10.0 Servicing

10.1 Overview

The design has followed the brief and divided the building into three;

- Residential
- Hotel
- Retail

The slender residential twin towers address the 360 degree views toward the harbour and the surrounding regions, which gives a strong identity to the proposed site.

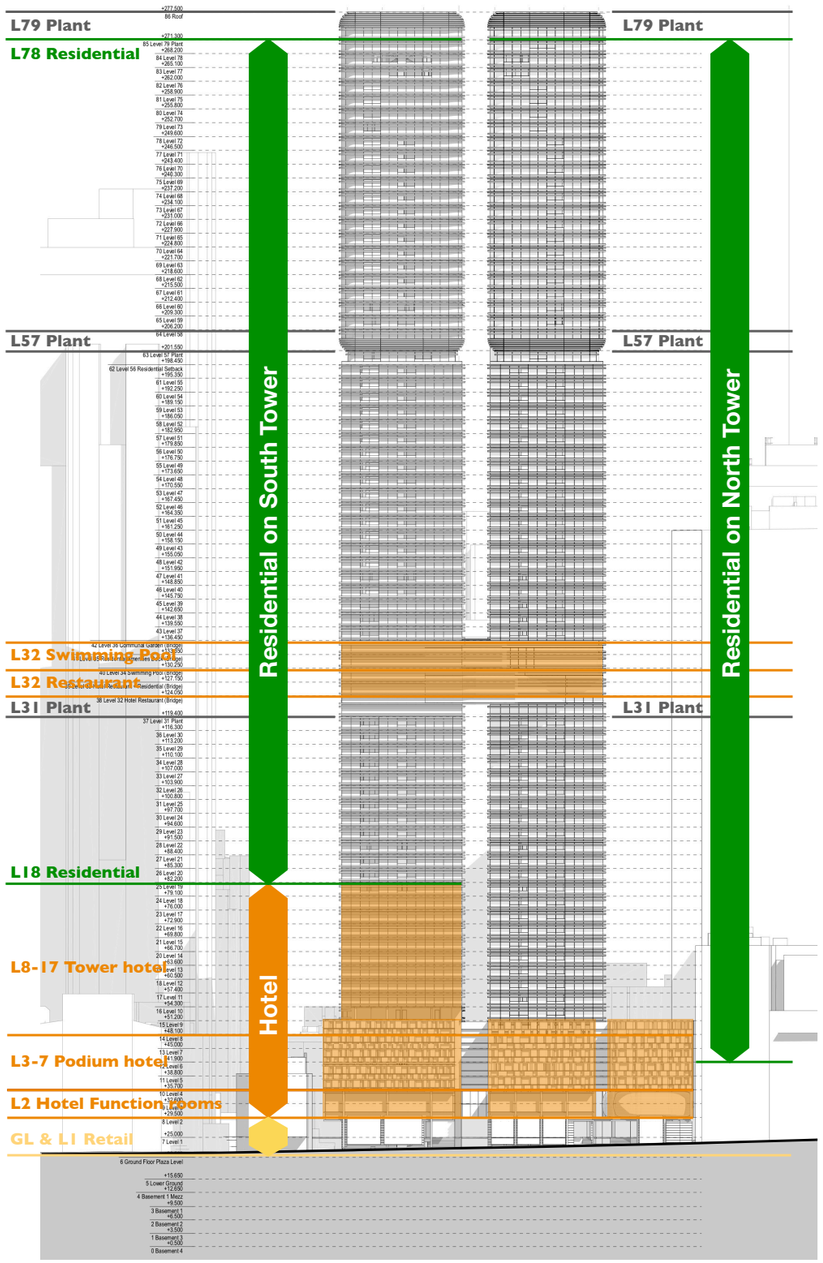
The sky bridge ties twin towers, which provides a public accessible hotel reastaurant and two separated swimming pool for hotel and residential amenities.

The podium hotel facing to the Castlereagh street addresses a strong presence to the street scape with the double height function rooms on level 2.

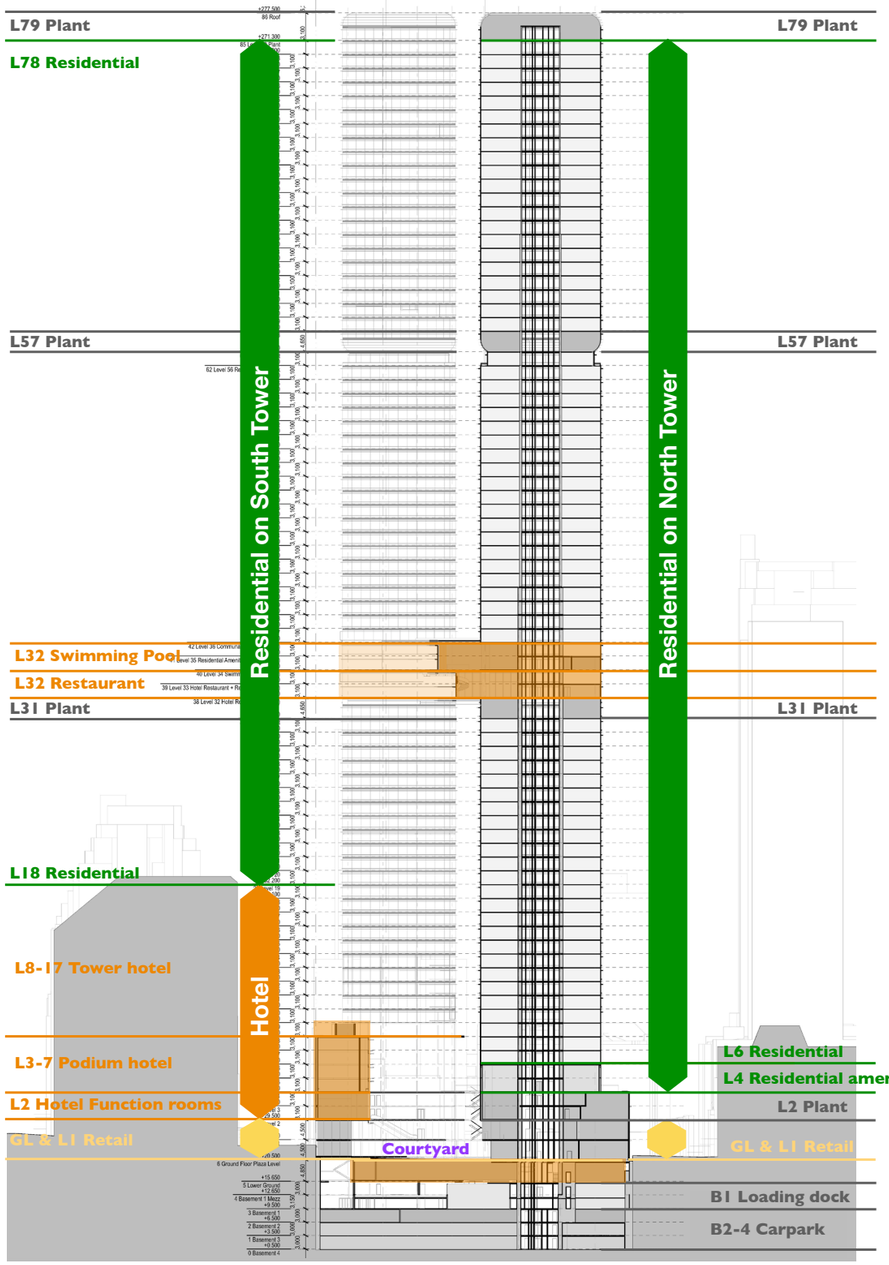
The ground level and level 1 retail interconnects the varying levels of the site through the proposed courtyard, the through site links and the pedestrian arcades.

The lower ground level provides hotel drop off which is visually connect to the courtyard above by the introduced lightwell which celebrates the arrival to the site.

The loading and parkings are located within the basement accessed via rationalized vehicle entrance portal on Pitt Street.



Castlereagh Street Elevation



East-west section

Entries

The Hotel lobby entry is located on Castlereagh Street and the proposed courtyard level below the south tower, both of them are well present to the public circulations.

The south tower residential entry is located on the corner of Dungate lane and the proposed north-south pedestrian arcade link, their bike park entry is from the laneway.

The north tower residential entry is located on the Pitt Street, their bike park entry is from the northern pedestrian arcade link.

The sky bridge and the function room access are provided from the hotel lobby below the south tower and the lobby below the north tower. The sky bridge / function room lobby entry is from the proposed courtyard.

The level 1 retail arcade accesses are provided from the multiple locations. From the Castlereagh Street people are able to access by half level up via stairs or accessible lift provided next to the northern stair. From the Livepool Street, there is a direct lift access from the street level or escalator access from the proposed north-south pedestrian arcade link.

Ground floor plan

1 **Hotel lobby entry**
2 **South tower residential entry**
3 **South tower bike park entry**
4 **North tower residential entry**
5 **North tower bike park entry**
6 **Sky bridge / fuction room lobby**
7 **Speak easy entry**
8 **Hotel staff entry**
9 **Level 1 retail arcade entry**

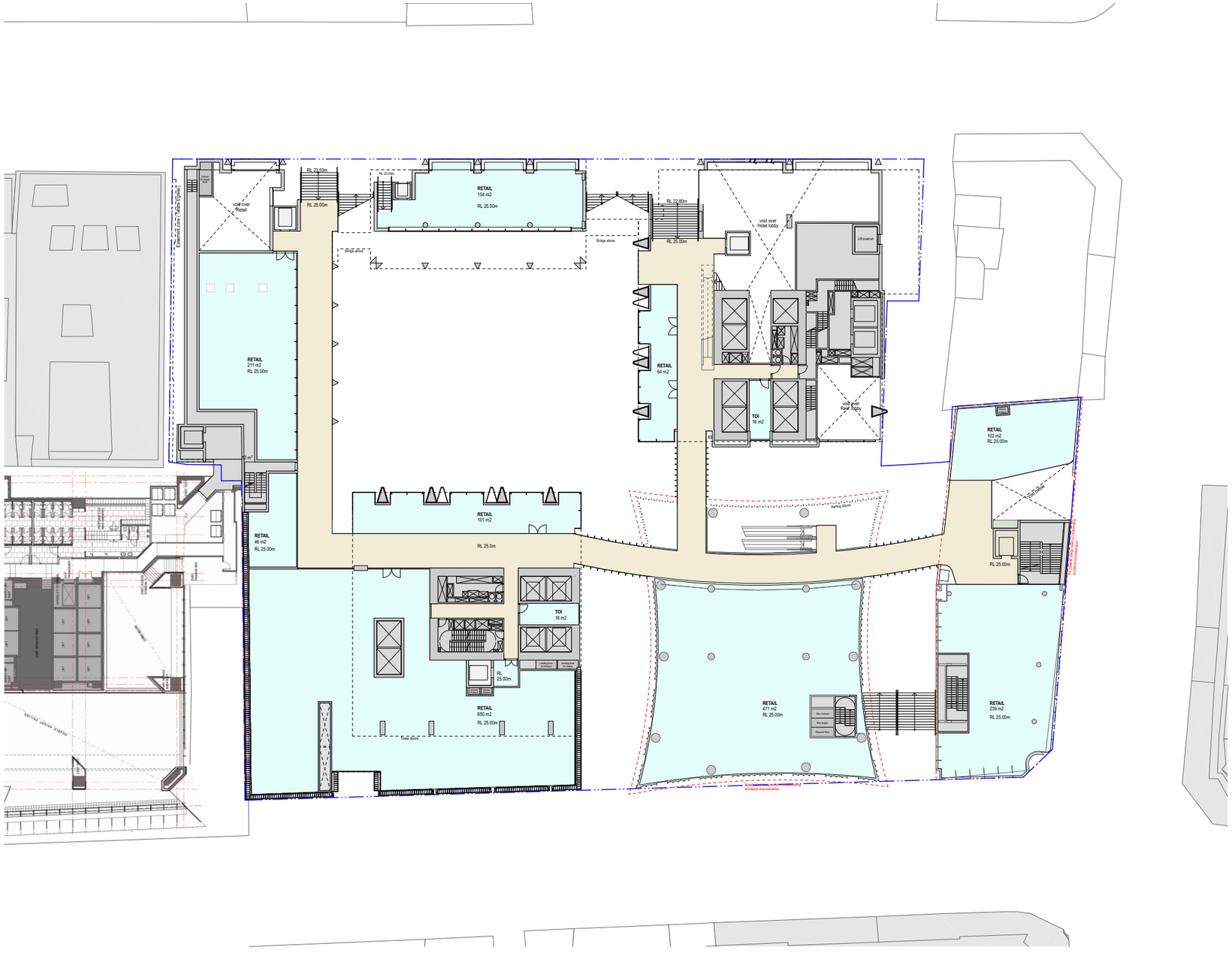
16 Secondary Entry

Level 1 Retail Arcade

The retail arcade connects all building blocks within the development site by light bridges, which activates the overall site together with well connecting ground level retails.

The generous retail blocks provide flexible subdivisions to accommodate various scaled potential future tenants.

The circulation spaces are introduced with the public seatings, which are open to the proposed courtyard and through site links. Those open terraces provide a visual connection between the elevated retail arcade and the public domains below.



Lower Ground Hotel Drop-off

The hotel drop-off is located on the lower ground level which is accessible from the car ramp on the northern Pitt Street.

The light well is introduced above the hotel drop-off zone which provides the natural light and the visual connection between the lower ground hotel arrival and the proposed courtyard, also the hotel ballroom.

The hotel drop-off is also physically well connected to the hotel lobby on ground level via lifts and stairs. The luggages are dropped at the concierge desk on Lower ground level before checking in at the reception on ground.

Ground floor plan

10.2 **Vehicle Access**

The existing 4 vehicle access points have been rationalized into a single entry to the north of the site on Pitt Street, which largely engages to a pedestrianised site development.

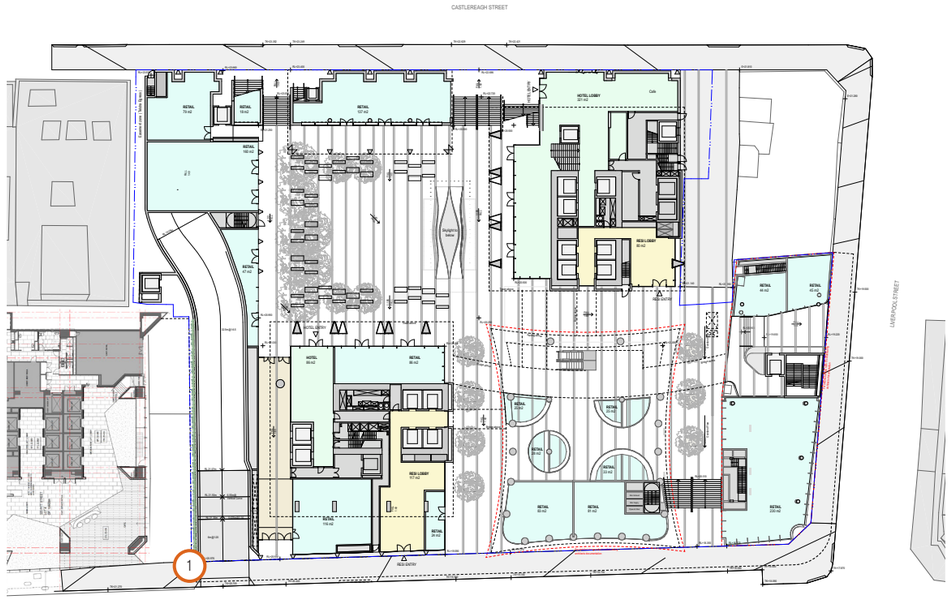
The hotel drop-off is located on the lower ground level with natural light access from above, which is well connected to the hotel lobby facing to the Castlereagh Street and the proposed courtyard.

The retail carpark is located on the lower ground level for 43 car spaces, which is accessible without passing through the hotel drop-off by separated access lane.

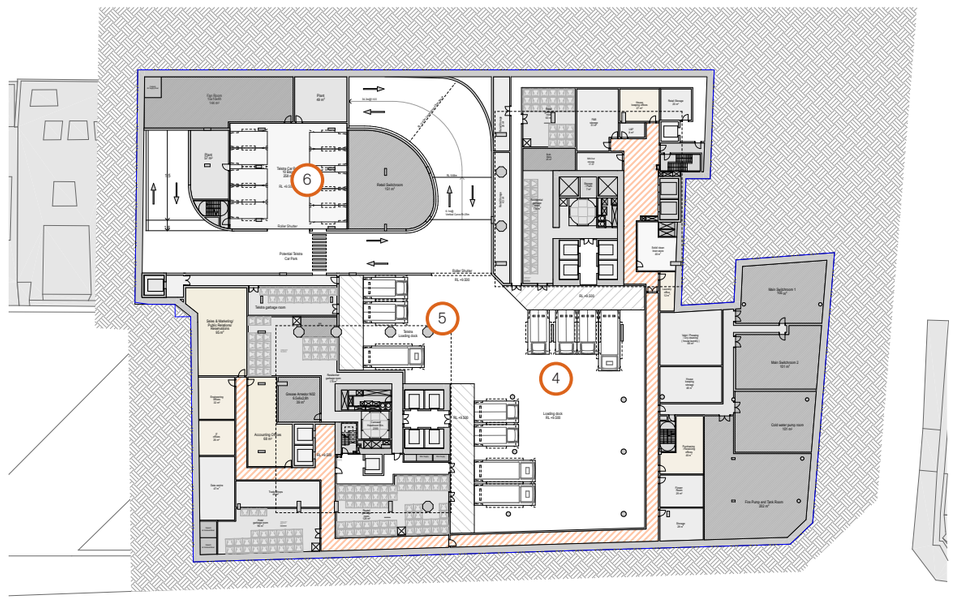
The loading dock occurs at the Basement 1, which is shared between the residents, hotel and retails. The existing Telstra loading dock is also consolidated into this space by providing the direct lift access to their original loading point. On same level, the Telstra carpark is provided for 10 car spaces.

The hotel valet carpark is located at the Basement 2 for 36 car spaces close to the access ramp and hotel lifts, which is separated from the residential carpark by security.

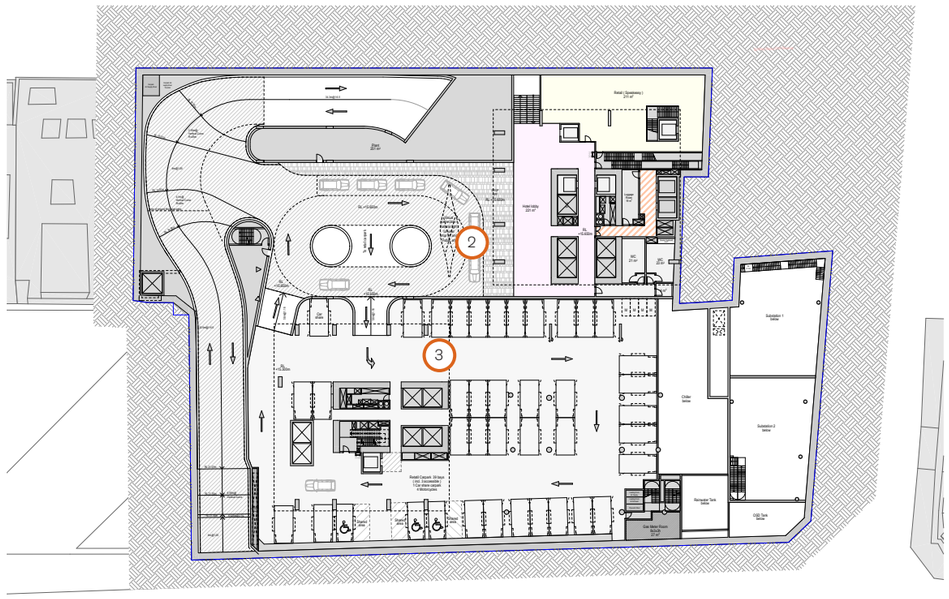
The residential carparks are located at the Basement 2 to Basement 5 for 377 car spaces.



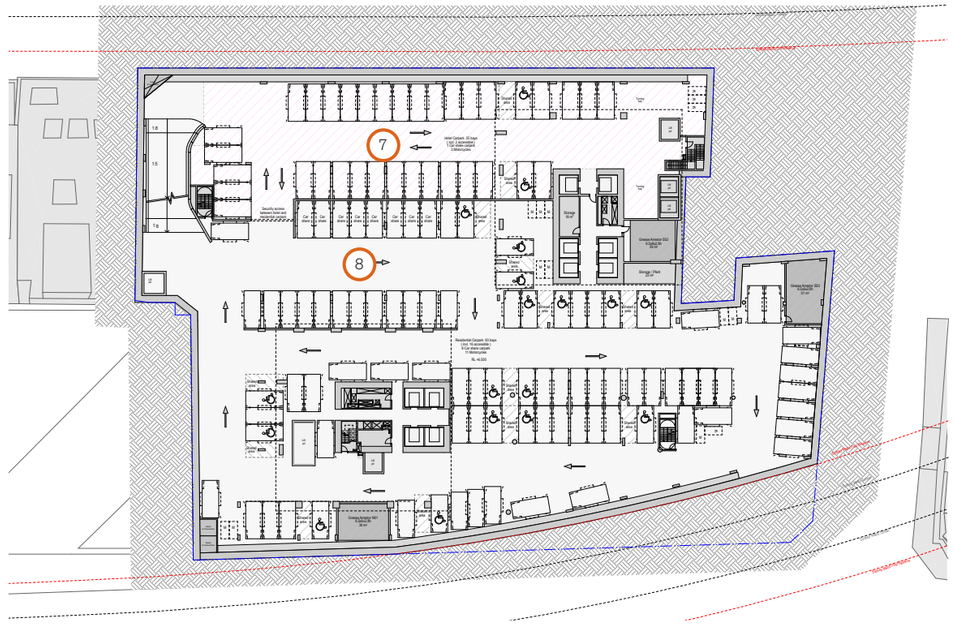
Ground level - Basement access ramp



Basement 1 - Loading dock and Telstra loading dock / carpark



Lower ground level - Hotel drop off and Retail carpark



Basement 2 - Hotel valet carpark and Residential carpark

Basement 3 - Residential carpark

Basement 4 - Residential carpark

Basement 5 - Residential carpark

1 **Basement access ramp**
2 **Hotel drop-off**
3 **Retail carpark**
4 **Loading dock**
5 **Telstra loading dock**
6 **Telstra carpark**
7 **Hotel valet parking**
8 **Residential carpark**


WORLD TOWER

10.3 Apartment Design Guide Compliance Schedule

338 Pitt Street — Apartment Design Guide Analysis				
Issue date: 10.12.19				
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	• Refer to Section of the report - Site Location and Analysis. • The site has been developed with 2 slender residential towers in order to maximise the benefit from the stunning views, natural ventilation and view sharing with neighbours
		3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	• Refer to the Streetscape section of the report • Within the constraints of the City of Sydney Council DCP, the building form has been developed and the apartments are located to optimise solar access and maximise view sharing.
	Orientation	**3B-2**	Overshadowing of neighbouring properties is minimised during mid winter	• The overshadowing of the surrounding buildings in a dense context such a this environment by any build form is to be expected. Nevertheless, within the constraints of the City of Sydney Council DCP, the building forms and orientation have been composed to minimise overshadowing. The overshadowing impact of the proposed development onto the adjacent buildings is considerably lower than the approval envelope for this site. • Refer to the sun eye view study illustrating shadows to the adjacent buildings and public domain.
	Public Domain Interface	**3C-1**	Transition between private and public domain is achieved without compromising safety and security	• At the centre of the development lays a lively pedestrian square surrounded by residential and hotel entry lobbies as well as retail. The aim is to create a bussing atmosphere, which allows for a hierarchy of activation from the noisy street scape, to lively plaza, activated retail and finally secluded roof top gardens and residences. • Opportunities for concealment are minimised • Passive surveillance is provided from surrounding hotel and residential lobbies as well as retail
		3C-2	Amenity of the public domain is retained and enhanced	• Existing laneways and through site links will be upgraded and the concept is continued through the site by creating 3 additional laneways connecting pedestrian traffic through the city block.
	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 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 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 3 pm on 21 June (mid winter)	• The location of the site provides ample access to close by Hide park and Botanical Garden • The provided Open communal space equates to 21 % of the site area • In addition, internal residential communal space such as pool, gym, meeting rooms and entertainment facilities are provided • The skybridge residential rooftop garden exceeds the required 50% of winter sun.
		3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	• refer to point 3D-1 • refer to landscape report
		3D-3	Communal open space is designed to maximise safety	• Passive surveillance of space and CPTED principles have been considered throughout the development and will 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	▪ refer to report section - Public Domain
	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: **Site area** / **Min. Dim.** / **Deep Soil zone (% of site area)** <650m2 / - / 7% 650m² - 1500m² / 3m / 7% >1150m² / 6m / 7%	• As the site is located within the CBP centre in a dense urban location the development presents a well considered urban planting and landscape scheme • refer to landscape report

338 Pitt Street — Apartment Design Guide Analysis				
Issue date: 10.12.19				
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**fjmt Studio Commentary**
	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 • Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: **Building Height** / **Habitable 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	• All building separation distances towards the boundary, comply with the criteria. • All building separation distances within the site comply with the objective of the design. In a dense urban environment, the proposed scheme retains visual privacy between residential tower by means of facade treatment.
		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	• Horizontal louver bands provide shading as required by BASIX • Micro blades within DGU act as visual separation while being directed to allow views towards water and desired landmarks
	Site Access - Pedestrian Access and Entries	**3G-1**	Building entries and pedestrian access connects to and addresses the public domain	• Entry lobbies will be located off proposed central plaza and new laneways
		3G-2	Access, entries and pathways are accessible and easy to identify	• Access requirements have been identified including requirements for access to lobbies, apartments and retail. All have on grade accessible access and contrasting colours for vision impairment. Signage to entrances are provided in addition to site wide way-finding strategies.
		3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	• 3 new through site links compliment the existing and to be upgraded Dungate Lane connection and weave an enticing net of activated pedestrian traffic linking Castlereagh and Pitt street
	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	• The existing 4 vehicular access points and drop offs will be consolidated into one driveway leading motorised vehicles into a large shared basement separating pedestrian traffic from vehicular movements completely.
	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: ✶ 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.	• Refer to Traffic Report for details of car parking numbers.
		3J-2	Parking and facilities are provided for other modes of transport	• Bicycle parking is provided for all apartments (9). • Car sharing has been considered . • Refer Traffic Report for detail.
		3J-3	Car park design and access is safe and secure	• The car park is secure with access directly to the residential and hotel lifts.
		3J-4	Visual and environmental impacts of underground car parking are minimised	• refer to 3H-1 • Hotel drop off will be locate under ground with overhead connection to natural light
		3J-5	Visual and environmental impacts of on-grade car parking are minimised	• The impact of entry and loading on ground level is minimised by maintaining a single entry point accessed off Pitt street

338 Pitt Street — Apartment Design Guide Analysis				
Issue date: 10.12.19				
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**fjmt Studio Commentary**
		3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	• 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 ✶ Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas ✶ In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter ✶ A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	• 77.5 % of all living rooms receive 2 hours of sunlight on 21 June • 76.1 % of all private open spaces receive 2 hours of sunlight on 21 June
		4A-2	Daylight access is maximised where sunlight is limited	• 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	• Shading devices such as horizontal louver bands are used across the development for specific facade responses. Refer to elevations and 3D imagery.
	Natural Ventilation	**4B-1**	All habitable rooms are naturally ventilated	• 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	• As the apartments are only located mostly above level 09, the natural ventilation is maximised.
		4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. 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. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	• 80% of apartment below level 10 have dual aspects and the development therefore complies with the criteria
		4C-1	Ceiling height achieves sufficient natural ventilation and daylight access 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings ✶ 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. These minimums do not preclude higher ceilings if desired	• All habitable rooms have a minimum ceiling height of 2.7m. • All non-habitable rooms have a minimum ceiling height of 2.4m
		4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	• All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m • All ceiling mounted services are located in 2400 ceilings over non habitable areas. • Bulkheads do not protrude into habitable spaces
		4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	• Ceiling height will comply with the prescribed DCP heights. (Floor to Ceiling height ground floor and level 01 = 4,5 m) • The apartment ceiling heights comply with Objectives 4C1 and 2 • The communal space ceiling levels and floor to floor heights reflect a double height

338 Pitt Street — Apartment Design Guide Analysis				
Issue date: 10.12.19				
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**fjmt Studio Commentary**
		4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity 1. Apartments are required to have the following minimum internal areas: ✶ 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 5m^2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 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 apartments either conform or are larger than 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 apartments The scheme results in the following approximate range of apartment sizes • 1 Bed 55-62 m2 • 2 Bed 82-97 m2 • 3 Bed + above108 m2 • All habitable rooms have windows which represent more than 10% of the floor area of the room.
		4D-2	Environmental performance of the apartment is maximised 1. Habitable room depths are limited to a maximum of 2.5 x the 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	• All apartments comply with the 8m to the back of the kitchen rule of thumb. • All apartments 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	Apartment layouts are designed to accommodate a variety of household activities and needs 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: ✶ 3.6m for studio and 1 bedroom apartments ✶ 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	• All apartments comply with the minimum ADG bedroom sizes. • All apartments comply with the minimum ADG living room widths.
	Private Open Space and Balconies	**4E-1**	Apartments provide appropriately sized private open space and balconies to enhance residential amenity ✶ 1 Bedroom - 8m^2 - min 2m depth ✶ 2 Bedroom - 10m^2 - min 2m depth ✶ 3 Bedroom - 12m^2 - min 2.4m depth 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 15m^2 and a minimum depth of 3m.	• All of the proposed apartment balcony areas satisfy or are above the ADG objectives.
		4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	• Balconies are connected to the living areas to maximise sunlight, views and natural ventilation.
		4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	• Balconies are located within the building envelope to become an integral part of the form. • Location of balconies are chosen to improve views • Facade design provides continuous elevation and integrates balcony openings
		4E-4	Private open space and balcony design maximises safety	• The proposed development satisfies the requirements of the objective. • The handrail design is contiguous across the width of all balconies and the heights are compliant with the Australian Standards and NCC
	Common Circulation and Spaces	**4F-1**	Common circulation spaces achieve good amenity and properly service the number of apartments 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	• The maximum number of apartments off a circulation core on a single level is six (6).
		4F-2	Common circulation spaces promote safety and provide for social interaction between residents	• Areas in front of lifts and corridor widths allow for sufficient circulation space and interaction of residents. Each lobby has access to daylight overlooking James Lane.

338 Pitt Street — Apartment Design Guide Analysis				
Issue date: 10.12.19				
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**fjmt Studio Commentary**
	Storage	**4G-1**	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: ✶ 1 Bedroom - 6m3 ✶ 2 Bedroom - 8m3 ✶ 3 Bedroom - 10m3 At least 50% of the required storage is to be located within the apartment	• Refer to apartment storage schedules. • Any additional storage provided in addition to ADG requirements are included in the storage calculation. • These are provided as a separate cupboards within bedrooms in addition to the required robe space.
		4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	• On grade accessible access is provided to storage facilities
	Acoustic Privacy	**4H-1**	Noise transfer is minimised through the siting of buildings and building layout	• 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. Where possible, rooms with similar noise requirements are grouped together. Wardrobes are also used as sound buffers.
		4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	• Where possible, rooms with similar noise requirements are grouped together. Wardrobes are also used as sound buffers.
	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	• 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. Operable sliders are proposed to balconies to provide a sense of enclosure and privacy when desired.
		4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	• Generally, plant areas are located on seperate levels to residential dwellings • Insulation will be provided to the plant enclosure to minimise noise.
	Apartment Mix	**4K-1**	A range of apartment types and sizes is provided to cater for different household types now and into the future	• a range of apartments types are provided within the building, from 1 bedroom apartments, 1 bedroom with study, 2 bedrooms, 2 bedroom with study apartments, 3 bedrooms and penthouses. • Within typologies, apartment sizes and layouts vary providing for current and future household typologies.
		4K-2	The apartment mix is distributed to suitable locations within the building	• The mix is consistent with DCP requirements.
	Ground Floor Apartments	**4L-1**	Street frontage activity is maximised where ground floor apartments are located	• Not applicable
		4L-2	Design of ground floor apartments delivers amenity and safety for residents	• Not applicable
	Facades	**4M-1**	Building facades provide visual interest along the street while respecting the character of the local area	▪ The facades have been studied in detail in terms of local materiality, environmental response, enhancement of the public domain and modulation of scale and residential rhythm. ▪ refer to section of report- street scape
		4M-2	Building functions are expressed by the facade	• Refer Facade Information in Design Statement
	Roof Design	**4N-1**	Roof treatments are integrated into the building design and positively respond to the street	• The treatment of 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. • Given their exposure the roof is seen as a “fifth facade” and has been carefully composed to conceal plant and equipment from the street view and to contain within a limited and defined area.
		4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	• Communal open space is located in form of rooftop garden on level 36 and 04 • The Hotel Spa is located on level 08 roof top
		4N-3	Roof design incorporates sustainability features	• Refer to landscape report
	Landscape Design	**4O-1**	Landscape design is viable and sustainable	• Refer to landscape report
		4O-2	Landscape design contributes to the streetscape and amenity	• Refer to landscape report
	Planting on structures	**4P-1**	Appropriate soil profiles are provided	• Refer to landscape report
		4P-2	Plant growth is optimised with appropriate selection and maintenance	• Refer to landscape report
		4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	• Refer to landscape report • Refer to section in report - Public Domain

338 Pitt Street — Apartment Design Guide Analysis				
Issue date: 10.12.19				
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**fjmt Studio Commentary**
	Universal Design	**4Q-1**	Universal design features are included in apartment design to promote flexible housing for all community members • Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	• 61 out of 592 apartments are adaptable • 58 out of 592 apartments are to universal design silver standards. This equates to a total of 20.1% of all apartments.
		4Q-2	A variety of apartments with adaptable designs are provided	• Adaptable apartments range in apartment size, (2 bed, 3 bed, Penthouse) and typology. • Equitable access is provided to all adaptable apartment doors in accordance with AS 1428.2
		4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	• Apartment layouts are flexible and can accomodate different furniture layout to suit range of lifestyle. Light weight internal partitions are proposed to permit layouts to be changed at later date to suit requirements.
	Adaptive Reuse	**4R-1**	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	• Not applicable
		4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	• Not applicable
	Mixed Use	**4S-1**	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	• 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	• The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrates compliance with this.
	Awning and Signage	**4T-1**	Awnings are well located and complement and integrate with the building design	• The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrates compliance with this objective
		4T-2	Signage responds to the context and desired streetscape character	• Signage to be developed under separate application
	Energy Efficiency	**4U-1**	Development incorporates passive environmental design ✶ 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	• See 'Solar and Daylight Access' for natural daylighting. • All apartments have internal drying facilities and where indicated, screened balconies.
		4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	• The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation and BASIX certificate which illustrate compliance with this objective
		4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	• Natural ventilation is provided.
	Water Management and Conservation	**4V-1**	Potable water use is minimised	• The proposed development satisfies the requirements of the objective
		4V-2	Urban storm water is treated on site before being discharged to receiving waters	• The proposed development satisfies the requirements of the objective. Refer to Services Design Statement.
		4V-3	Flood management systems are integrated into site design	• All Ground Floor levels have been designed to suit flood levels and freeboard requirements
	Waste Management	**4W-1**	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	• All waste storage and management facilities are accessed from James Lane and are not accessible nor visible to the general public.
		4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	• A garbage chute and a recycling chute is provided for the apartments.
	Building Maintenance	**4X-1**	Building design detail provides protection from weathering	• 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	• All facades are accessible for cleaning and maintenance via BMU
		4X-3	Material selection reduces ongoing maintenance costs	• Materials have been carefully selected to require minimum ongoing maintenance.
	Building Configuration - Safety of Children		▪ 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	☑ All openable windows located at fall height are fully screened