

13.0 Illustrative Concept Design

This section provides a description of the Illustrative Concept Design which has informed the Envelope Plans and includes maximum GFA's, height and massing.

The illustrative Design provides an indication of how the site may be developed under the proposed envelope, Design guidelines and maximum GFA controls. The built form described in the Illustrative scheme is indicative only and seeks to articulate a potential design solution without providing a detailed architectural response. Future Stage 2 Development Applications will provide and seek approval for the detailed architecture and construction of the site.

The Illustrative Design represents one scenario as to how the Harbourside Site could be redeveloped. The flexibility in the envelope plans ensures that there are multiple design iterations available.

The Illustrative Concept Design is provided within this section and is also attached at Appendix A.

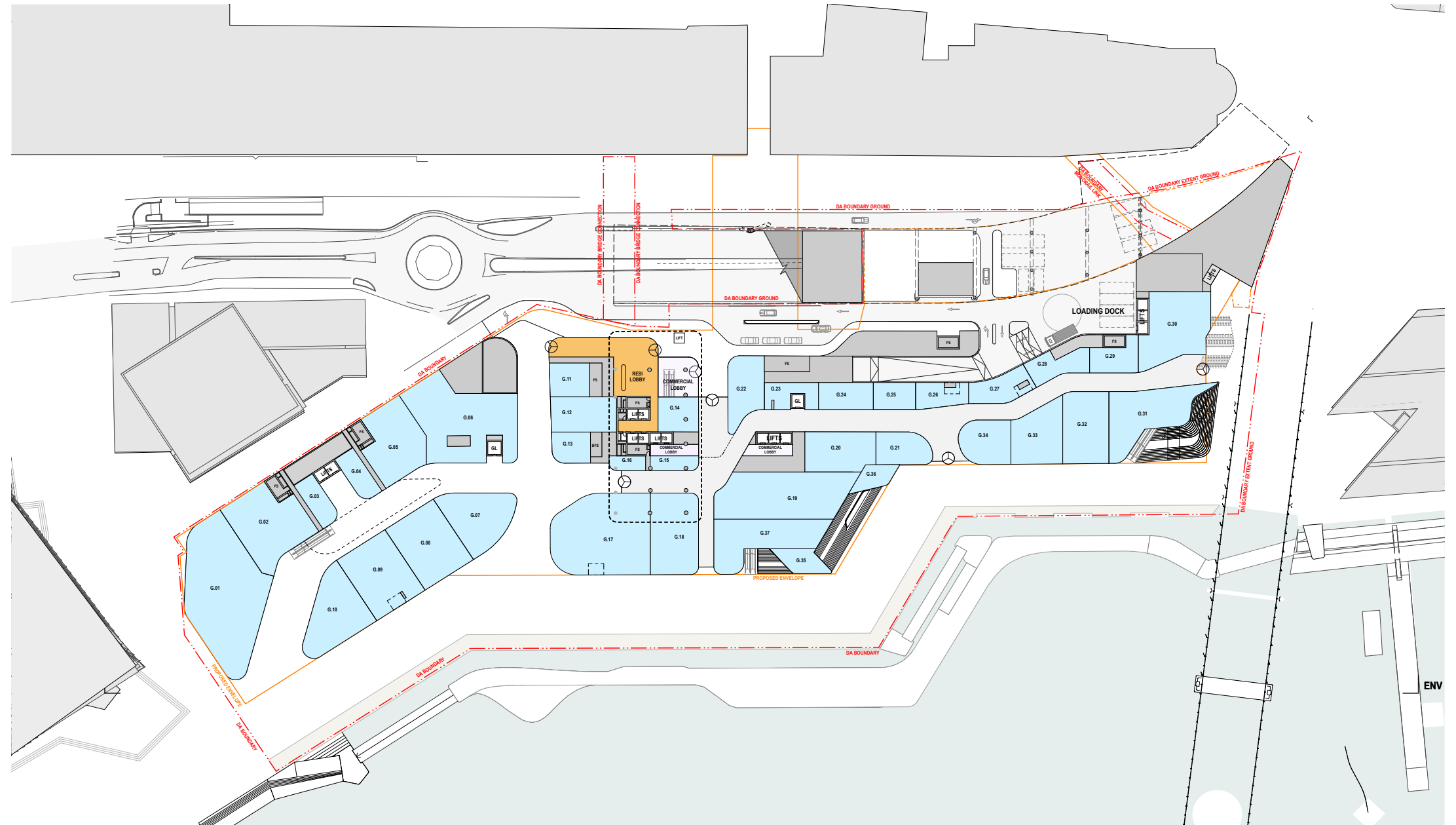


Image 80 Illustrative scheme - Ground Level plan showing interface with public domain



Image 79 Conceptual finishes and imagery



Image 81 Illustrative scheme looking from north east towards Pymont Bridge Interface



Image 82 Conceptual finishes and imagery

Podium Plans

The Illustrative Concept Design identifies a retail and commercial podium of 4/5 levels including Ground. The retail component is a standalone building on the south of the site characterised by multilevel voids and roof terraces. In contrast to this, the commercial component sits in the centre and north of the site and has a completely different look to the retail building. It is split by an east-west through-site link from Pymont to the waterfront.

Being an illustrative scheme only, the design prescribes indicative spaces for a mix of differing retail and commercial tenancies with spatial organisation and nominal vertical circulation paths, building upon the massing and site principles.

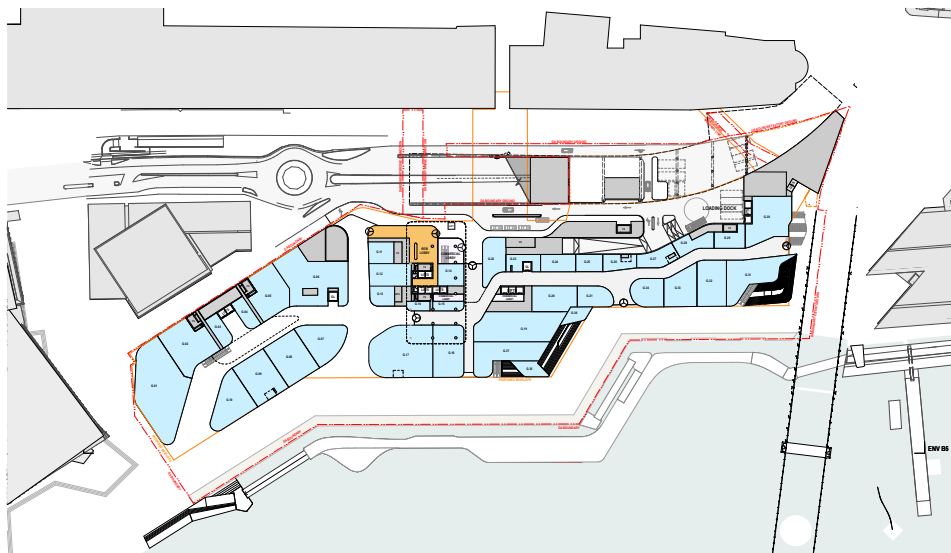


Image 84 Concept Plan Ground Level

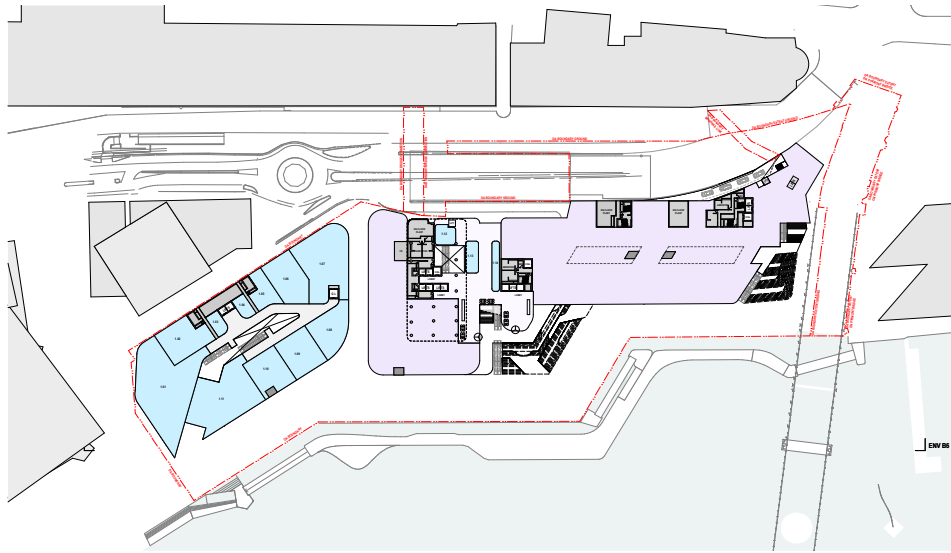


Image 83 Concept Plan L1

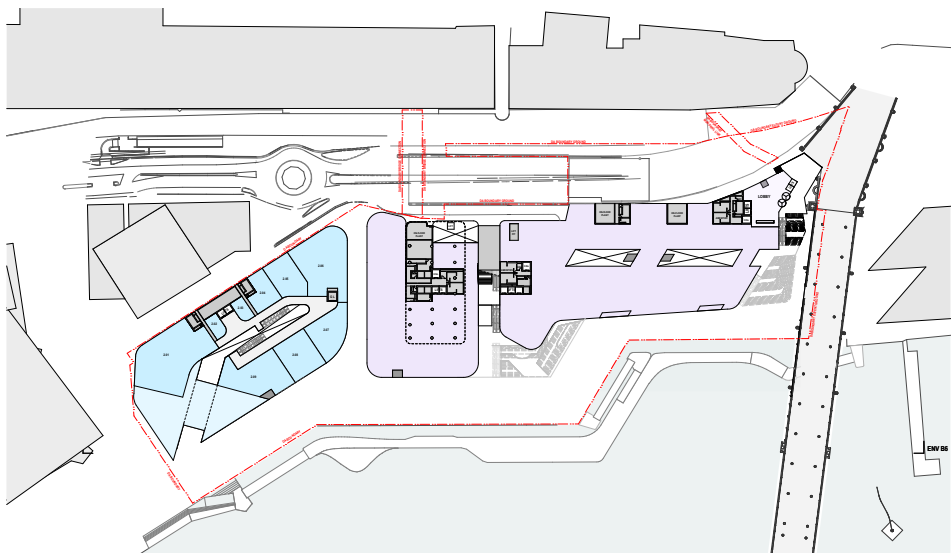


Image 87 Concept Plan L2

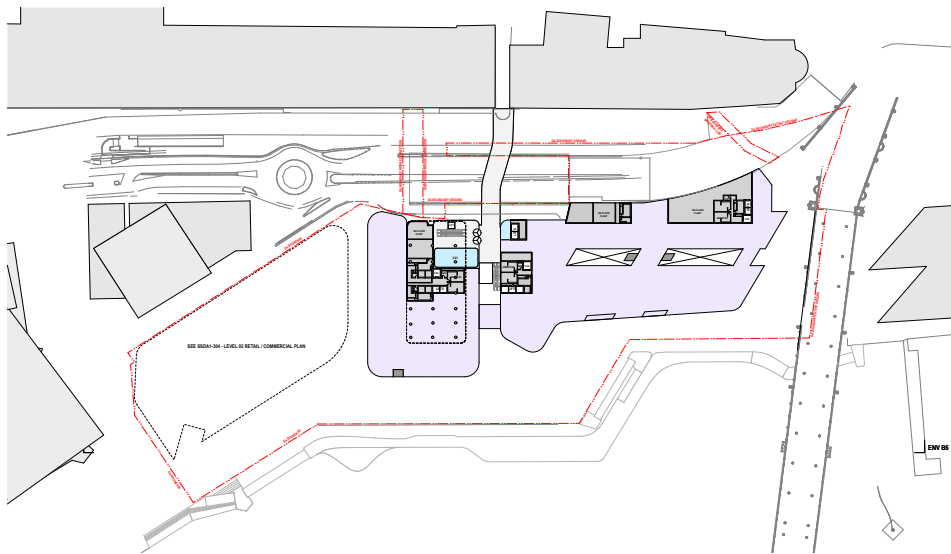


Image 86 Concept Plan L3

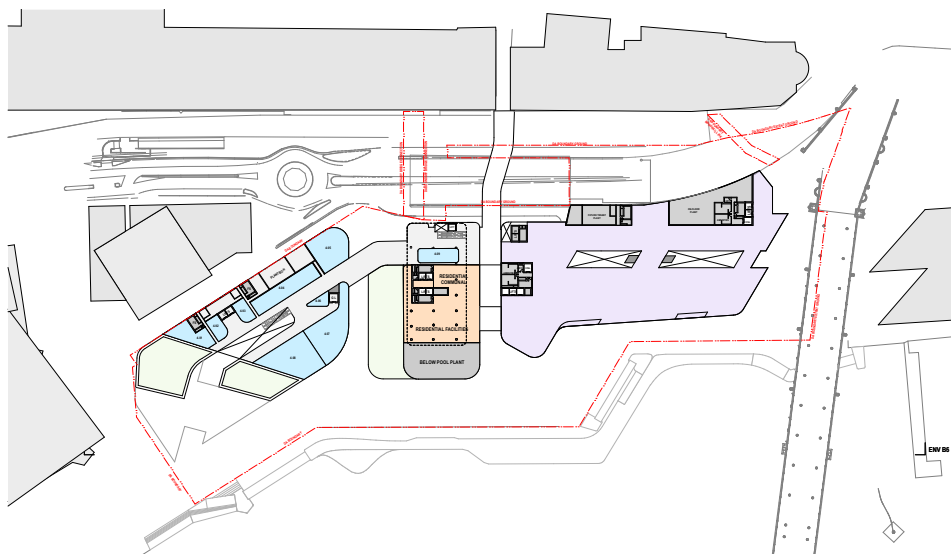


Image 85 Concept Plan L4

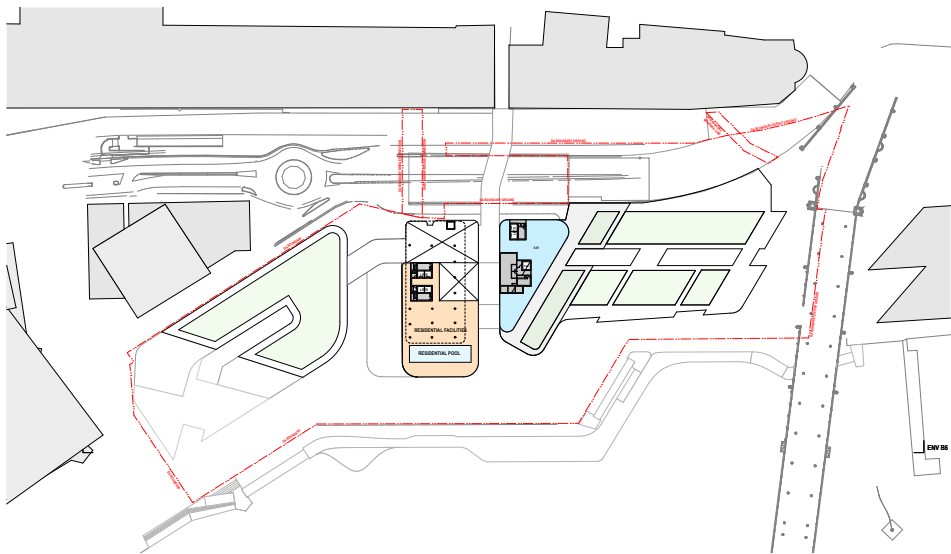


Image 88 Concept Plan L5

Residential Plans

The Illustrative Concept Design identifies a Residential Tower.

Being an illustrative scheme only the design prescribes typical levels and apartment mix. Details to be developed at a later stage 2 DA

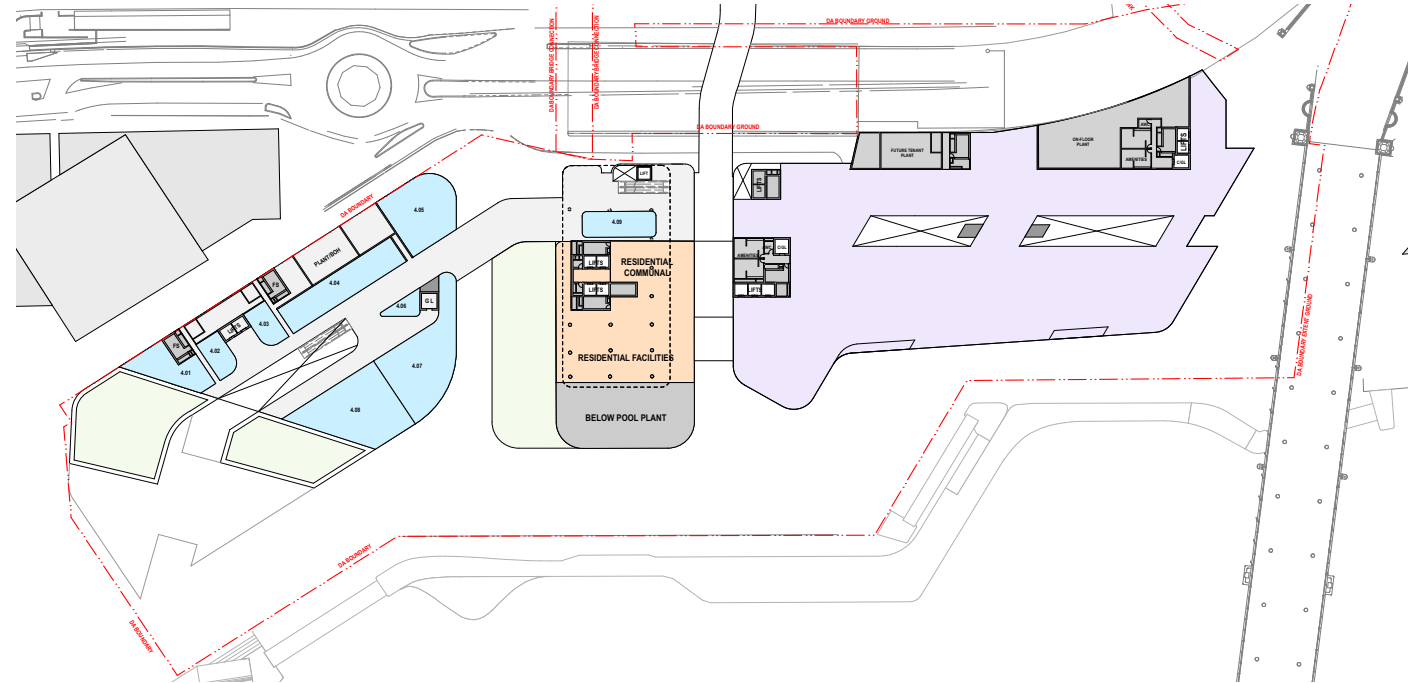


Image 91 Concept Plan Level 4 Residential Arrival

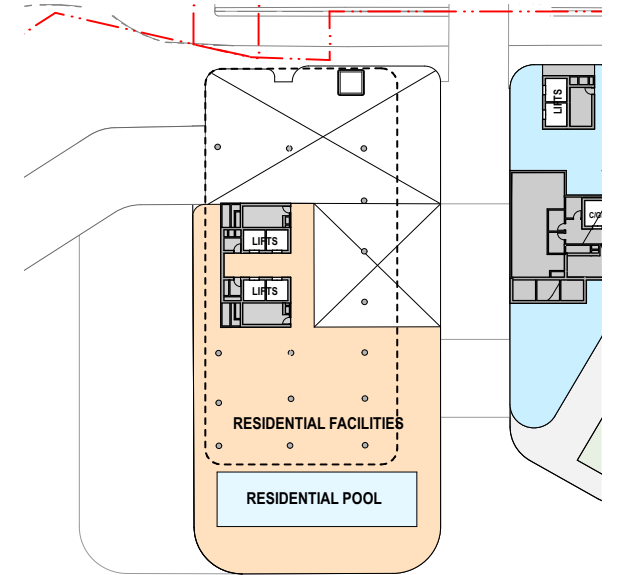


Image 92 Concept Plan Level 5 Residential Facilities (Pool Level)

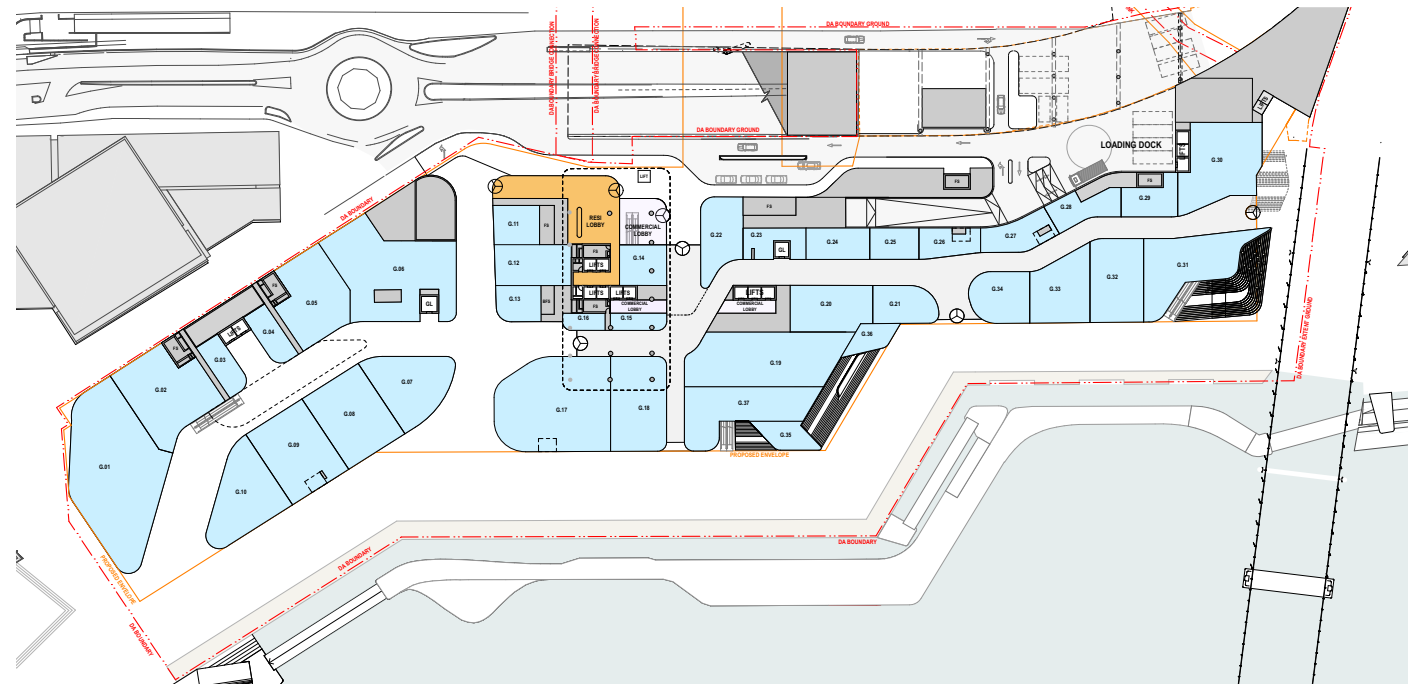


Image 93 Concept Plan Ground Level Residential Arrival

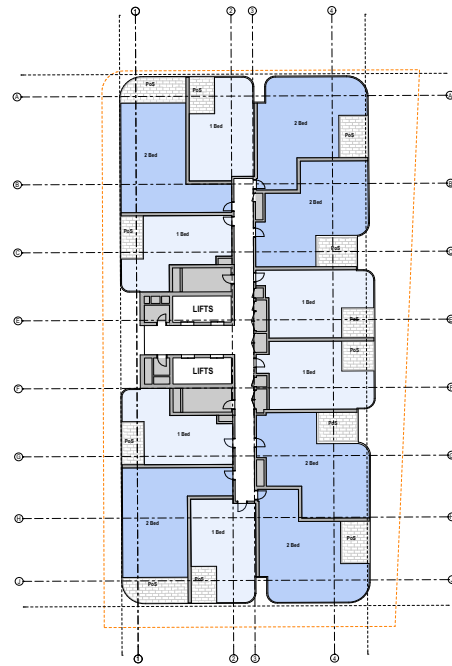


Image 94 Concept Plan Typical 1B Level

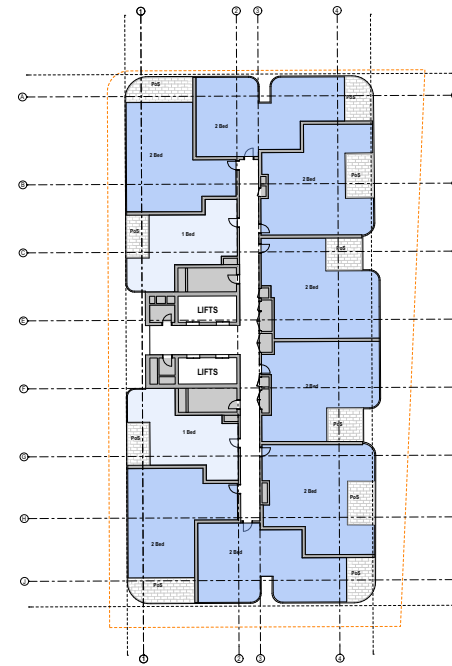


Image 95 Concept Plan Typical 2B Level

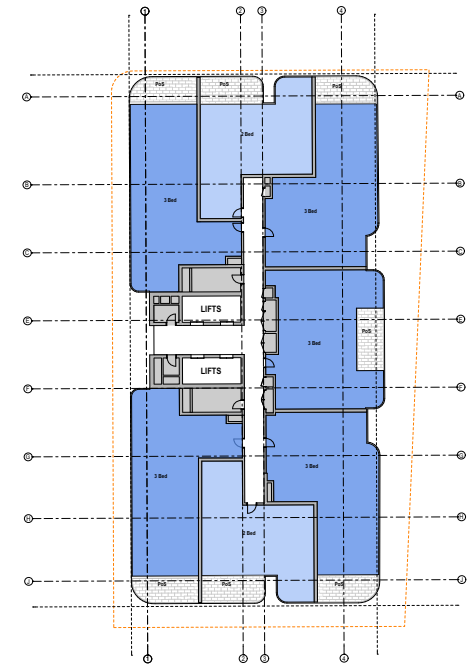


Image 96 Concept Plan Typical 3B Level

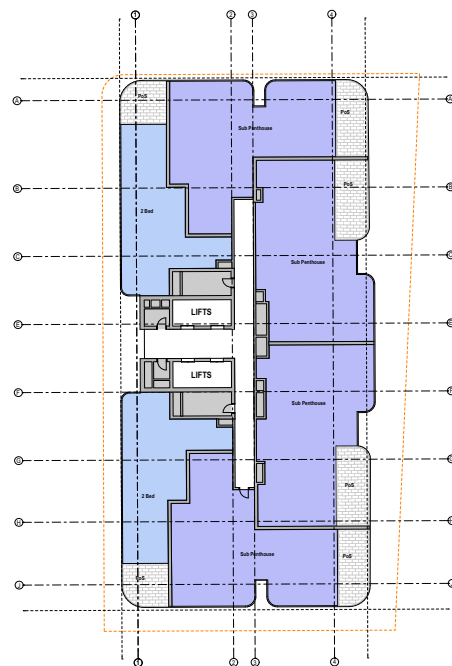


Image 97 Concept Plan Sub Penthouse Level

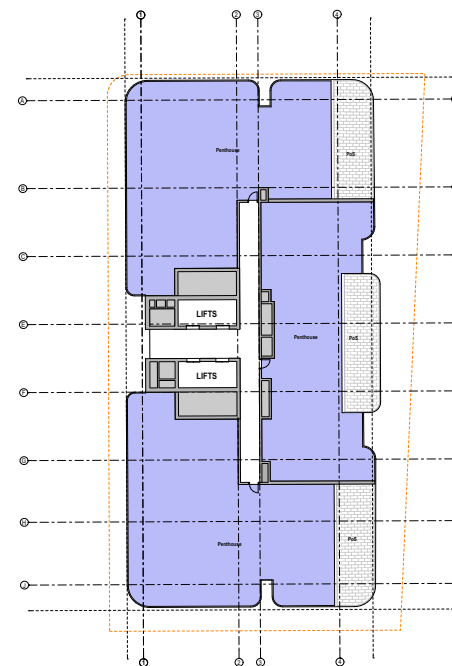


Image 98 Concept Plan Penthouse Level

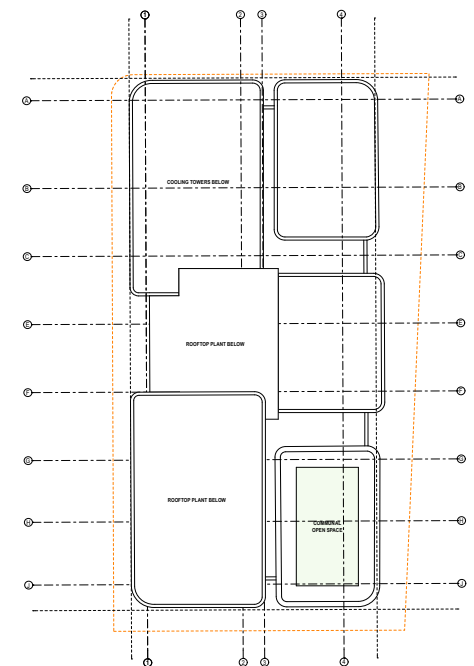


Image 99 Concept Roof Plan

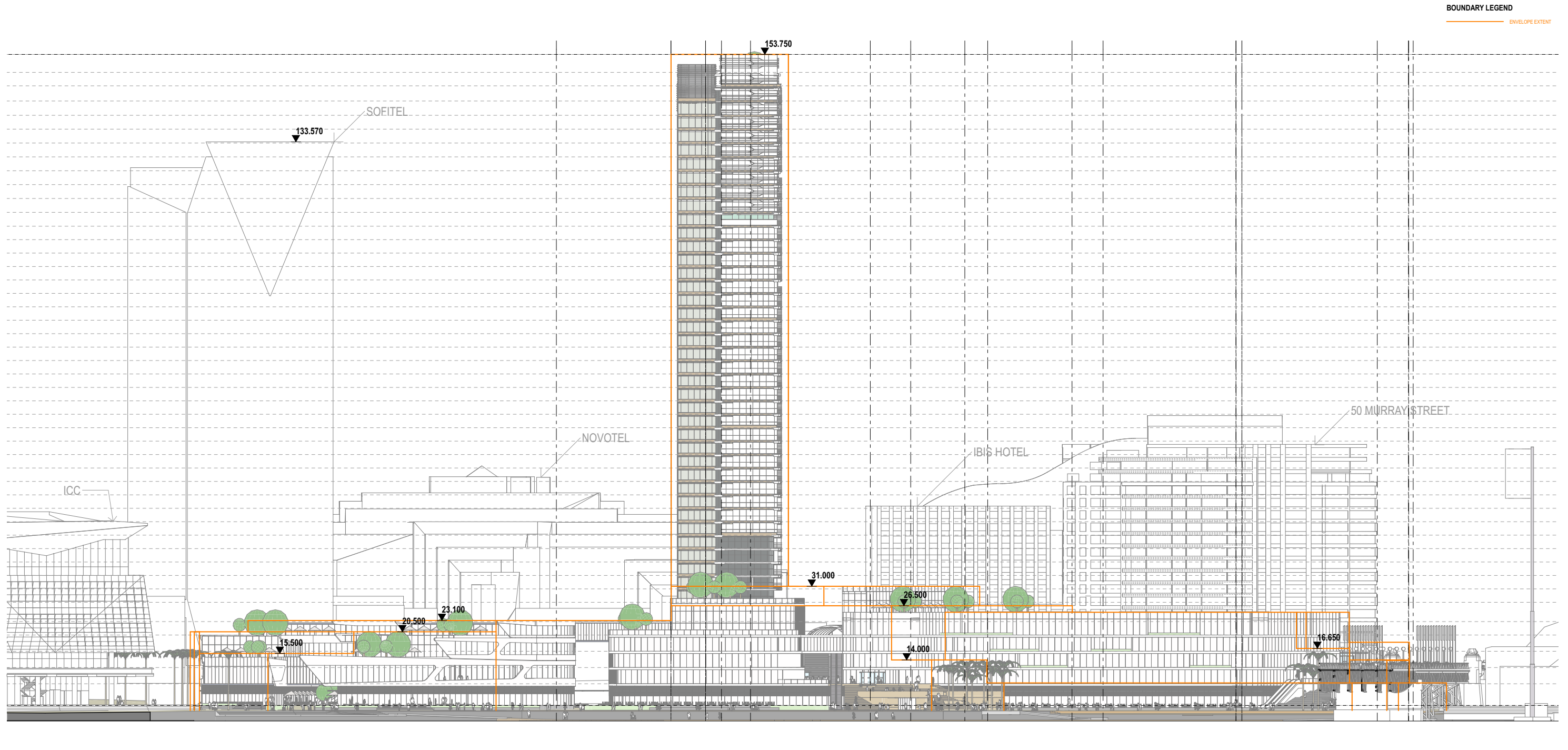


Image 100 Illustrative Eastern Elevation

BOUNDARY LEGEND
 ENVELOPE EXTENT

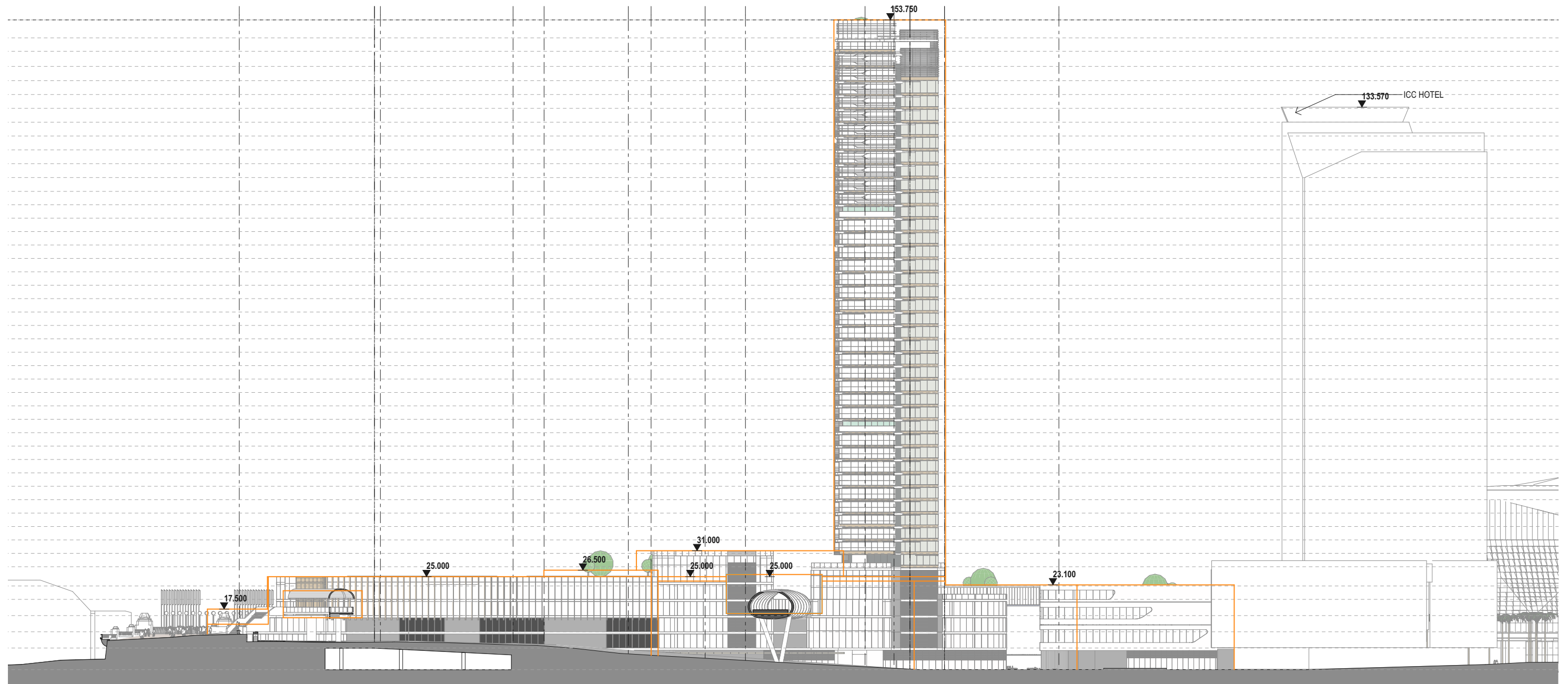


Image 101 Illustrative Western Elevation

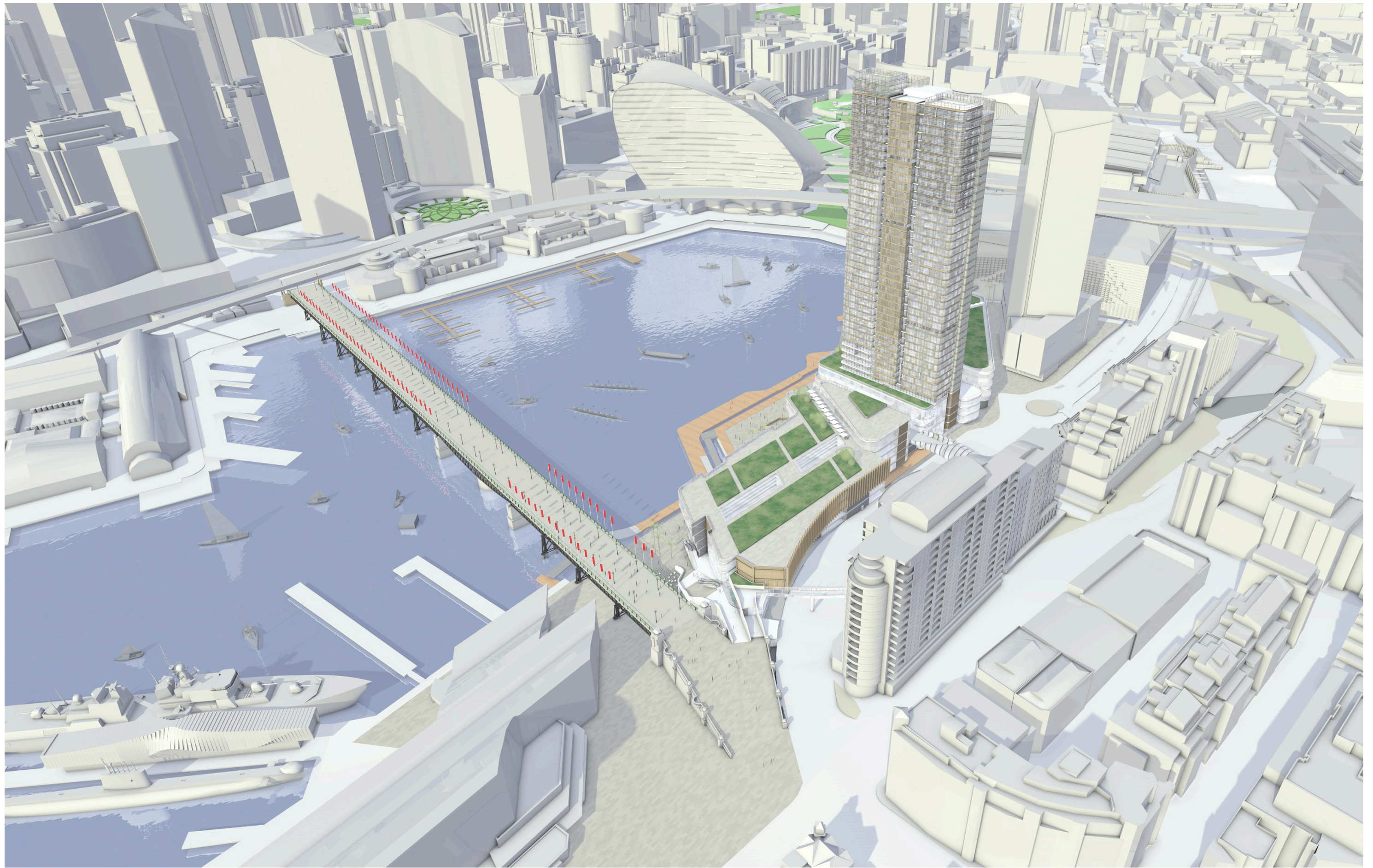


Image 102 Illustrative Scheme - Perspective

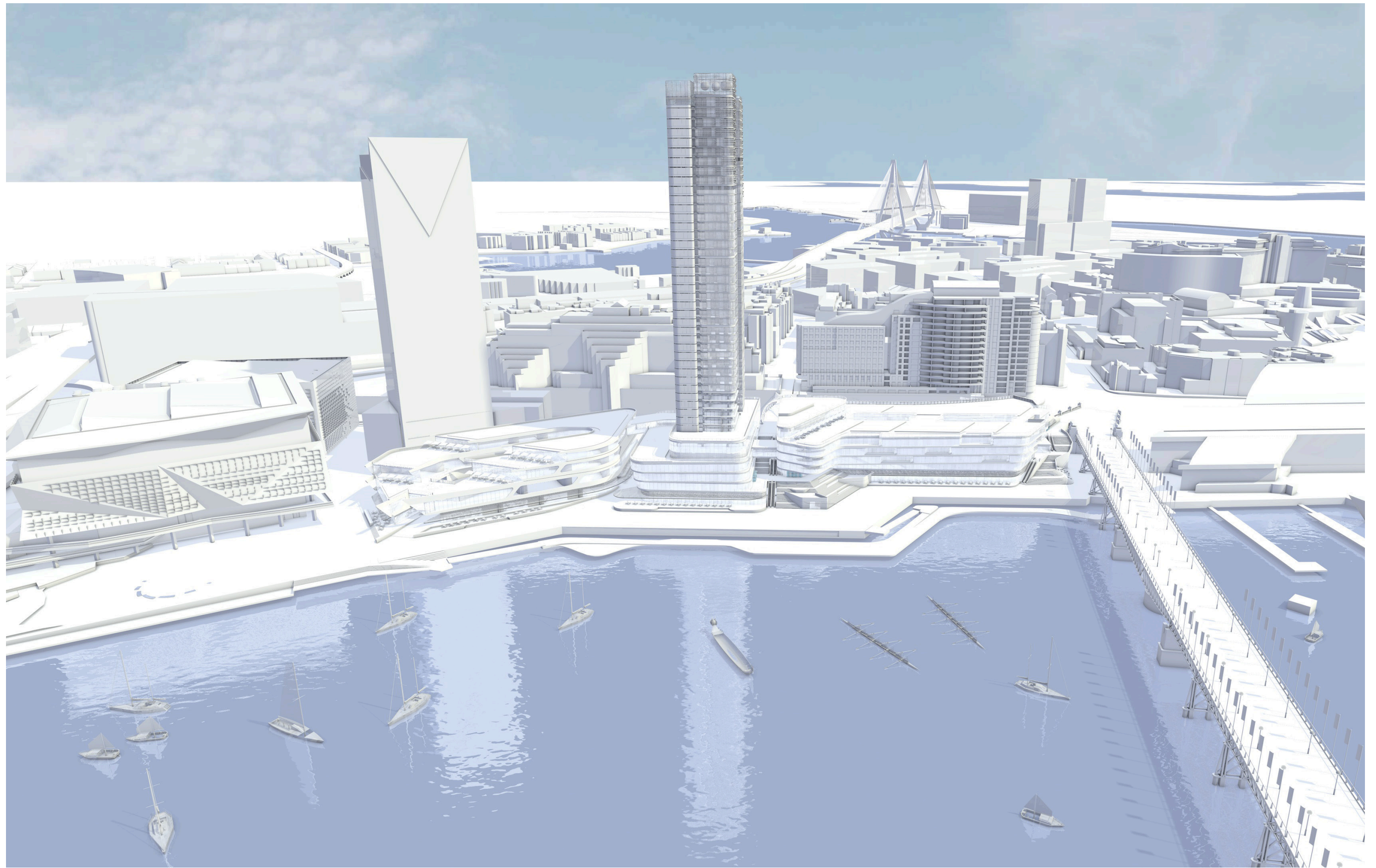


Image 103 Illustrative Scheme - Perspective

Basement Parking, Traffic & Loading

Three levels of basement car parking are envisaged to service the development. Approximately 306 car spaces can be provided within these three levels. The basement levels will also provide space for residential storage.

The main loading dock and end of trip facilities as related to the retail/commercial component are located on Basement 1 level. Access is via the existing slip road to the west of Darling Drive which is accessed via the existing roundabout at the southern end of the site. Another smaller Loading Dock for commercial is also located towards the north-west of the plan.

Two new vehicle drop offs are proposed: one at the Darling Drive level toward the north of the site (this will provide drop off for the commercial offices, whilst also providing an acoustic and visual 'lid' to the loading area beneath), and one further down from the car park entry for commercial, retail and residential. Refer to the Traffic Plan as prepared by Arcadis for greater detail as related to traffic.

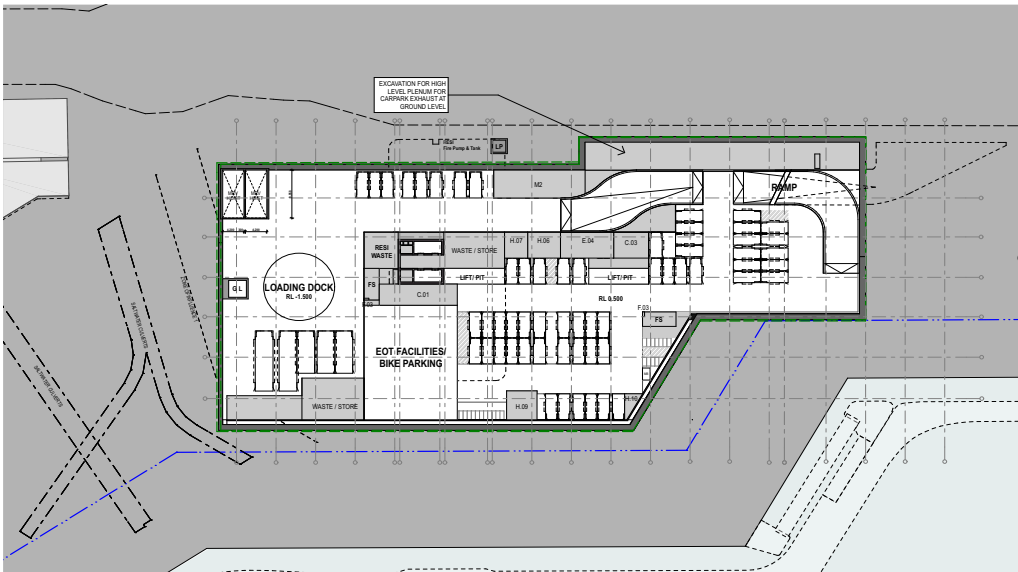
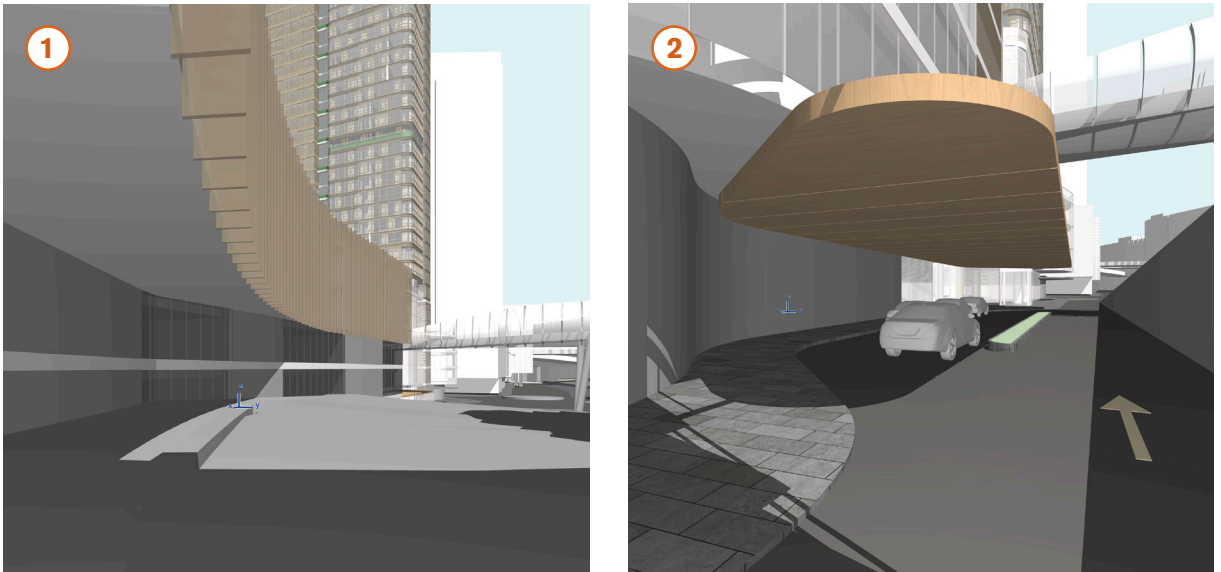


Image 104 Concept Plan - Basement 1

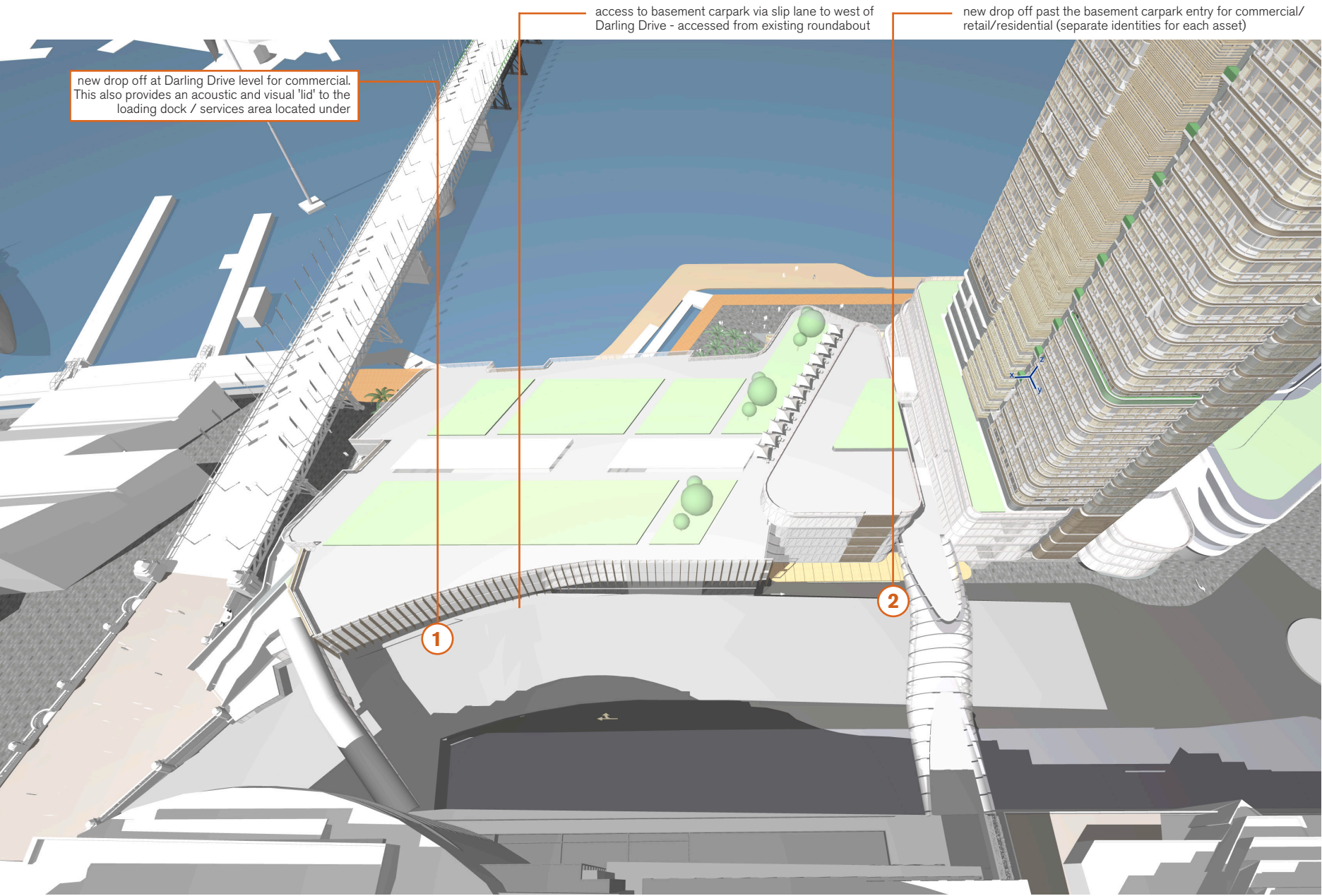


Image 106 Basement access, and Darling Drive drop off locations

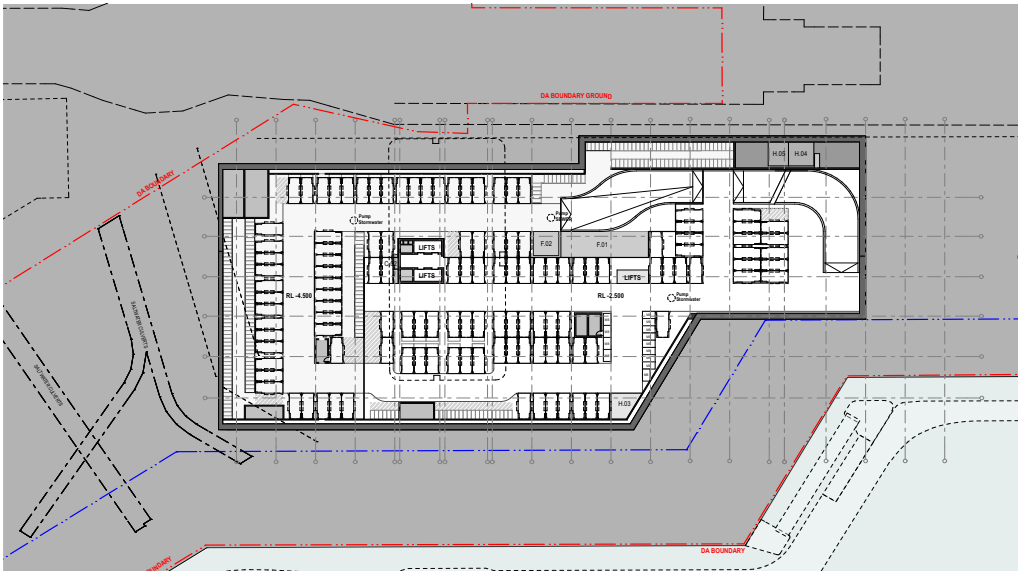


Image 105 Concept Plan - Basement 2

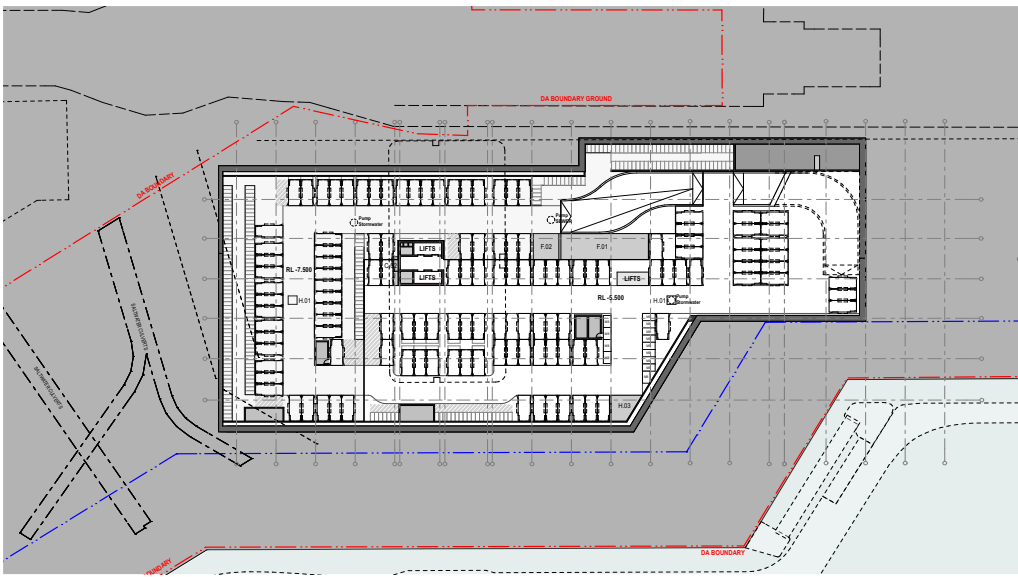


Image 107 Concept Plan - Basement 3

Public Domain & Activation

Aspect Studio have prepared an SSDA Design Report that accompanies this submission which covers related to Public Domain works. Refer to this report for a detailed outline of the following initiatives:

- The Boulevard - The main spine and circulation of the public domain
- The Event stairs - Seating steps for viewing of large events
- Ribbon stairs - Seating steps and access to Pyrmont Bridge
- Pyrmont Bridge - Upgraded paving at Western entry
- Bunn Street Bridge - New bridge creating strong visual connection and pedestrian thoroughfare
- 50 Murray Street Bridge - Retention and upgrade of existing bridge to integrate with Harbourside redevelopment.

Potential future Additional Works may include:

(to be directed by PNSW)

- Pyrmont Bridge undercroft - Celebrate the sites heritage through;
- Architectural Lighting
- Art Installations
- Furniture
- Wifi
- AV & PA
- CCTV
- Way finding

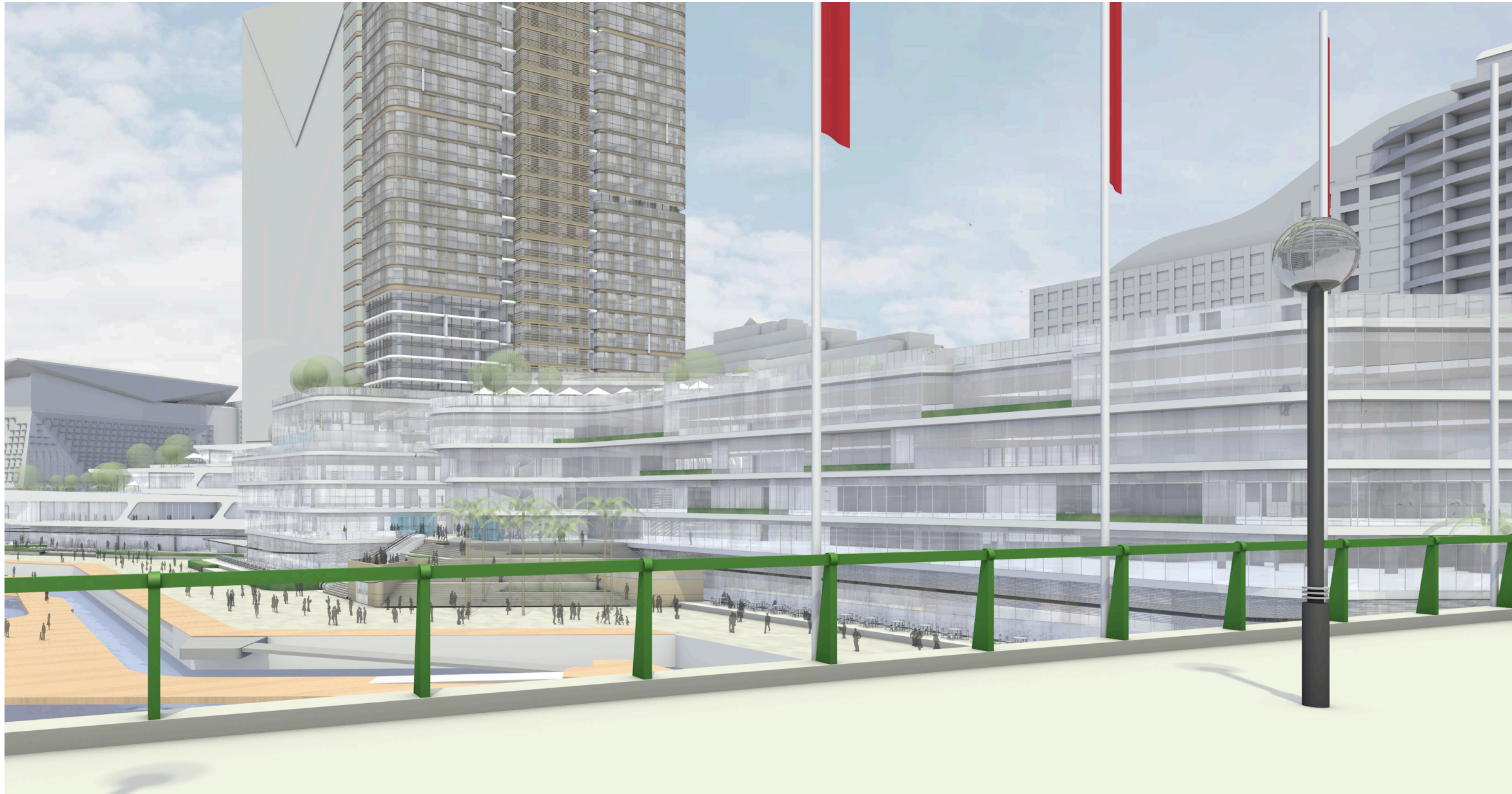


Image 108 Images Above : Illustrative Scheme

Image 109 Conceptual Images of Public Domain



- 1_ Viewing pods to the Harbour
- 2_ Local retail within seating in planting
- 3_ Green link from pyrmont into Darling Harbour
- 4_ Lawn with seating edges
- 5_ Local pop-up events
- 6_ Green roof

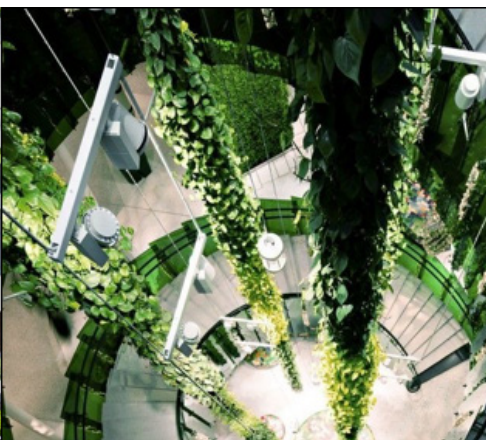


Image 111 Public Domain reference images

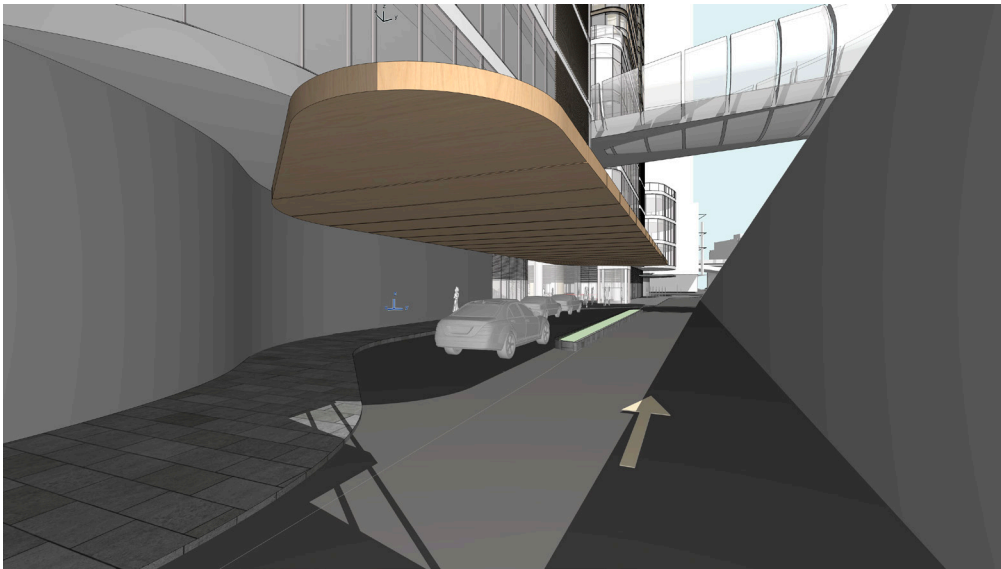
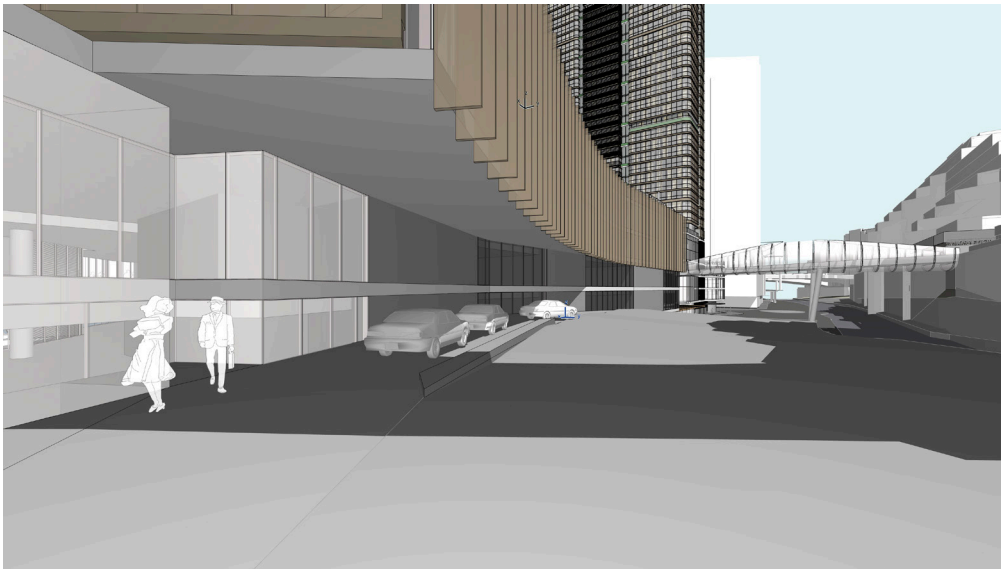
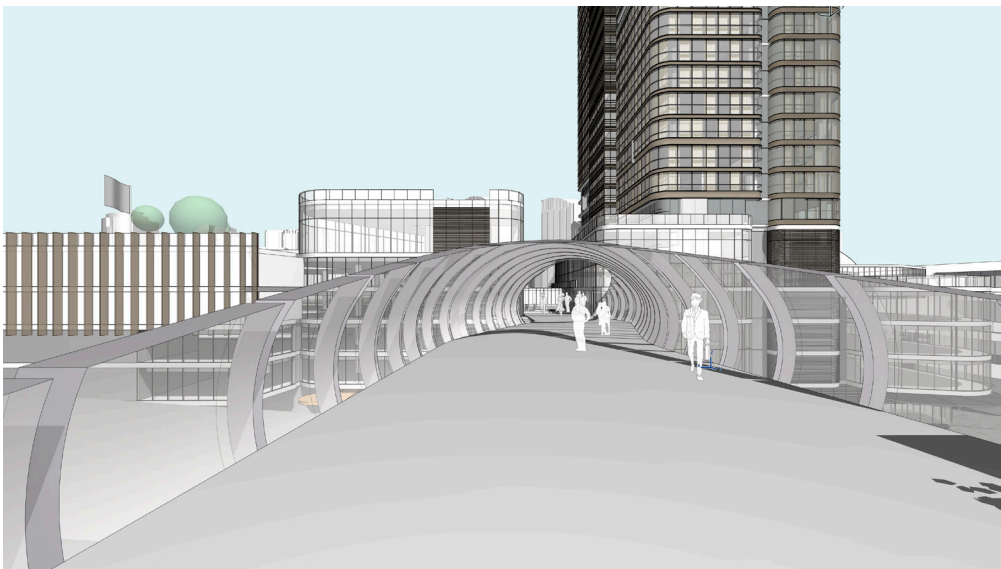
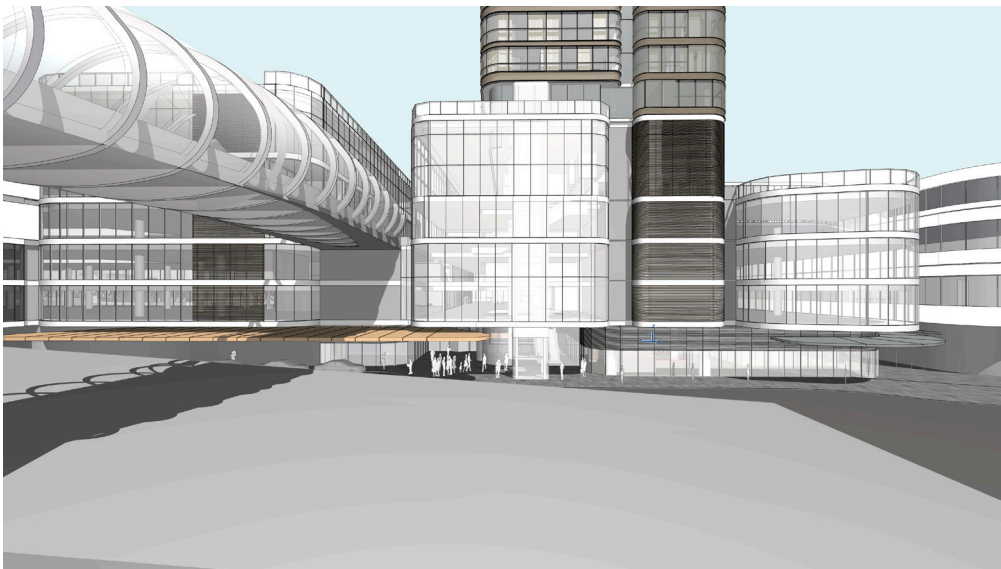
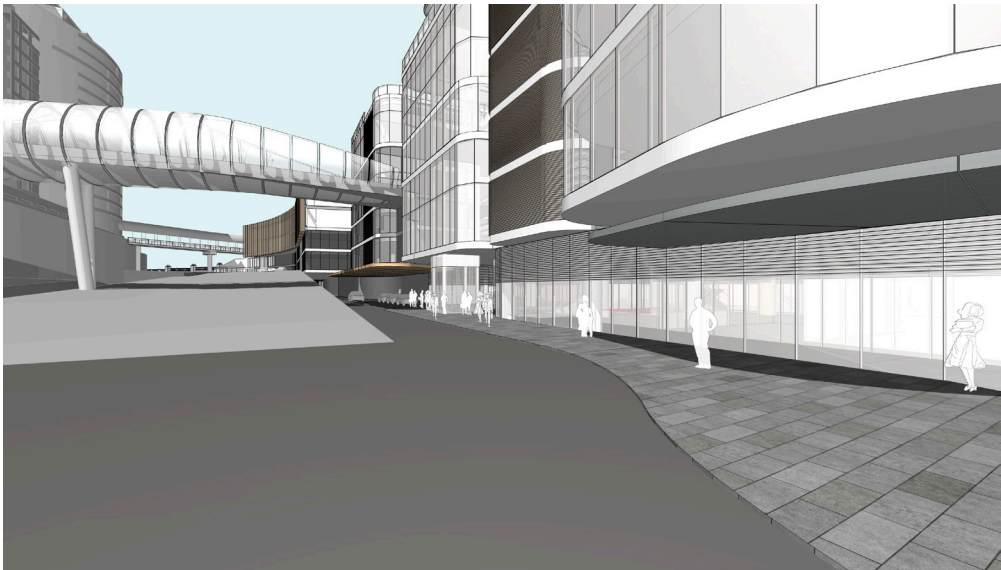
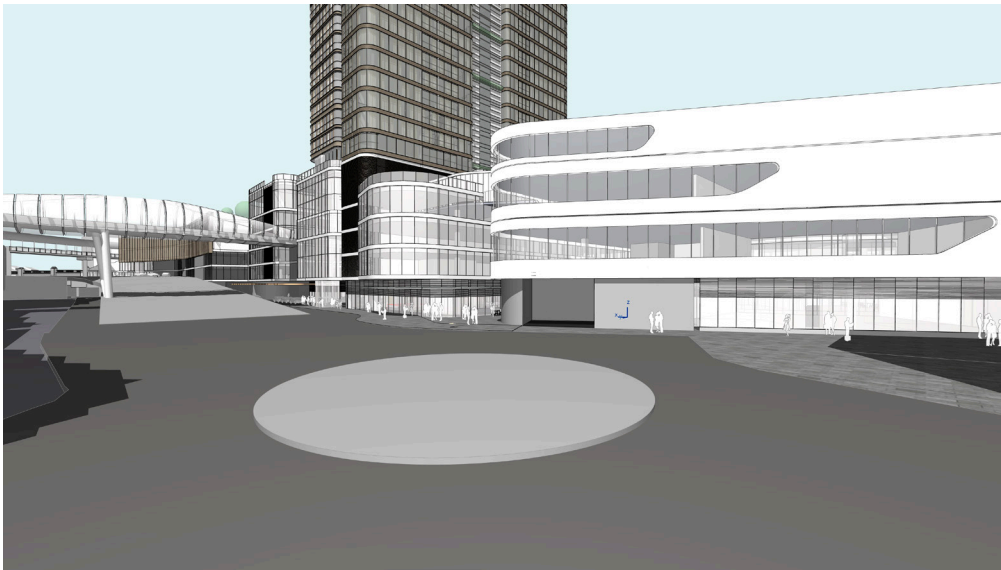


Image 112 Public Domain as based on Illustrative Scheme

Western Edge Treatment

The western edge of the site has been designed to accomodate for a high level of activation which includes a new vehicular drop-off off the existing Darling Drive. There will also be a new Commercial, Retail and Residential drop-off/porte-cochere accessed via a slip lane off Darling Drive.

The western facade is further articulated through highly visible vertical circulation connection providing access to the Commercial and Residential spaces. A new Retail entry is provide from the western edge with links to the new Bunn Street bridge. This bridge leads to the east-west through site link connection, as well as an integrated facade treatment that enriches the quality of the space along the western edge.



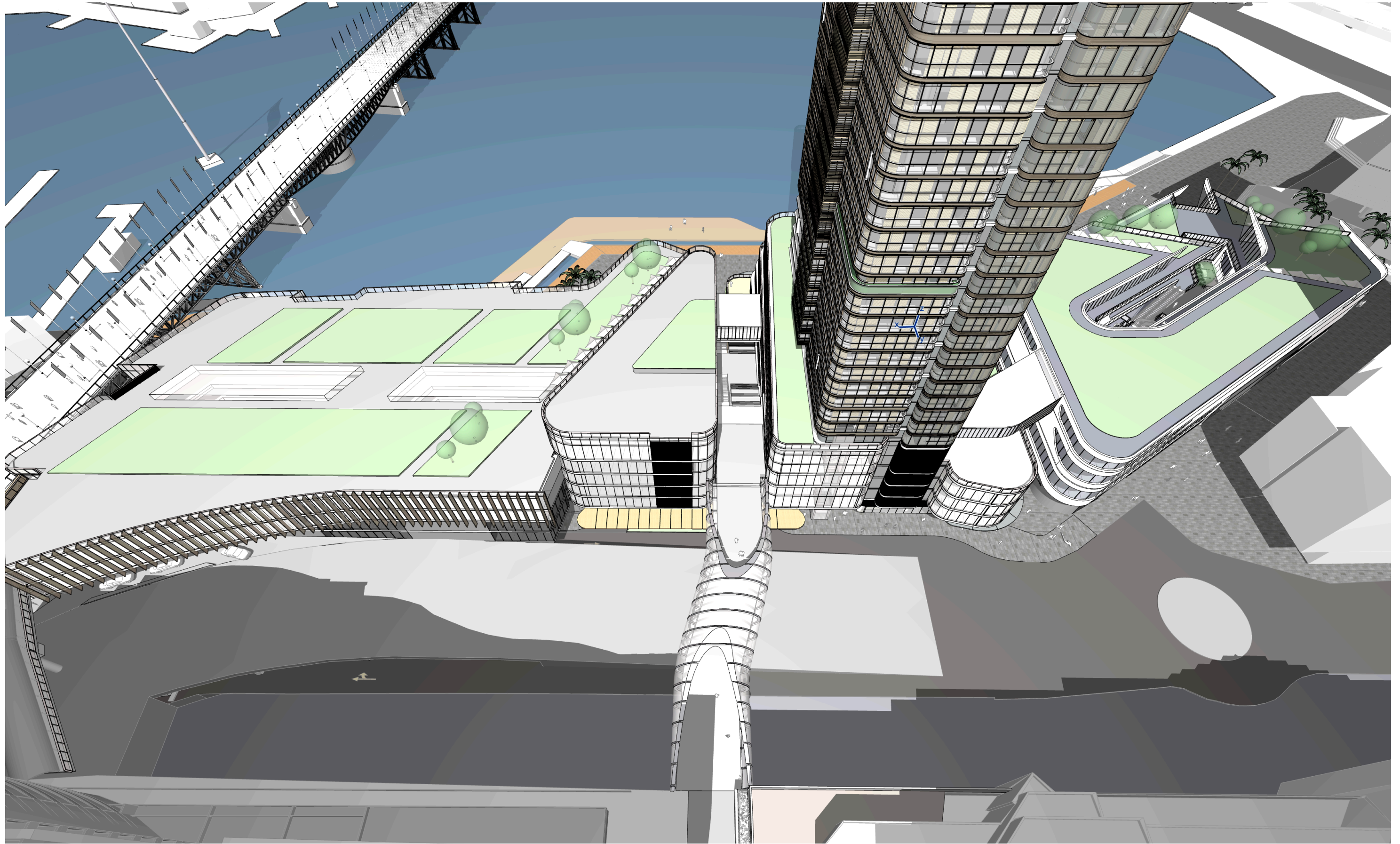


Image 113 Public Domain as based on Illustrative Scheme

Articulation and Materiality

Uniquely Sydney

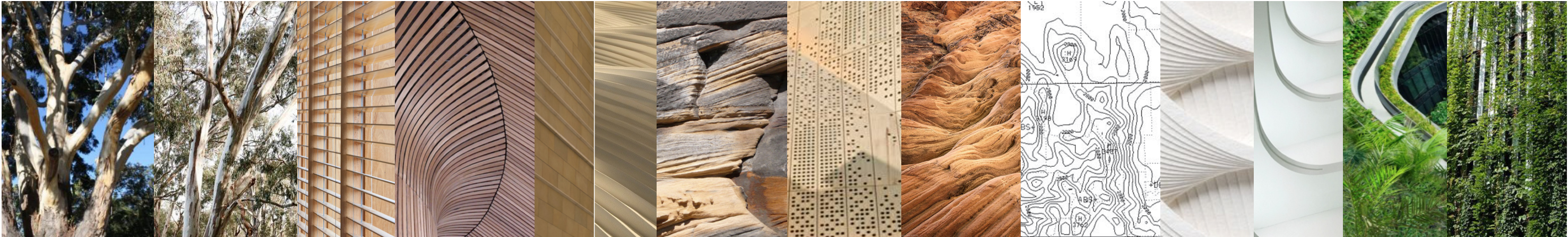
Pymont is a special place with a strong and unique character drawn from its rich history and distinctive topography and landscape. The facade systems and materiality should seek to ground the building in Pymont and the immediate waters edge landscape whilst the tower should adopt a higher degree of glazing and lightness.

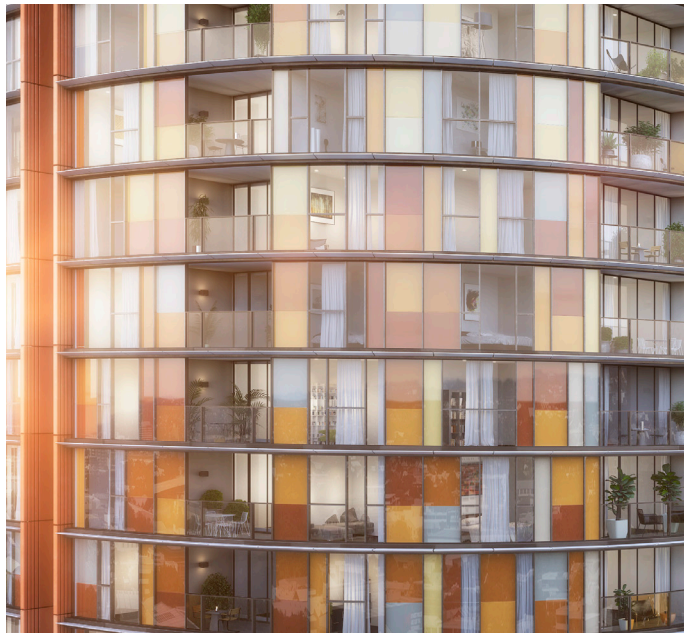
The main façade (north, east and south elevations) of the residential tower is proposed to be high quality glazing with high VLT and low levels of reflectivity.

The podium levels will be organic forms or shapes with curved facades and high levels of articulation. Between these strata levels will be predominately high quality glass facades, with potential for integrated digital displays and living green walls giving the form, texture and depth.



Image 114 Public Domain - as based on illustrative scheme





TF1 Main Tower Facade

High performance glazing, high VLT, low reflectivity.



PF2 Podium Glazing

Clear glass via a floor-by-floor system delivering external connectivity to the retail spaces behind.



Timber

Potential timber elements to incorporated into the podium facades to provide warmth and softness.



Stone

Potential use of stone as a feature carried through the retail podium elements such that the facades and publicly accessible spaces are united through materiality and organic architectural expression.



14.0 SEPP 65 Design Quality Principles & ADG Compliance

SEPP 65

Principle 1: Context and neighbourhood character

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

Principle 2: Built form and scale

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

Principle 3: Density

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

Principle 4: Sustainability

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

Principle 5: Landscape

Good design recognises 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 streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Principle 6: Amenity

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

Principle 7: Safety

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

Principle 8: Housing diversity and social interaction

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

Principle 9: Aesthetics

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

Harbourside — Apartment Design Guide Analysis - August 2018																
Clause Number	Clause Title	Objective	Design Criteria	fjmt Studio Commentary												
PART 03 - SITING THE DEVELOPMENT																
	Site Analysis	3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	<ul style="list-style-type: none">Refer to Section of the report - Site Location and Analysis												
		3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	<ul style="list-style-type: none">Refer to the Streetscape section of the reportThe Apartments are located to optimise solar access and minimise overshadowing within the site and to the significant public domain elements.												
	Orientation	3B-2	Overshadowing of neighbouring properties is minimised during mid winter	<ul style="list-style-type: none">The building forms and orientation have been composed to minimise overshadowing.												
	Public Domain Interface	3C-1	Transition between private and public domain is achieved without compromising safety and security	<ul style="list-style-type: none">The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.												
		3C-2	Amenity of the public domain is retained and enhanced	<ul style="list-style-type: none">All apartments are provided with private open space in the form of balconies and larger terraces on the setback levels. The lowest residential level is 23.8m above the waterfront public domain proving good visual and acoustic separation.												
	Communal and Public Open Space	3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping <ol style="list-style-type: none">Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	<ul style="list-style-type: none">There is opportunity for generous residential amenities on Level 4 and 5 as indicated on the illustrative scheme drawings. These facilities can have access to an external landscaped terrace.												
		3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	<ul style="list-style-type: none">There is opportunity for generous residential amenities on Level 4 and 5 as indicated on the illustrative scheme drawings. These facilities can have access to an external landscaped terrace.												
		3D-3	Communal open space is designed to maximise safety	<ul style="list-style-type: none">Passive surveillance of space and CPTED principles have been considered throughout the development and can be enhanced with CCTV coverage of the public domain and lobby areas.												
		3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	<ul style="list-style-type: none">The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.												
	Deep Soil Zone	3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site area</th><th>Min. Dim.</th><th>Deep Soil zone (% of site area)</th></tr><tr><td><650m2</td><td>-</td><td>7%</td></tr><tr><td>650m² - 1500m²</td><td>3m</td><td>7%</td></tr><tr><td>> 1150m²</td><td>6m</td><td>7%</td></tr></table>	Site area	Min. Dim.	Deep Soil zone (% of site area)	<650m2	-	7%	650m² - 1500m²	3m	7%	> 1150m²	6m	7%	<ul style="list-style-type: none">The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.
Site area	Min. Dim.	Deep Soil zone (% of site area)														
<650m2	-	7%														
650m² - 1500m²	3m	7%														
> 1150m²	6m	7%														
	Site Amenity - Visual Privacy	3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room <ul style="list-style-type: none">Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:<table><tr><th>Building Height</th><th>Habitable Room & Balcony</th><th>Non Habitable Room & Balcony</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 12m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Up to 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building Height	Habitable Room & Balcony	Non Habitable Room & Balcony	Up to 12m (4 storeys)	6m	3m	Up to 12m (5-8 storeys)	9m	4.5m	Up to 25m (9+ storeys)	12m	6m	<ul style="list-style-type: none">All building separation distances comply with the criteria. The proposed scheme has opportunity for additional visual privacy by providing operable screening to the glazed facade.
Building Height	Habitable Room & Balcony	Non Habitable Room & Balcony														
Up to 12m (4 storeys)	6m	3m														
Up to 12m (5-8 storeys)	9m	4.5m														
Up to 25m (9+ storeys)	12m	6m														
		3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	<ul style="list-style-type: none">The Stage 1 SSDA concept proposals achieve this requirement.												
	Site Access - Pedestrian Access and Entries	3G-1	Building entries and pedestrian access connects to and addresses the public domain	<ul style="list-style-type: none">All entries and pedestrian ways address the greater public domain.												

Harbourside — Apartment Design Guide Analysis - August 2018

Clause Number	Clause Title	Objective	Design Criteria	fjmt Studio Commentary
		3G-2	Access, entries and pathways are accessible and easy to identify	<ul style="list-style-type: none">The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.
		3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	<ul style="list-style-type: none">The concept proposals meet this requirement.
	Vehicle Access	3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	<ul style="list-style-type: none">The basement access is located in the existing location, and is accessed via the slip road to the west of Darling Drive.
	Bicycle and Car Parking	3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. 1. For development in the following locations: <ul style="list-style-type: none">on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; oron 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.	<ul style="list-style-type: none">The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.
		3J-2	Parking and facilities are provided for other modes of transport	<ul style="list-style-type: none">Bicycle parking is provided at a rate of either 1 secure bicycle cage per unit or a space in the open parking area located on Basement 1. There is also bicycle parking provided in the public domain on ground level (west).
		3J-3	Car park design and access is safe and secure	<ul style="list-style-type: none">The car park is secure with access directly to the residential lobby.
		3J-4	Visual and environmental impacts of underground car parking are minimised	<ul style="list-style-type: none">Parking is underground in three levels of basement.
		3J-5	Visual and environmental impacts of on-grade car parking are minimised	<ul style="list-style-type: none">Parking is underground in three levels of basement.
		3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	<ul style="list-style-type: none">There is no above ground parking.
PART 04 - DESIGNING THE BUILDING				
	Solar and Daylight Access	4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space <ul style="list-style-type: none">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 areasIn 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 winterA maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	<ul style="list-style-type: none">The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement. Refer to the diagrams on the following pages.
		4A-2	Daylight access is maximised where sunlight is limited	<ul style="list-style-type: none">All apartments have been designed to maximise their window openings to capture views and as a consequence optimise their access to sunlight be it direct, reflected or ambient.
		4A-3	Design incorporates shading and glare control, particularly for warmer months	<ul style="list-style-type: none">The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.
	Natural Ventilation	4B-1	All habitable rooms are naturally ventilated	<ul style="list-style-type: none">All apartments have operable windows with compliant open areas.All balconies have sliding doors opening into the living spaces to maximise ventilation
		4B-2	The layout and design of single aspect apartments maximises natural ventilation	<ul style="list-style-type: none">Apartments are well orientated where possible to maximise the natural ventilation performance of apartments.

Clause Number	Clause Title	Objective	Design Criteria	fjmt Studio Commentary
		4B-3	<p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p> <ol style="list-style-type: none"> At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line 	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.
		4C-1	<p>Ceiling height achieves sufficient natural ventilation and daylight access</p> <ol style="list-style-type: none"> Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings <ul style="list-style-type: none"> Habitable Rooms - 2.7m Non-Habitable Rooms - 2.4m Two Storey Apartments - 2.7m for living area floor and 2.4m for second floor where it's area does not exceed 50% of the apartment area. Attic Spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope. If located in mixed use areas - 3.3m for ground and first floor to promote future flexibility of use. <p>These minimums do not preclude higher ceilings if desired</p>	<ul style="list-style-type: none"> All habitable rooms are capable of having a minimum ceiling height of 2.7m All non-habitable rooms are capable of having a minimum ceiling height of 2.4m
		4C-2	<p>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</p>	<ul style="list-style-type: none"> All habitable rooms are capable of having a minimum ceiling height of 2.7m All non-habitable rooms are capable of having a minimum ceiling height of 2.4m All ceiling mounted services are capable of being located in 2400 ceilings over wet areas. Bulkheads do not protrude into habitable spaces
		4C-3	<p>Ceiling heights contribute to the flexibility of building use over the life of the building</p>	<ul style="list-style-type: none"> The proposed development is for a mixed use residential development The apartment ceiling heights comply with Objectives 4C1 and 2
		4D-1	<p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <ol style="list-style-type: none"> Apartments are required to have the following minimum internal areas: <ul style="list-style-type: none"> 1 Bedroom - 50m² 2 Bedroom - 70m² 3 Bedroom - 90m² <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p> <ol style="list-style-type: none"> 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 	<ul style="list-style-type: none"> All apartments in the illustrative scheme conform to the required minimum internal areas. Apartment sizes have been developed in accordance with the client brief and approvals on the development site whilst providing efficient apartment planning All habitable rooms in the illustrative scheme have windows which represent more than 10% of the floor area of the room.
		4D-2	<p>Environmental performance of the apartment is maximised</p> <ol style="list-style-type: none"> Habitable room depths are limited to a maximum of 2.5 x the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window 	<ul style="list-style-type: none"> All apartments in the illustrative scheme comply with the 8m to the back of the kitchen rule of thumb. All apartments in the illustrative scheme are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation.
		4D-3	<p>Apartment layouts are designed to accommodate a variety of household activities and needs</p> <ol style="list-style-type: none"> Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space) Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts 	<ul style="list-style-type: none"> All apartments in the illustrative scheme comply with the minimum ADG bedroom sizes. All apartments in the illustrative scheme comply with the minimum ADG living room widths. Penthouses have wider living rooms.

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Clause Number	Clause Title	Objective	Design Criteria	fjmt Studio Commentary	
	Private Open Space and Balconies	4E-1	<p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <ul style="list-style-type: none"> * 1 Bedroom - 8m² - min 2m depth * 2 Bedroom - 10m² - min 2m depth * 3 Bedroom - 12m² - min 2.4m depth <p>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.</p>	<ul style="list-style-type: none"> All of the proposed apartment balcony areas satisfy the ADG objectives. The scheme results in the following range of balcony sizes: <ul style="list-style-type: none"> * 1 Bed External Area - 8m² * 2 Bed External Area - 10m² * 3 Bed External Area - 12m² 	
		4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	<ul style="list-style-type: none"> Balconies are located off the living areas to maximise sunlight and views. 	
		4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	<ul style="list-style-type: none"> Balconies are located within the building envelope to become an integral part of the form. Operable screens and louvres are used to control sunlight and winds. 	
		4E-4	Private open space and balcony design maximises safety	<ul style="list-style-type: none"> The proposed development satisfies the requirements of the objective. 	
	Common Circulation and Spaces	4F-1	<p>Common circulation spaces achieve good amenity and properly service the number of apartments</p> <ol style="list-style-type: none"> The maximum number of apartments off a circulation core on a single level is eight For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 	<ul style="list-style-type: none"> The maximum number of apartments off a circulation core on a single upper tower level is eleven (11). The lower levels have a maximum of thirteen (13). In response to this the amenity of the circulation space is lifted by providing access to views and natural daylight immediately adjacent o the lifts. 	
		4F-2	Common circulation spaces promote safety and provide for social interaction between residents	<ul style="list-style-type: none"> Areas in front of lifts and corridor widths allow for sufficient circulation space and interaction of residents. 	
	Storage	4G-1	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <ul style="list-style-type: none"> * 1 Bedroom - 6m³ * 2 Bedroom - 8m³ * 3 Bedroom - 10m³ <p>At least 50% of the required storage is to be located within the apartment</p>	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement. Refer to the basement plans included in the illustrative scheme. 	
		4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement. 	
	Acoustic Privacy	4H-1	Noise transfer is minimised through the siting of buildings and building layout	<ul style="list-style-type: none"> Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account. 	
		4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement. 	
	Noise and Pollution	4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	<ul style="list-style-type: none"> Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account. 	
		4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	<ul style="list-style-type: none"> Insulation will be provided to the facade walls to minimise noise. Elements of solid walls are provided to the balcony areas to further minimise noise transfer 	
	Apartment Mix	4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement. 	
		4K-2	The apartment mix is distributed to suitable locations within the building	<ul style="list-style-type: none"> The mix is distributed evenly across the floors with the premium/larger apartments taking up the corner positions. 	
	Ground Floor Apartments	4L-1	Street frontage activity is maximised where ground floor apartments are located	<ul style="list-style-type: none"> Not applicable 	
		4L-2	Design of ground floor apartments delivers amenity and safety for residents	<ul style="list-style-type: none"> Not applicable 	
	Facades	4M-1	Building facades provide visual interest along the street while respecting the character of the local area	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement. 	
		4M-2	Building functions are expressed by the facade	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement. 	
	Roof Design	4N-1	Roof treatments are integrated into the building design and positively respond to the street	<ul style="list-style-type: none"> The concept proposals for the roof has been developed to respond to the relative exposure of the building to the degree to which they are viewed from adjoining developments. 	
		4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	<ul style="list-style-type: none"> The concept proposals incorporate roof terraces where the building form steps. 	
		4N-3	Roof design incorporates sustainability features	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement. 	
	Landscape Design	4O-1	Landscape design is viable and sustainable	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement. 	
		4O-2	Landscape design contributes to the streetscape and amenity	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement. 	

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Clause Number	Clause Title	Objective	Design Criteria	fjmt Studio Commentary
	Planting on structures	4P-1	Appropriate soil profiles are provided	<ul style="list-style-type: none"> Raised planters within the upper level terraces can provide sufficient soil depth for planting appropriately scaled plants.
		4P-2	Plant growth is optimised with appropriate selection and maintenance	<ul style="list-style-type: none"> Plant selection will be selected to achieve this requirement.
		4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.
	Universal Design	4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members <ul style="list-style-type: none"> Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features 	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.
		4Q-2	A variety of apartments with adaptable designs are provided	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.
		4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	<ul style="list-style-type: none"> Equitable access is provided to all apartment doors in the illustrative scheme are in accordance with AS1428.2
	Adaptive Reuse	4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	<ul style="list-style-type: none"> Not applicable
		4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	<ul style="list-style-type: none"> Not applicable
	Mixed Use	4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	<ul style="list-style-type: none"> The project is a compliant mixed use development within the approved boundaries and given the retail locations and expected pedestrian activation of the precinct, the proposed development will achieve the objective.
		4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	<ul style="list-style-type: none"> The proposed development satisfies the requirements of the objective.
	Awning and Signage	4T-1	Awnings are well located and complement and integrate with the building design	<ul style="list-style-type: none"> The proposed development can satisfy the requirements of the objective.
		4T-2	Signage responds to the context and desired streetscape character	<ul style="list-style-type: none"> Signage to be developed under separate application
	Energy Efficiency	4U-1	Development incorporates passive environmental design <ul style="list-style-type: none"> Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) Well located, screened outdoor areas should be provided for clothes drying 	<ul style="list-style-type: none"> See 'Solar and Daylight Access' for natural daylighting. All apartments in the illustrative scheme to have internal drying facilities and balconies.
		4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	<ul style="list-style-type: none"> The proposed development can satisfy the requirements of the objective.
		4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	<ul style="list-style-type: none"> Natural ventilation is provided.
	Water Management and Conservation	4V-1	Potable water use is minimised	<ul style="list-style-type: none"> The proposed development satisfies the requirements of the objective
		4V-2	Urban storm water is treated on site before being discharged to receiving waters	<ul style="list-style-type: none"> The proposed development satisfies the requirements of the objective.
		4V-3	Flood management systems are integrated into site design	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.
	Waste Management	4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	<ul style="list-style-type: none"> All waste storage and management facilities are not accessible nor visible to the general public.
		4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	<ul style="list-style-type: none"> The Stage 1 SSDA concept proposals have been developed with consideration of this and the developed proposal can achieve this requirement.
	Building Maintenance	4X-1	Building design detail provides protection from weathering	<ul style="list-style-type: none"> The materiality and detailing of the proposed development are in keeping with the client brief, building typology and expected building life.
		4X-2	Systems and access enable ease of maintenance	<ul style="list-style-type: none"> All facades are accessible for cleaning and maintenance.
		4X-3	Material selection reduces ongoing maintenance costs	<ul style="list-style-type: none"> Materials will be carefully selected to require minimum ongoing maintenance.
	Building Configuration - Safety of Children		<ul style="list-style-type: none"> Windows have safety screens, window locks or other safety devices to prevent falls. Room layouts minimise the need to locate furniture immediately adjacent windows or balustrades 	<ul style="list-style-type: none"> All windows located at fall height will be capable of being fitted with restrictors that limit openings to 125mm

15.0 Appendix A: Architectural Drawings