apartments delivers amenity and safety for residents		✓
	Design Guidance		
	Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: - elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) - landscaping and private courtyards - windowsill heights that minimise sight lines into apartments - integrating balustrades, safety bars or screens with the exterior design	Privacy and safety is balanced with casual surveillance. Design solutions may include: - elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) - landscaping and private courtyards - windowsill heights that minimise sight lines into apartments integrating balustrades, safety bars or screens with the exterior design	N/A
	Solar access should be maximised through: - high ceilings and tall windows - trees and shrubs that allow solar access in winter and shade in summer	Refer above	N/A
4M	FACADES		
4M-1	Objective: Building facades provide visual interest along the street while respecting the character of the local area		✓
	Design Guidance		
	Design solutions for front building facades may include: - a composition of varied building elements - a defined base, middle and top of buildings - revealing and concealing certain elements - changes in texture, material, detail and colour to modify the prominence of elements	The building expression is a response to its local context and conditions, utilizing a palette of elements such as extruded awnings, grid frame, solid surfaces, as well as careful consideration of proportions and setbacks. The treatment of the building into 3 distinct forms creates an expression that is unique, at the same time being consistent with the desired future character of the area. The building facade is clearly articulated as a podium base with buildings on 2 sides Simple changes in color and surface texture assist with breaking down the building facade and articulating the building length as a cluster of smaller bays which provide a human scale. The proposed facade materials of blockwork, and glazing are robust and low maintenance selections, ensuring that the building ages gracefully and has a timeless appeal.	YES
	Building services should be integrated within the overall facade	All building services on the facade are integrated into the overall facade composition with services integrated as part of the facade expression	YES
	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: - well composed horizontal and vertical elements - variation in floor heights to enhance the human scale - elements that are proportional and arranged in patterns - public artwork or treatments to exterior blank walls grouping of floors or elements such as balconies and windows on taller buildings	Refer to above	YES
	Building facades relate to key datum lines of adjacent buildings through upper-level setbacks, parapets, cornices, awnings or colonnade heights	The 2 storey podium expression is consistent with the maximum heights allowable Street setbacks are also consistent with the Mod 5 Concept Approval, providing a coherent built form within its local context.	YES

6.4 ADG COMPLIANCE SCHEDULE

	Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	Expressed vertical elements and horizontal slab projections, along with deep recessed balconies help create shadow and visual depth. The articulated façade of 3 forms creates a more sculptural expression that is highly visible and provides a unique character within the precinct.	YES
4M-2	Objective: Building functions are expressed by the facade		✓
	Design Guidance		
	Building entries should be clearly defined	Main building entry points are clearly defined, and distinguished from retail frontages on the ground level Pedestrian and vehicular entries are also clearly defined and separated to minimise conflicts between pedestrians and vehicles	YES
	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	Each façade has been designed to respond to it's orientation.	YES
	The apartment layout should be expressed externally through facade features such as party walls and floor slabs	Throughout the building, expressed vertical and horizontal elements align with party walls between apartments and help form the façade character.	YES
4N	ROOF DESIGN		
4N-1	Objective: Roof treatments are integrated into the building design and positively respond to the street		✓
	Design Guidance		
	Roof design relates to the street. Design solutions may include: - special roof features and strong corners - use of skillion or very low pitch hipped roofs - breaking down the massing of the roof by using smaller elements to avoid bulk. - using materials or a pitched form complementary to adjacent buildings	At street level the roof is expressed as a projected awning over street, providing protection from the elements as well as a human scale The bulk and mass are further broken down through the modulation of the facade	YES
	Roof treatments should be integrated with the building design. Design solutions may include: - roof design proportionate to the overall building size, scale and form - roof materials compliment the building. - service elements are integrated	The rooftop is proposed to be concrete, integrating with the overall building design that includes pre-cast elements.	YES
4N-2	Objective: Opportunities to use roof space for residential accommodation and open space are maximised		✓
	Design Guidance		
	Design guidance Habitable roof space should be provided with good amenity. Design solutions may include: - penthouse apartments - dormer or clerestory windows - openable skylights	The rooftop is dedicated for services and solar panels.	N/A
	Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	Refer to above.	N/A
4N-3	Objective: Roof design incorporates sustainability features		✓
	Design Guidance		
	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: - the roof lifts to the north	Refer to 4N-1.	YES

	- eaves and overhangs shade walls and windows from summer sun										
	Skylights and ventilation systems should be integrated into the roof design	Skylights and ventilation systems are integrated into the roof design	N/A								
40	LANDSCAPE DESIGNS										
40-1	Objective: Landscape design is viable and sustainable		✓								
	Design Guidance										
	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: - diverse and appropriate planting - bio-filtration gardens - appropriately planted shading trees - areas for residents to plant vegetables and herbs - composting - green roofs or walls	Extensive landscaping is provided to communal open spaces. They provide natural shade to the building and to apartments, fostering a micro-climate locally and reducing reliance on mechanical cooling and heating solutions. Various plants are dispersed throughout the open spaces, creating different spaces and settings suited to varying group sizes and ages. Refer to the Landscape drawings and report for further details	YES								
	Ongoing maintenance plans should be prepared	Refer to Landscape drawings and report for further details on ongoing maintenance plans	YES								
	Microclimate is enhanced by: - appropriately scaled trees near the eastern and western elevations for shade - a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter. - shade structures such as pergolas for balconies and courtyards	Large trees incorporated within landscaping throughout the building together with the street trees, assist with providing natural shading to the building and apartments during warmer months. Pergolas and additional trees are proposed at the communal open space to provide shade over the communal BBQ and lawn areas	YES								
	Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	Extensive landscaping to communal open space has been provided. Refer to the Landscape drawings and report for further details	YES								
		<table border="1"> <thead> <tr> <th>Site Area (sqm)</th> <th>Recommended Tree Planting</th> </tr> </thead> <tbody> <tr> <td>Up to 850</td> <td>1 medium tree per 50sqm of deep soil zone</td> </tr> <tr> <td>850 - 1,500</td> <td>1 large tree or 2 medium trees per 90sqm of deep soil zone</td> </tr> <tr> <td>Greater than 1,500</td> <td>1 large tree or 2 medium trees per 80sqm of deep soil zone</td> </tr> </tbody> </table>	Site Area (sqm)	Recommended Tree Planting	Up to 850	1 medium tree per 50sqm of deep soil zone	850 - 1,500	1 large tree or 2 medium trees per 90sqm of deep soil zone	Greater than 1,500	1 large tree or 2 medium trees per 80sqm of deep soil zone	
Site Area (sqm)	Recommended Tree Planting										
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Greater than 1,500	1 large tree or 2 medium trees per 80sqm of deep soil zone										
40-2	Objective: Landscape design contributes to the streetscape and amenity		✓								
	Design Guidance										
	Landscape design responds to the existing site conditions including: - changes of levels - views - significant landscape features including trees and rock outcrops	A tiered planting approach has been adopted for landscaping, responding to and blurring the edge of the raised ground floor slab. Landscaping will assist with protecting the amenity of residents whilst still allowing passive surveillance over the public domain and communal open spaces. Refer to the Landscape drawings and report for further details	YES								
	Significant landscape features should be protected by: - tree protection zones (see figure 40.5) - appropriate signage and fencing during construction	Refer to the Landscape drawings and report for further details	YES								
	Plants selected should be endemic to the region and reflect the local ecology	Native plant species have been selected, reflecting the local and wider context ecology	YES								

6.4 ADG COMPLIANCE SCHEDULE

4P	PLANTING ON STRUCTURE		
4P-1	Objective: Appropriate soil profiles are provided		✓
	Design Guidance		
	Structures are reinforced for additional saturated soil weight	Slabs below landscaped areas will be thickened to accommodate the additional landscaping.	YES
	Soil volume is appropriate for plant growth, considerations include: - modifying depths and widths according to the planting mix and irrigation frequency - free draining and long soil life span tree anchorage	Sufficient soil depths have been provided to support healthy plant growth on structure. Refer to Landscape drawings and report for further details.	YES
	Minimum soil standards for plant sizes should be provided in accordance with Table 5	Soil depths have been provided in accordance with Table 5 Refer to Landscape drawings and report for further details	YES
4P-2	Objective: Plant growth is optimised with appropriate selection and maintenance		✓
	Design Guidance		
	Plants are suited to site conditions, considerations include: - drought and wind tolerance - seasonal changes in solar access - modified substrate depths for a diverse range of plants - plant longevity	Low water use native plants have been selected for their tolerance to drought and sun. Refer to the Landscape drawings and report for further details	YES
	A landscape maintenance plan is prepared	Refer to Landscape drawings and report for further details	YES
	Irrigation and drainage systems respond to: - changing site conditions - soil profile and the planting regime - whether rainwater, stormwater or recycled grey water is used	An appropriate irrigation and drainage system suited to the site's condition will be installed Refer to the Landscape drawings and report for further details	YES
4P-3	Objective: Planting on structures contributes to the quality and amenity of communal and public open spaces		✓
	Design Guidance		
	Building design incorporates opportunities for planting on structures. Design solutions may include: - green walls with specialised lighting for indoor green walls - wall design that incorporates planting - green roofs, particularly where roofs are visible from the public domain. - planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time	Planting on structure is provided. These plantings are incorporated within planter boxes to achieve a coherent building presentation integrated with landscaping elements	YES
4Q	UNIVERSAL DESIGN		
4Q-1	Objective: Universal design features are included in apartment design to promote flexible housing for all community members		✓
	Design Guidance		
	Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	100% of the total apartments incorporate the Livable Housing Guideline's silver level universal design features.	YES
4Q-2	Objective: A variety of apartments with adaptable designs are provided		✓

	Design Guidance		
	Adaptable housing should be provided in accordance with the relevant council policy	10% (18) of the total apartments will be adaptable housing as per DCP requirements.	YES
	Design solutions for adaptable apartments include: - convenient access to communal and public areas - high level of solar access - minimal structural change and residential amenity loss when adapted. - larger car parking spaces for accessibility - parking titled separately from apartments or shared car parking arrangements	Adaptable apartments are designed to comply with AS4299-1995. Refer to the Access Report for further details.	YES
4Q-3	Objective: Apartment layouts are flexible and accommodate a range of lifestyle needs		✓
	Design Guidance		
	Apartment design incorporates flexible design solutions which may include: - rooms with multiple functions - dual master bedroom apartments with separate bathrooms - larger apartments with various living space options - open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	Some of the proposed apartment layouts include a multi-purpose utility room that accommodates various functions including studies, playrooms, music rooms, hobby rooms, additional storage etc. These utility rooms also function as secondary living spaces to enhance internal amenity.	YES
4R	ADAPTIVE REUSE		
4R-1	Objective: New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	-	N/A
	Design Guidance		
	Design solutions may include: - new elements to align with the existing building. - additions that complement the existing character, siting, scale, proportion, pattern, form and detailing - use of contemporary and complementary materials, finishes, textures, and colours	-	N/A
	Additions to heritage items should be clearly identifiable from the original building	-	N/A
	New additions allow for the interpretation and future evolution of the building	-	N/A
4R-2	Objective: Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A
	Design Guidance		
	Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: - generously sized voids in deeper buildings - alternative apartment types when orientation is poor - using additions to expand the existing building envelope	Refer to above. No structures proposed for retention	N/A
	Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: - where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) - alternatives to providing deep soil where less than the minimum requirement are currently available on the site	-	N/A

6.4 ADG COMPLIANCE SCHEDULE

	<ul style="list-style-type: none"> - building and visual separation – subject to demonstrating alternative design approaches to achieving privacy - common circulation - car parking - alternative approaches to private open space and balconies 		
4S	MIXED USE		
4S-1	Objective: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		✓
	Design Guidance		
	<p>Mixed use development should be concentrated around public transport and centres</p> <p>Mixed use developments positively contribute to the public domain. Design solutions may include:</p> <ul style="list-style-type: none"> - development addresses the street - active frontages are provided - diverse activities and uses - avoiding blank walls at the ground level - live/work apartments on the ground floor level, rather than commercial 	<p>The proposed mixed-use development will positively contribute to the public domain by addressing the street, providing active frontages, diverse activities and uses and minimising inactive facades at ground level</p>	YES
4S-2	Objective: Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents		✓
	Design Guidance		
	<p>Residential circulation areas should be clearly defined. Design solutions may include:</p> <ul style="list-style-type: none"> - residential entries are separated from commercial entries and directly accessible from the street - commercial service areas are separated from residential components - residential car parking and communal facilities are separated or secured - security at entries and safe pedestrian routes are provided - concealment opportunities are avoided <p>Landscaped communal open space should be provided at podium or roof levels</p>	<p>Residential areas are integrated as part of the mixed-use development but clearly defined and secured from other uses through:</p> <ul style="list-style-type: none"> • Dedicated lobby (clearly defined and legible) • Lobby with separate access from the residential laneways and new through site link • Dedicated communal open spaces for resident amenity. 	YES
4T	AWNINGS AND SIGNAGE		
4T-1	Objective: Awnings are well located and complement and integrate with the building design		✓
	Design Guidance		
	<p>Awnings should be located along streets with high pedestrian activity and active frontages</p>	<p>An awning is proposed to the retail tenancy at street level to provide protected access for pedestrian traffic.</p>	YES
	<p>A number of the following design solutions are used:</p> <ul style="list-style-type: none"> - continuous awnings are maintained and provided in areas with an existing pattern - height, depth, material and form complement the existing street character - protection from the sun and rain is provided - awnings are wrapped around the secondary frontages of corner sites - awnings are retractable in areas without an established pattern 	<p>The awning provided is consistent with and complements the desired street character. The proposed depth and height provides protection from the elements and the proposed powder coat aluminium finish complements the surrounding commercial and mixed-use context.</p>	YES
	<p>Awnings should be located over building entries for building address and public domain amenity</p>	<p>Building entries are identified via articulated recesses within the building façade.</p>	YES
	<p>Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure</p>	<p>Refer to above.</p>	YES

	Gutters and down pipes should be integrated and concealed	Gutters and downpipes are integrated and concealed within the awning and building façade.	YES
	Lighting under awnings should be provided for pedestrian safety	Lighting will be provided within the awning to create a well-lit, safe and welcoming space for pedestrians to move through.	YES
4T-2	Objective: Signage responds to the context and desired streetscape character		✓
	Design Guidance		
	<p>Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development</p>	<p>Proposed signage will be located above or adjacent to building lobbies to maximise legibility.</p>	YES
	<p>Legible and discrete way finding should be provided for larger developments</p>	<p>Wayfinding signage will be provided at building lobbies.</p>	YES
	<p>Signage is limited to being on and below awnings and a single facade sign on the primary street frontage</p>	<p>A single façade sign will be provided on the primary façade for the building. At street level, dedicated signage zones will be provided for the retail tenancies</p>	YES
4U	ENERGY EFFICIENCY		
4U-1	Objective: Development incorporates passive environmental design		✓
	Design Guidance		
	<p>Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)</p>	<p>All habitable rooms receive natural light. 71% (168) apartments receive a minimum of 2 hours of solar access, between 9am and 3pm mid-winter, to living rooms and private open spaces.</p>	YES
	<p>Well located, screened outdoor areas should be provided for clothes drying</p>	<p>No clothes drying is proposed</p>	N/A
4U-2	Objective: Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		✓
	Design Guidance		
	<p>A number of the following design solutions are used:</p> <ul style="list-style-type: none"> - the use of smart glass or other technologies on north west elevations - thermal mass in the floors and walls of north facing rooms is maximised - polished concrete floors, tiles or timber rather than carpet - insulated roofs, walls and floors and seals on window and door openings - overhangs and shading devices such as awnings, blinds and screens 	<p>Concrete floor slabs used throughout will act as thermal mass, receiving sunlight during winter and acting as heat storage. In summer, they are shaded by balcony overhangs which assist with reducing heat transfer.</p> <p>Façade articulation and internal blinds are used to control heat gain within apartments during warmer months.</p>	YES
	<p>Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)</p>	<p>Centralised hot water system will be located on the roof top.</p>	YES
4U-3	Objective: Adequate natural ventilation minimises the need for mechanical ventilation		✓
	Design Guidance		
	<p>A number of the following design solutions are used:</p> <ul style="list-style-type: none"> - rooms with similar usage are grouped together - natural cross ventilation for apartments is optimised - natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible 	<p>61% (72) of apartments are naturally cross or corner ventilated.</p> <p>Open corridors at all levels next to the lift lobby maximises natural ventilation to common circulation areas.</p>	YES

6.4 ADG COMPLIANCE SCHEDULE

4V WATER MANAGEMENT AND CONVERSATION			
4V-1	Objective: Potable water use is minimised		✓
Design Guidance			
	Water efficient fittings, appliances and wastewater reuse should be incorporated	Water efficient fittings will be installed in accordance with BASIX requirements.	YES
	Apartments should be individually metered	Individual metering to units will be provided	YES
	Rainwater should be collected, stored and reused on site	Rainwater will be collected and reused for irrigation of landscaping in communal open spaces. Refer to the Stormwater Plans and landscape drawings for further details.	YES
	Drought tolerant, low water use plants should be used within landscaped areas	Low water use native plants have been selected for their tolerance to drought and sun. Refer to Landscape drawings and report for further details.	YES
4V-2	Objective: Urban stormwater is treated on site before being discharged to receiving waters		✓
Design Guidance			
	Water sensitive urban design systems are designed by a suitably qualified professional	The stormwater design was prepared by a qualified Civil Engineer. Refer to Stormwater Plans for further details.	YES
	A number of the following design solutions are used: - runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation - porous and open paving materials is maximised - on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	Refer to 4V-1. Rainwater will be collected and used for landscape irrigation in common areas.	YES
4V-3	Objective: Flood management systems are integrated into site design		✓
Design Guidance			
	Detention tanks should be located under paved areas, driveways or in basement car parks	The site is in not in a flood affected area and an OSD tank will be provided.	YES
	On large sites parks or open spaces are designed to provide temporary on-site detention basins	Refer to above.	YES
4W WASTE MANAGEMENT			
4W-1	Objective: Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		✓
Design Guidance			
	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	Waste storage rooms are located in the ground level	YES
	Waste and recycling storage areas should be well ventilated Circulation design allows bins to be easily manoeuvred between storage and collection points	Waste rooms will be mechanically ventilated, with sufficient internal space allowed for circulation and bin holding. Bin rooms are provided adjacent to the waste and loading service bays to allow for easy collection. Refer to the Waste Management Plan for further details	YES
	Temporary storage should be provided for large bulk items such as mattresses	-	N/A
	A waste management plan should be prepared	Refer to Waste Management Plan for further detail	YES
4W-2	Objective: Domestic waste is minimised by providing safe and convenient source separation and recycling		✓

	Design Guidance		
	All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste and recycling	All apartments will have sufficient internal storage space to hold general and recycling waste bins.	YES
	Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	The waste room is easily accessible from the lift core. Garbage, FOGO and recycling rooms are located for the convenient and accessible use by residents.	YES
	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	Refer to 4S-1. The residential waste and recycling room is separated from the non-residential waste rooms for secured resident use.	YES
	Alternative waste disposal methods such as composting should be provided	Composting is not proposed; however, FOGO waste collection is incorporated for council collection. FOGO bins are provided in the ground level for easy access by residents.	YES
4X BUILDING MAINTENANCE			
4X-1	Objective: Building design detail provides protection from weathering		✓
Design Guidance			
	A number of the following design solutions are used: - roof overhangs to protect walls - hoods over windows and doors to protect openings - detailing horizontal edges with drip lines to avoid staining of surfaces - methods to eliminate or reduce planter box leaching - appropriate design and material selection for hostile locations	The articulated building façade elements serve to protect external openings by providing coverage over windows, sliding doors, and external walls. Drip grooves are integrated into slab soffits to control incidental rainwater Façade materials selected are robust and low maintenance, suited to its changing context.	YES
4X-2	Objective: Systems and access enable ease of maintenance		✓
Design Guidance			
	Window design enables cleaning from the inside of the building	All sliding doors to living areas can be safely accessed and cleaned from private open spaces. All elevated windows will be cleaned by way of professional abseiling, from the roof terrace.	YES
	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and façade	BMS will be incorporated into the building management plan.	YES
	Design solutions do not require external scaffolding for maintenance access	No external scaffolding is required for maintenance access.	YES
	Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems	Internal sun shading systems are manually operated.	YES
	Centralised maintenance, services and storage should be provided for communal open space areas within the building	All plant room or equipment are centrally located within the basement or on the rooftop.	YES
4X-3	Objective: Material selection reduces ongoing maintenance costs		✓
Design Guidance			
	A number of the following design solutions are used: - sensors to control artificial lighting in common circulation and spaces. - natural materials that weather well and improve with time such as face brickwork - easily cleaned surfaces that are graffiti resistant. - robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors.	Internal common areas will have sensor activated LED lighting, with hard wearing floor and wall surfaces. Façade materials selected are robust and low maintenance. At street level, anti-graffiti coatings will be used on façade materials to prevent potential vandalism.	YES

4 ————— Accommodation Schedule

6.5 DEVELOPMENT SUMMARY + ACCOMMODATION SCHEDULE

Level	Unit Type		Areas						Orientation		ADG Amenity						Storage		
	Number	Description	Unit Type	Beds	Baths	Study	Media	Utility	Internal (m2)	External (m2)	Aspect	Orientation	Affordable	Adaptable	Livable	Solar	Xvent	No Solar	Internal (m3)
GROUND																			
	AG01	1B	UT1.03	1	1	Y	N	N	60.6	20.1	Single	S	Y	N	Y	N	N	N	11.1
	AG02	1B	UT1.03	1	1	Y	N	N	60.6	20.0	Single	S	Y	N	Y	N	N	N	11.1
	AG03	2B	UT2.01	2	1	Y	N	N	73.7	10.9	Corner	N	Y	N	Y	Y	Y	N	8.3
	BG01	1B	UT1.01	1	1	N	N	N	53.7	15.3	Single	N/E	Y	Y	Y	N	N	N	7.7
	BG02	1B	UT1.01	1	1	N	N	N	53.8	15.6	Single	N/E	Y	Y	Y	N	N	N	7.7
	BG03	1B	UT1.01	1	1	N	N	N	53.8	15.3	Single	N/E	Y	Y	Y	N	N	N	7.7
	BG04	1B	UT1.02	1	1	N	N	Y	50.5	11.8	Corner	E	Y	N	Y	N	Y	N	6.1
	TH01	3B	UT3.05	3	2	N	N	N	114.7	23.8	Single	N	N	N	Y	Y	Y	N	17.1
	TH02	3B	UT3.06	3	2	N	N	N	123.5	23.9	Single	N	N	N	Y	Y	Y	N	22.2
	TH03	3B	UT3.07	3	2	N	N	N	106.1	27.9	Single	N	N	N	Y	Y	Y	N	13.4
	TH04	3B	UT3.08	3	2	N	Y	N	117.4	23.8	Single	N	N	N	Y	Y	Y	N	16.2
LEVEL 01																			
	A101	2B	UT2.03	2	1	N	N	N	73.3	14.3	Single	S	Y	N	Y	N	N	N	9.7
	A102	3B	UT3.02	3	1	N	N	N	90.9	14.3	Single	S	Y	N	Y	N	N	N	12.0
	A103	2B	UT2.04	2	1	Y	N	Y	83.2	10.2	Corner	N	Y	N	Y	Y	Y	N	27.2
	A104	3B	UT3.04	3	1	Y	N	N	90.3	14.5	Corner	S	Y	N	Y	N	N	N	10.6
	B101	2B	UT2.02	2	1	N	N	Y	73.9	15.8	Corner	N	Y	N	Y	Y	Y	N	15.3
	B102	1B	UT1.01	1	1	N	N	N	53.7	8.0	Single	N/E	Y	Y	Y	N	N	N	7.7
	B103	1B	UT1.01	1	1	N	N	N	53.7	8.0	Single	N/E	Y	Y	Y	N	N	N	7.7
	B104	1B	UT1.01	1	1	N	N	N	53.7	8.0	Single	N/E	Y	N	Y	N	N	N	7.7
	B105	1B	UT1.02	1	1	N	N	N	50.5	11.8	Corner	E	Y	N	Y	N	Y	N	6.1
	B106	3B	UT3.03	3	2	N	N	Y	95.2	16.5	Single	S	Y	N	Y	N	N	N	13.5
LEVEL 02 COS																			
	A201	2B	UT2.03	2	1	N	N	N	73.5	13.7	Single	N	Y	N	Y	N	N	N	9.7
	A202	2B	UT2.03	2	1	N	N	N	73.5	13.7	Single	N	Y	N	Y	N	N	N	8.0
	A203	3B	UT3.01	3	2	N	N	N	96.5	18.0	Corner	N	Y	N	Y	Y	Y	N	10.5
	A204	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A205	1B	UT1.05	1	1	N	N	Y	55.1	8.9	Single	N	Y	N	Y	Y	N	N	11.1
	A206	1B	UT1.05	1	1	N	N	Y	55.1	9.1	Single	N	Y	N	Y	Y	N	N	11.1
	A207	2B	UT2.05	2	1	Y	N	N	70.7	10.6	Corner	N	Y	N	Y	Y	Y	N	8.1
	A208	2B	UT2.05	2	1	Y	N	N	70.7	10.1	Corner	N	Y	N	Y	N	Y	N	8.1
	B201	2B	UT2.02	2	1	N	N	Y	74.6	15.8	Corner	N	Y	N	Y	Y	Y	N	15.3
	B202	1B	UT1.04	1	1	Y	N	N	55.8	10.5	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B203	1B	UT1.04	1	1	Y	N	N	55.8	10.5	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B204	1B	UT1.04	1	1	Y	N	N	55.8	10.5	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B205	2B	UT2.06	2	1	N	N	N	73.7	10.1	Corner	E	Y	N	Y	Y	Y	N	8.1

6.5 DEVELOPMENT SUMMARY + ACCOMMODATION SCHEDULE

Level	Unit Type		Areas						Orientation		ADG Amenity						Storage		
	Number	Description	Unit Type	Beds	Baths	Study	Media	Utility	Internal (m2)	External (m2)	Aspect	Orientation	Affordable	Adaptable	Livable	Solar	Xvent	No Solar	Internal (m3)
LEVEL 03																			
	A301	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A302	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A303	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A304	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A305	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A306	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A307	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A308	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A309	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1
	B301	2B	UT2.02	2	1	N	N	Y	74.6	15.8	Corner	N	Y	N	Y	Y	Y	N	15.3
	B302	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B303	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B304	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B305	2B	UT2.06	2	1	N	N	N	74.2	10.1	Corner	E	Y	N	Y	Y	Y	N	8.1
LEVEL 04																			
	A401	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A402	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A403	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A404	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A405	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A406	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A407	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A408	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A409	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1
	B401	2B	UT2.02	2	1	N	N	Y	74.6	15.8	Corner	N	Y	N	Y	Y	Y	N	15.3
	B402	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B403	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B404	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B405	2B	UT2.06	2	1	N	N	N	74.2	10.1	Corner	E	Y	N	Y	Y	Y	N	8.1
LEVEL 05																			
	A501	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A502	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A503	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A504	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A505	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A506	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A507	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A508	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A509	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1
	B501	2B	UT2.02	2	1	N	N	Y	74.6	15.8	Corner	N	Y	N	Y	Y	Y	N	15.3
	B502	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B503	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B504	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B505	2B	UT2.06	2	1	N	N	N	74.2	10.1	Corner	E	Y	N	Y	Y	Y	N	8.1

6.5 DEVELOPMENT SUMMARY + ACCOMMODATION SCHEDULE

Level	Unit Type		Areas						Orientation		ADG Amenity						Storage		
	Number	Description	Unit Type	Beds	Baths	Study	Media	Utility	Internal (m2)	External (m2)	Aspect	Orientation	Affordable	Adaptable	Livable	Solar	Xvent	No Solar	Internal (m3)
LEVEL 06																			
	A601	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A602	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A603	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A604	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A605	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A606	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A607	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A608	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A609	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1
	B601	2B	UT2.02	2	1	N	N	Y	74.6	15.8	Corner	N	Y	N	Y	Y	Y	N	15.3
	B602	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B603	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B604	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B605	2B	UT2.06	2	1	N	N	N	74.2	10.1	Corner	E	Y	N	Y	Y	Y	N	8.1
LEVEL 07																			
	A701	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A702	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A703	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A704	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A705	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A706	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A707	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A708	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A709	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1
	B701	2B	UT2.02	2	1	N	N	Y	74.6	15.8	Corner	N	Y	N	Y	Y	Y	N	15.3
	B702	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B703	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B704	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B705	2B	UT2.06	2	1	N	N	N	74.2	10.1	Corner	E	Y	N	Y	Y	Y	N	8.1
LEVEL 08																			
	A801	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A802	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A803	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A804	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A805	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A806	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A807	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A808	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A809	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1
	B801	2B	UT2.02	2	1	N	N	Y	74.6	15.8	Corner	N	Y	N	Y	Y	Y	N	15.3
	B802	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B803	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B804	1B	UT1.04	1	1	Y	N	N	55.6	8.1	Single	N/E	Y	N	Y	Y	Y	N	14.3
	B805	2B	UT2.06	2	1	N	N	N	74.2	10.1	Corner	E	Y	N	Y	Y	Y	N	8.1

6.5 DEVELOPMENT SUMMARY + ACCOMMODATION SCHEDULE

Level	Unit Type		Areas						Orientation		ADG Amenity						Storage		
	Number	Description	Unit Type	Beds	Baths	Study	Media	Utility	Internal (m2)	External (m2)	Aspect	Orientation	Affordable	Adaptable	Livable	Solar	Xvent	No Solar	Internal (m3)
LEVEL 09																			
	A901	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A902	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A903	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A904	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A905	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A906	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A907	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A908	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A909	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1
LEVEL 10																			
	A1001	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A1002	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A1003	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A1004	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A1005	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A1006	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A1007	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A1008	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A1009	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1
LEVEL 11																			
	A1101	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A1102	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A1103	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A1104	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A1105	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A1106	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A1107	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A1108	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A1109	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1
LEVEL 12																			
	A1201	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A1202	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A1203	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A1204	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A1205	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A1206	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A1207	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A1208	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A1209	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1

6.5 DEVELOPMENT SUMMARY + ACCOMMODATION SCHEDULE

Level	Unit Type		Areas						Orientation		ADG Amenity					Storage			
	Number	Description	Unit Type	Beds	Baths	Study	Media	Utility	Internal (m2)	External (m2)	Aspect	Orientation	Affordable	Adaptable	Livable	Solar	Xvent	No Solar	Internal (m3)
LEVEL 13																			
	A1301	2B	UT2.03	2	1	N	N	N	73.3	14.0	Single	S	Y	N	Y	N	N	Y	9.7
	A1302	2B	UT2.03	2	1	N	N	N	73.5	13.9	Single	S	Y	N	Y	N	N	Y	8.0
	A1303	3B	UT3.01	3	2	N	N	N	96.5	18.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A1304	2B	UT2.01	2	1	Y	N	N	73.7	10.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A1305	1B	UT1.05	1	1	N	N	Y	55.1	11.1	Single	N	Y	N	Y	Y	N	N	11.1
	A1306	1B	UT1.05	1	1	N	N	Y	55.1	10.5	Single	N	Y	N	Y	Y	N	N	11.1
	A1307	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	N	N	11.1
	A1308	2B	UT2.05	2	1	Y	N	N	70.2	10.9	Corner	N	Y	N	Y	Y	Y	N	8.1
	A1309	2B	UT2.05	2	1	Y	N	N	70.3	10.2	Corner	S	Y	N	Y	N	Y	N	8.1
LEVEL 14																			
	A1401	2B	UT2.03	2	1	N	N	N	73.3	15.7	Single	N	Y	N	Y	Y	Y	N	9.7
	A1402	2B	UT2.03	2	1	N	N	N	73.4	15.6	Single	N	Y	N	Y	Y	Y	N	8.0
	A1403	3B	UT3.01	3	2	N	N	N	96.5	20.4	Corner	N	Y	N	Y	Y	Y	N	11.7
	A1404	2B	UT2.01	2	1	Y	N	N	73.3	12.7	Corner	N	Y	Y	Y	Y	Y	N	8.3
	A1405	1B	UT1.05	1	1	N	N	Y	55.1	10.8	Single	N	Y	N	Y	Y	Y	N	11.1
	A1406	1B	UT1.05	1	1	N	N	Y	55.1	8.7	Single	N	Y	N	Y	Y	Y	N	11.1
	A1407	1B	UT1.05	1	1	N	N	Y	55.1	8.5	Single	N	Y	N	Y	Y	Y	N	11.1
	A1408	2B	UT2.05	2	1	Y	N	N	70.2	10.7	Corner	N	Y	N	Y	Y	Y	N	8.1
	A1409	2B	UT2.05	2	1	Y	N	N	70.3	11.1	Corner	S	Y	N	Y	Y	Y	N	8.1
UNIT MIX																			
	No.	Mix																	
	1 Bed	69	40%																
	2 Bed	83	48%																
	3 Bed	20	12%																
	172 Apartments																		

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