42 HONEYSUCKLE DRIVE
COTTAGE CREEK PRECINCT
NEWCASTLE

NEWCASTLE CITY COUNCIL
DEVELOPMENT APPLICATION

ARCHITECTURAL DESIGN RESPONSES

MAY 2018
REV B

BATESSMART™

CLIENT
Doma Group
THE DOMA GROUP

PROJECT NUMBER
s12109

CONSULTANTS

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Geotechnical	Douglas
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Planning	KDC Planning
Services	S4B
Survey	de Witt Consulting
Waste Management	Elephant's Foot
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1.0 INTRODUCTION

DEVELOPMENT SUMMARY

This design responses have been prepared by Bates Smart Pty Ltd for DOMA Group for the site known as 42 Honeysuckle Drive, Newcastle and forms part of the additional information provided in support of the New Development Application to The City of Newcastle.

The following document summarises and addresses the main issues raised in the following assessments:

- *The City of Newcastle. Letter dated 15th March 2018 from the Principle Planner - Geof Mansfield*
- *NSW Government Planning and Environment. Letter dated 15th March 2018 from Key Site Assessor - Ben Lusher*
- *GA NSW. Letter dated 07th March 2018 from the Director Design Excellence - Olivia Hyde .*

This document should be read in conjunction with a letter prepared by KDC that addresses any of the items outside of this report

DEVELOPMENT SUMMARY

Floor Space

Site Area	3,726 m^2
Total GFA	11,010 m^2
FSR	2.95:1

Hotel

Standard Rooms	140
Suite Rooms	8

Serviced Apartments

Dwellings	7

Residential Mix

Dwellings	52 units
Comprising	6 one bedroom apartments
	33 two bedroom apartments
	13 three bedroom terraces

Car parking (total 234 car spaces)

2.0 BUILT FORM

BUILDING HEIGHT

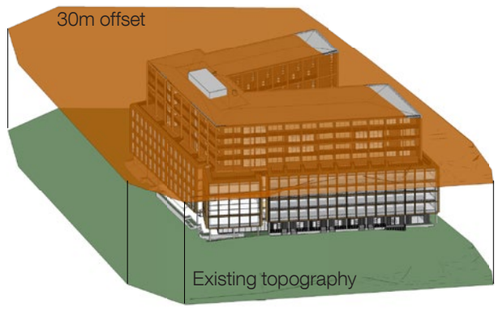
2.0 BUILT FORM:

'Provide further detail in plan and section form clearly identifying and quantifying the parts of the building which exceed the maximum height of 30 metres'

The built form follows the northern frontage of Honeysuckle Drive to provide a slender building mass. The building facade breaks down the overall building scale by the use of the grid structure for the Little National Hotel. The patterned facade of the northern residential levels recognises the variety of single and double storey dwellings.

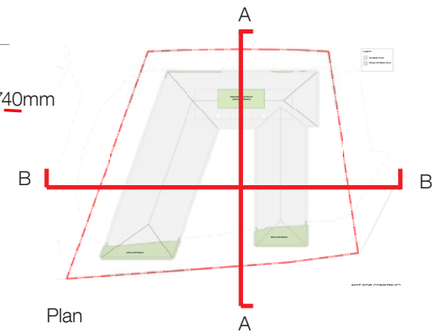
See plan, sections & 3D through the building illustrating the elements of the building that are beyond the maximum 30m height limit (highlighted in green). The red line demonstrates the 30m offset from the surveyed existing ground plane.

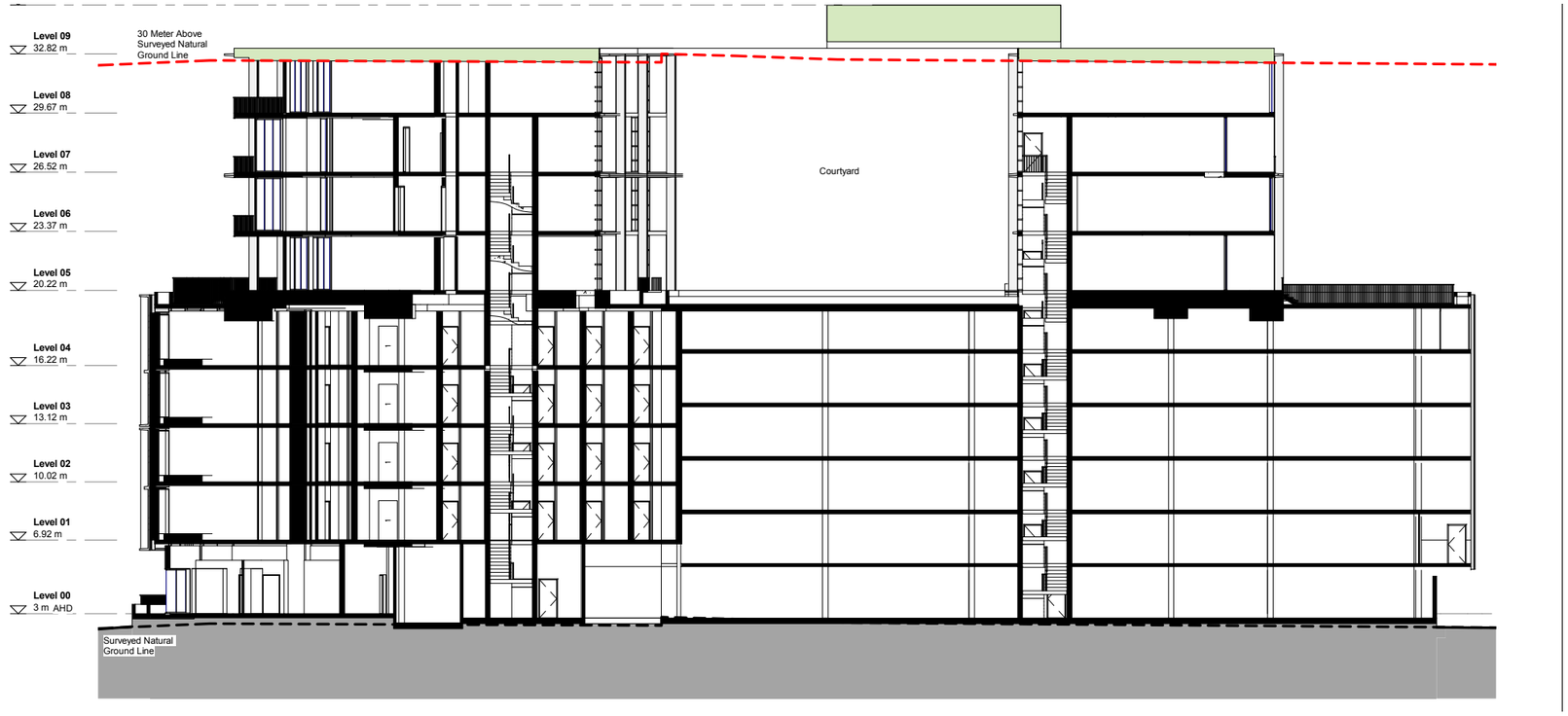
The green shading highlights clearly the portions of the building that are beyond the 30m height limit. These are the ends of the south roof to both east and west "wings" and the fire sprinkler tanks set in the middle of the plan to the northern roof.



ISOMETRIC VIEW.
OFFSET TOPOGRAPHY 30m

SECTION A-A





SECTION B-B

2.1 BUILT FORM OVERSHADOWING

2.1 BUILT FORM:

'Provide revised overshadowing diagrams which clearly show a comparison between the proposed portions of the building which exceed the 30m height standard and a fully compliant building'

The building form is appropriate for this site and building purpose, in terms of alignment, proportions, and building elements. The building shape defines the public zones, continues the character of Honeysuckle drive, including their outlook and provides an internal courtyard outlook.

Moreover, the majority of the building sits within the overall scale of the site set by the relevant controls, the building defines it edges to achieve a scaled, human and exciting response to the street environment.

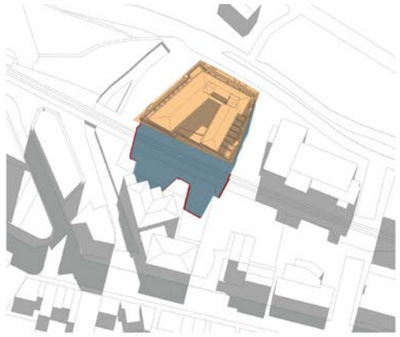
See the revised overshadowing diagrams illustrating the comparison between the 30m height standard and the current building form in both the winter solstice and the equinox.

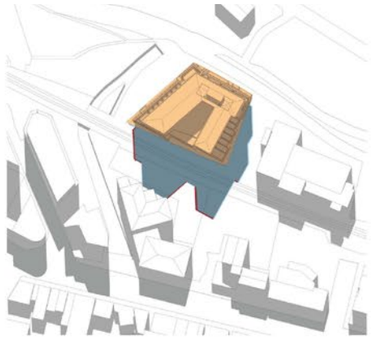
It can be seen that the additional height has very little difference in the extended shadow due to the extra height being placed within the centre of the roof plan across the northern face. With varying permissible heights from neighbouring buildings ensures that the building maintains a presence and prominent address without affecting greatly the green belt and pedestrian connection from the light rail to the waterfront.

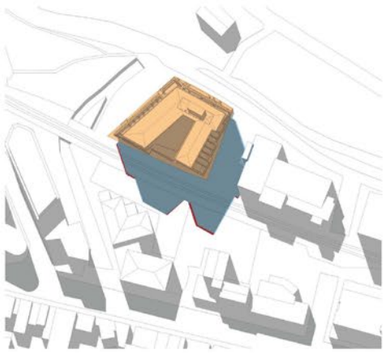
WINTER SOLSTICE

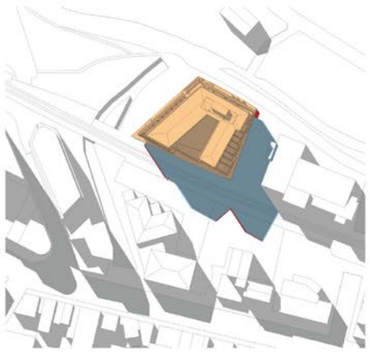

9 AM Winter Solstice


10 AM Winter Solstice

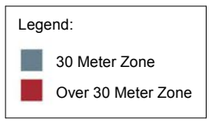

11 AM Winter Solstice


12 PM Winter Solstice

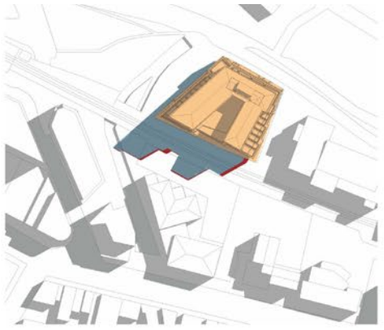

1 PM Winter Solstice


2 PM Winter Solstice

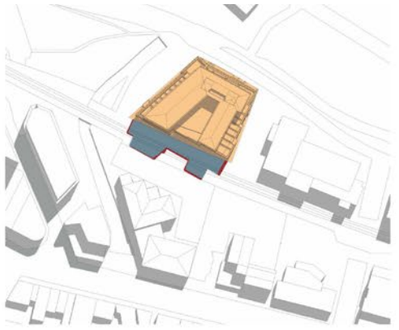

3 PM Winter Solstice

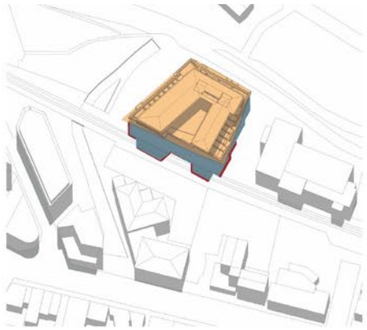


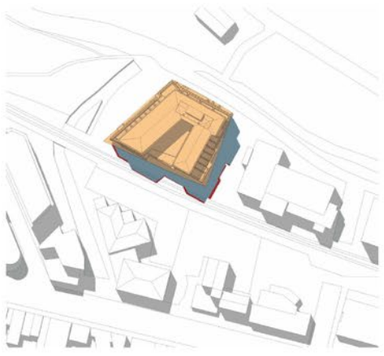
EQUINOX

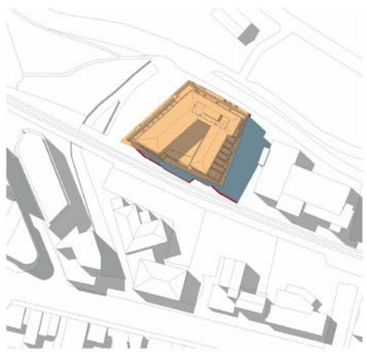

9 AM Equinox

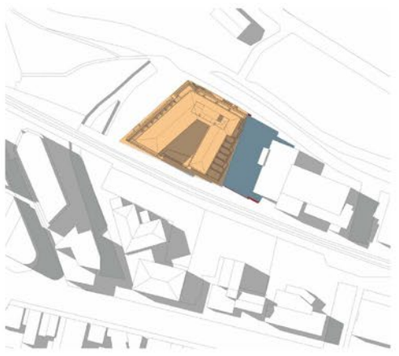

10 AM Equinox

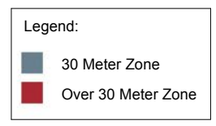

11 AM Equinox


12 PM Equinox


1 PM Equinox


2 PM Equinox


3 PM Equinox



2.2 BUILT FORM VIEW IMPACTS

2.2 BUILT FORM:

'Provide an analysis of view impacts associated with the proposed variation to the 30m height standard on existing nearby residents, noting the concerns raised about view loss in public submissions'

The Newcastle LEP 2012 identifies the allowable Heights of Buildings around the site. This is shown in the figure, bottom RHS side of the page.

These controls have informed the building design for 42 Honeysuckle Drive and the majority of the building sits well within the 30m height limit, which is entirely in-keeping with the surrounding development profile. The elements that project beyond the 30m are the roof top plant and the eaves to the southern roofs of the east and west "wings".

In order to demonstrate that this has little or no affect of the surrounding building views we have taken views 1-3 and extrapolated what the view would look like.

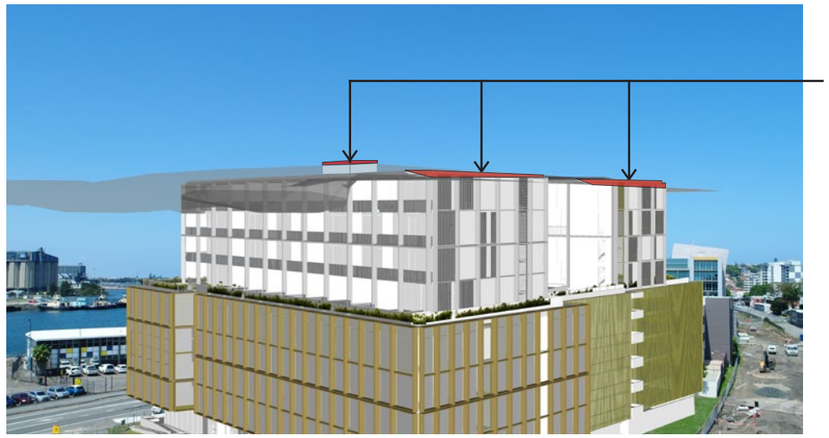
View 1. **Astra Apartments**
New development 8 storey's high + ground
South - West View
Top floor apartment at approximate 27 meter AHD
View significantly zoom in to illustrate the building edge above 30m - no view of the plant room to the north

View 2. **25 Bellevue St**
Development 8 storey's high + ground
South - West View,
Top floor apartment at approximate 27 meter AHD
View significantly zoom in to illustrate the building edge above 30m - no view of the plant room to the north

View 3. **Ibis Newcastle Hotel**
3 storeys high + ground
South - East View,
Top floor hotel room - approximate 15 meter AHD
View significantly zoom in to illustrate the building edge above 30m - little view of the plant room and the southern building edges

The red zones highlight areas above 30m natural surveyed ground line.

View 1.

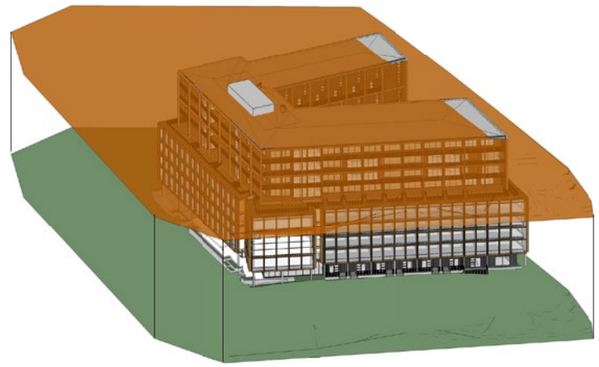


The red zones highlight areas above 30m natural surveyed ground line

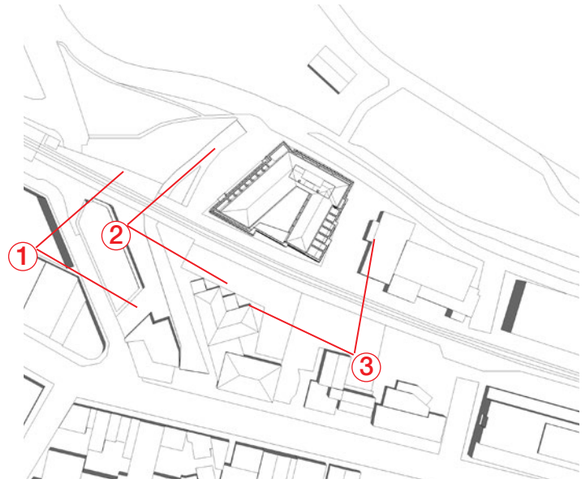
View 2.

The red zones highlight areas above 30m natural surveyed ground line

View 3.



3D view above. Orange shading set at the 30m line above natural ground level shaded in green.



View Locations

Newcastle LEP 2012 Maximum Building Heights

2.3 BUILT FORM SCREENING

2.3 BUILT FORM:

The proponent should propose strategies for screening private external drying areas and storage zones from the public domain. Alternative communal facilities could also be considered including communal drying areas or drying rooms'

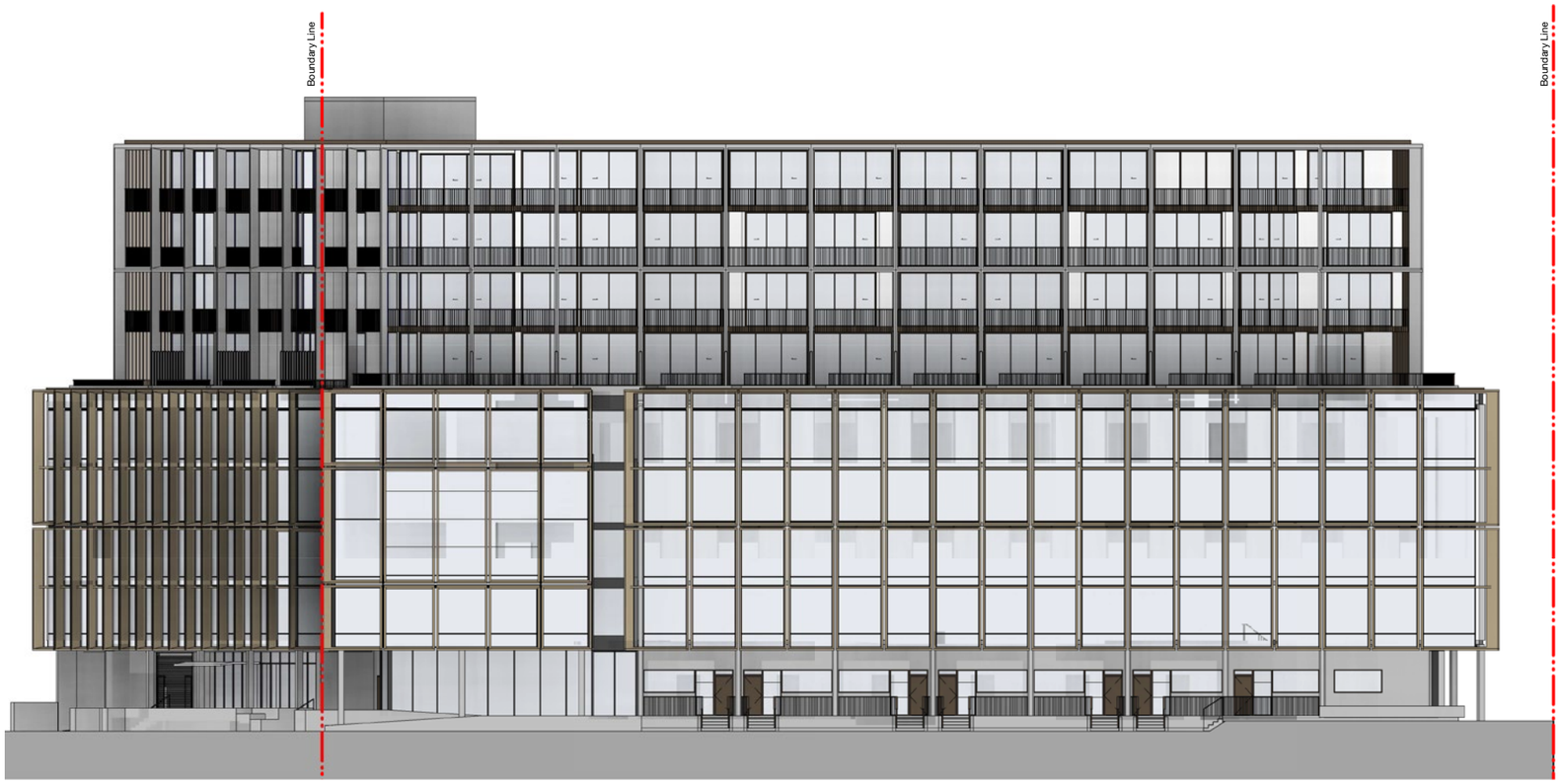
We understand the importance of hiding personal items on balconies. Making the balustrade 2/3 solid is one way of addressing the issue but this should not drive the architecture and facade design.

Our suggestion would be to avoid having a 2/3 solid screening to the external drying areas as all apartments will want to maximise their waterfront views.

The apartment layout will provide a separate integrated laundry and each apartment will be supplied with a drier. Moreover, byelaws will be written into the strata to eliminate any drying on balconies to avoid the risk of clothes being blown over the balustrade and across the street.

The building base has been carefully articulated to provide appropriate scale, relationship and interest to the public domain. At level L05, the building form is set back relative to the Hotel component below, creating a landscape zone bordering the generous residential balconies to further break down the scale of the building and step back within the overall footprint. This should result in further obscuring the views from street level.

All storage is either within the apartment or a storage cage in the carpark. These will meet the required volumes based on number of bedrooms as set out in SEPP 65. Refer to point 3.4

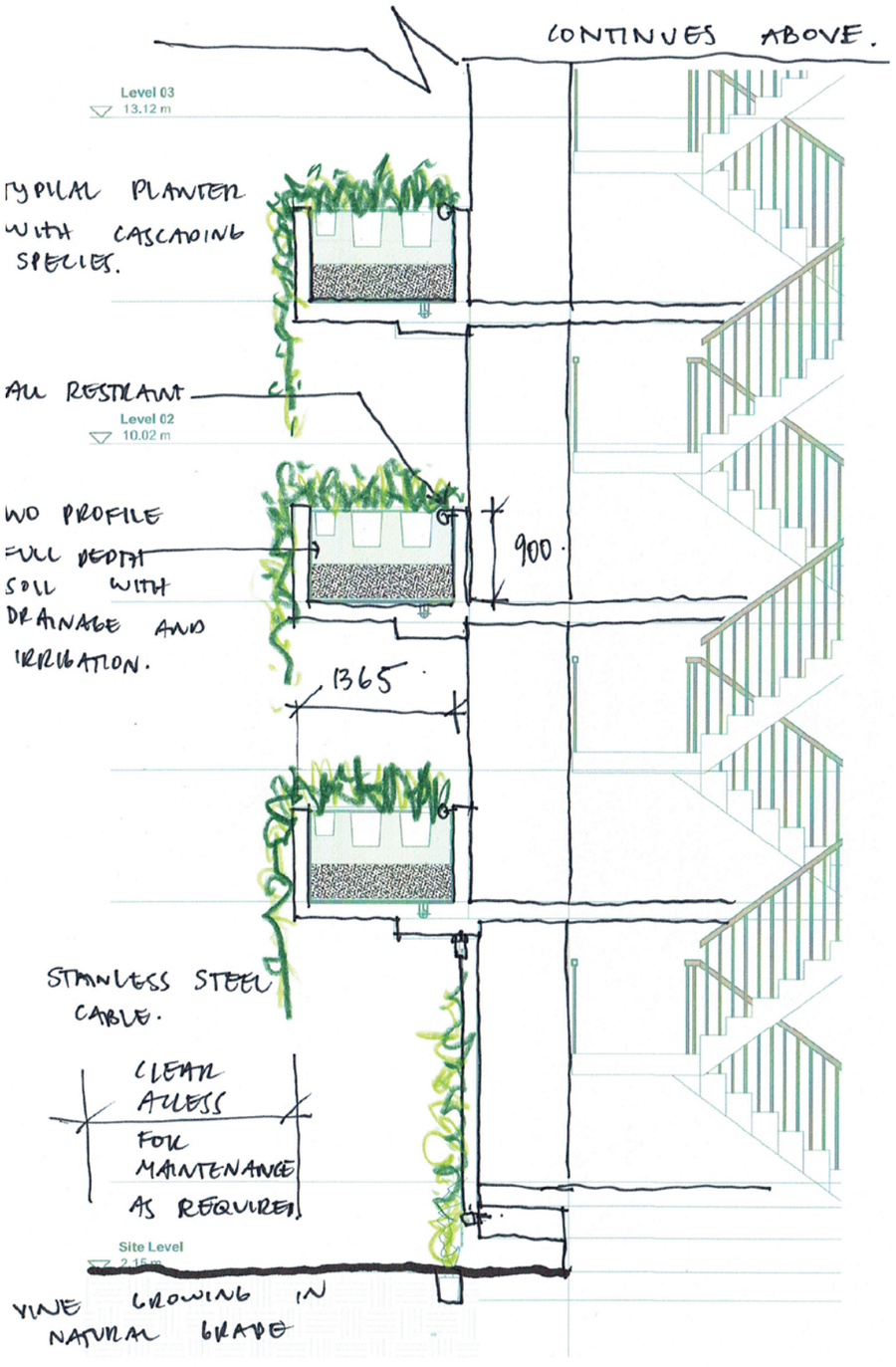


2.4 BUILT FORM LANDSCAPING

2.4 BUILT FORM:

Provide a design verification statement from a green wall expert to ensure suitability of the system proposed.

Refer to attached letter from Green wall expert which refers to the suitability of the proposed system.



1 Southern facade planters and green facade on GF-Typical
Scale: 1:50

JUNGLEFY

5 April 2018

42 Honeysuckle Dr, Newcastle- Living Infrastructure Review

To Whom It May Concern,

Junglefy are living infrastructure specialists, performing design, construction and maintenance services for living infrastructure elements on new and existing structures. We are currently consulting with SDC and DOMA to assist in delivering a well-considered Living Infrastructure project that will be Aesthetically and horticulturally successful in the long-term

Junglefy have performed a review of the current design intent for 42 Honeysuckle Drive, Newcastle for the purpose of assessing its buildability, provisions and ease of maintenance and its long-term horticultural success.

- The construction phase of the planter box installation and the green façade system is uncomplicated and is managed by light weight technology for planters, soil and drainage elements. These systems have been completed previously to a high standard and only require suitable coordination with the given builder.
- Maintenance off facades is extremely safe and is managed by ropes access technicians that is managed within a fully documented maintenance access strategy serviced by skilled accredited service technicians. Major service events will be quarterly with more frequent inspections for associated systems such as irrigation.
- The Planters are of a high-quality for visual impact and longevity. Irrigation and drainage will directly service these planters for optimum horticultural results managed with a documented maintenance strategy.
- Plants selected will be suitable for south and east aspects. Jointly SDC / Junglefy will collaborate our Horticultural experience to provide the best solution for this location. We have previously collaborated on significant projects such As One Central Park, Sydney to provide similar solutions.

Junglefy would be happy to discuss any further questions as we are committed to the integrated success of this design, construction and maintenance.

Best regards,

Andrew Booth

NSW State Manager

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1300 535 644 | info@junglefy.com.au | www.junglefy.com.au

3.0
RESIDENTIAL AMENITY
COMMUNAL SPACE

3.1 RESIDENTIAL AMENITY:

'Provide amended plans / additional information which confirms: the area of communal open space provided, including whether residents are also given access to hotel facilities including the gym and library / lounge'

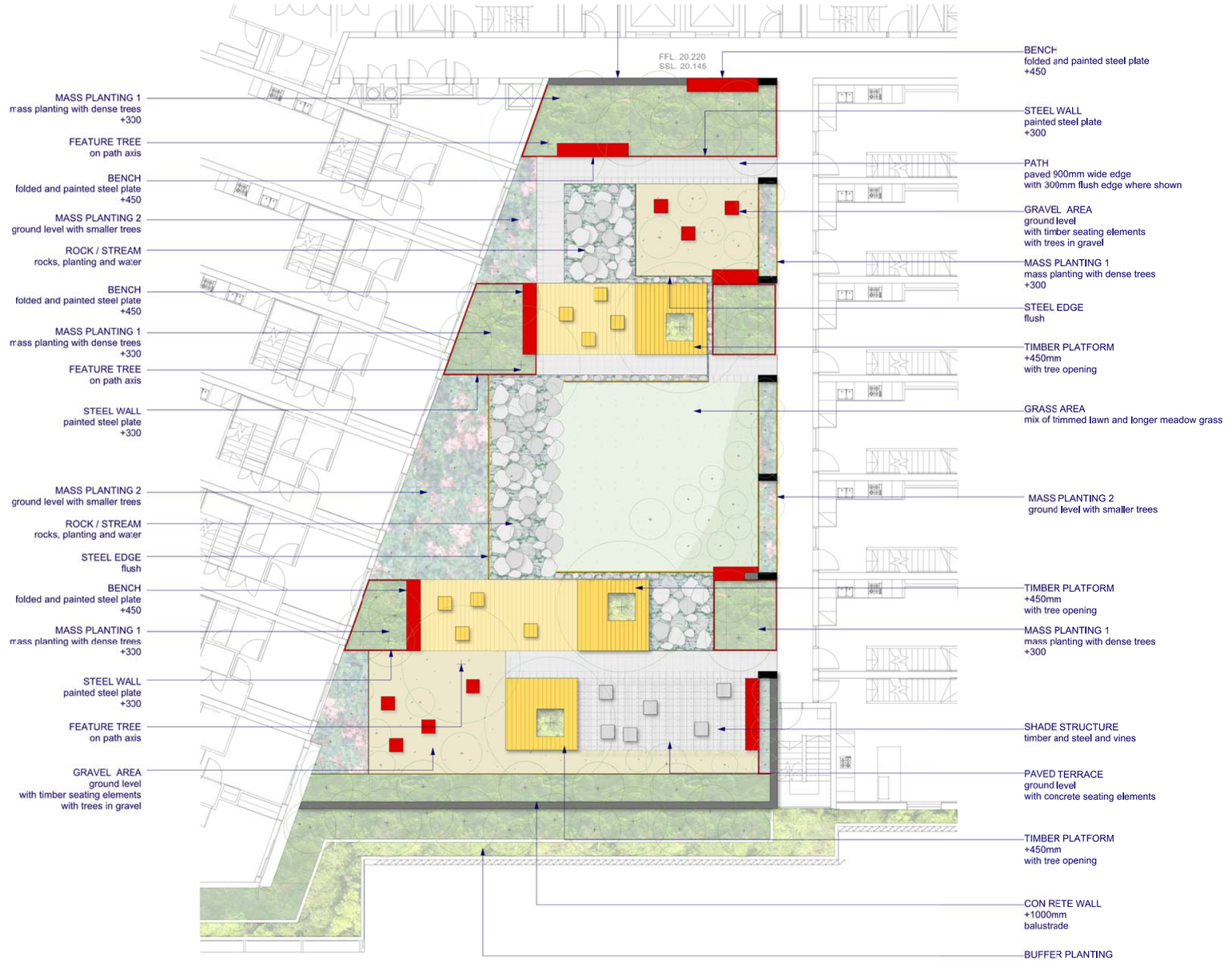
Good design recognises that together landscape and building operate as an integrated and sustainable system, resulting in greater quality and amenity. Level L05 has a integrated quality landscape that will help deliver an outstanding environments and quality apartments.

See SDC Landscape architects plans illustrating the L05 residential communal space, with larger turfed areas, seating areas for gatherings - large or small and a low key facility for BBQ.

It should also be noted that the private gardens within the courtyard have been removed to allow for a larger communal amenity. The gardens where situated off the bedrooms and would have seen very little use due to overlooking and solar access. The bedrooms facing the courtyard, as with all windows facing the courtyard, will be fitted with angular fixed louvres to provide privacy whilst still maintaining daylight and ventilation.

The hotel is fully separated from the residents, this includes separate parking and entry locations and will not be given access to any of the hotel facilities which including the gym and library/ lounge.

Concept Level 5 Courtyard and Private Terraces



3.1 RESIDENTIAL AMENITY
SOLAR ACCESS

3.2 RESIDENTIAL AMENITY:

Amount and duration of solar access to the communal open space in mid-winter '

Good design recognises that together landscape and building operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. The incorporation of high quality landscape helps deliver remarkable urban environments and high quality residential dwellings.

The duration of solar access to the communal open space mid winter at level 05 is illustrated in the diagrams. Within the 500m2 communal space an area of solar access is achieved to the inside face of the south eastern corner - from the hours of 9.30am till 12.30pm on the winter solstice.

9:30am	area 31m2	= 6%
10:00am	area 82m2	= 16%
10:30am	area 87m2	= 17%
11:00am	area 78m2	= 15%
11:30am	area 55m2	= 10%
12:00 noon	area 29m2	= 5%
12:30pm	area 8m2	= 1.5%

Whilst the solar access may not be fully compliant the location of a green belt parkland adjacent to the site helps to provide residential amenity. The landscaped zones across Honeysuckle drive facing north offers excellent outdoor space and waterfront views.

All units have good sized private open space with either balconies or terraces that are well proportioned and provide maximum access to the north facing sunlight. Of the 52 apartments, 38 achieve at least 2 hours of direct sunlight to living rooms and balconies between 9am and 3pm in mid winter which is equivalent to 73% and in excess of the minimum 70% required by the ADG. Non of the apartments in the project receive no direct sunlight between 9am and 3pm in mid winter.

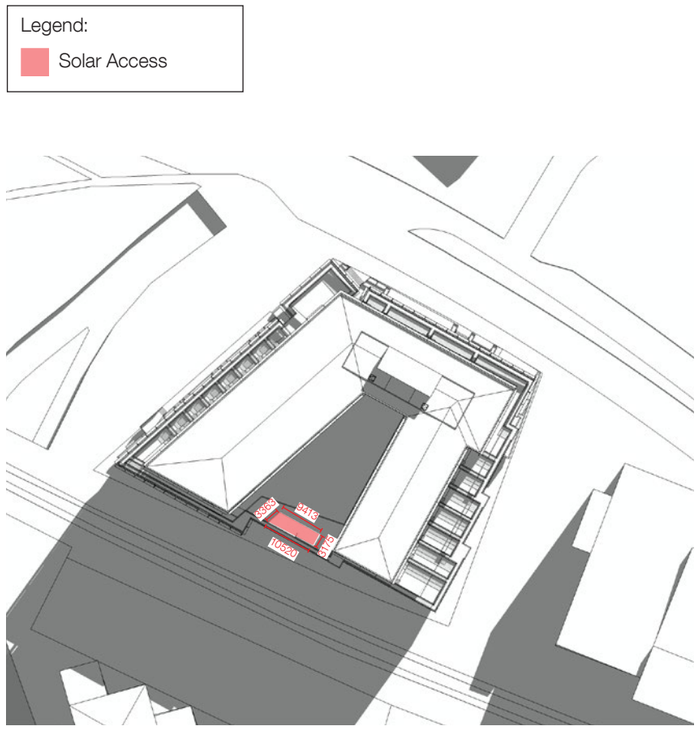


Fig. 1. 9.30am Winter Solstice - 31m², 6% Solar Access

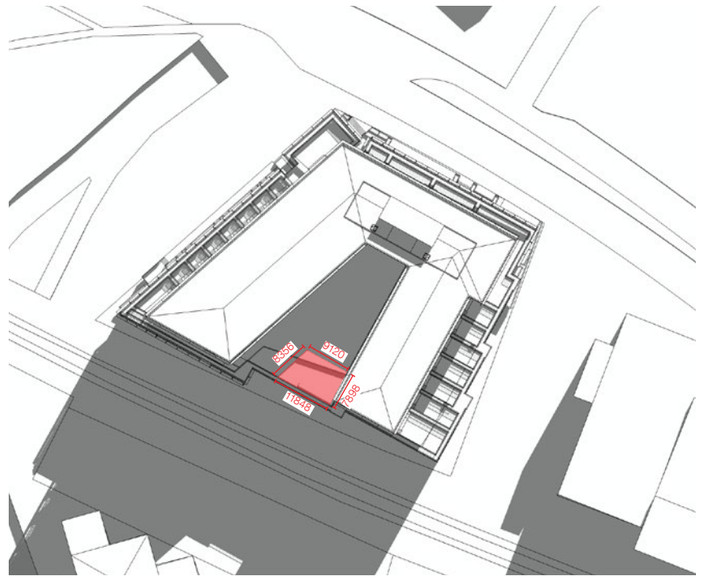


Fig. 2. 10am Winter Solstice - 82m², 16% Solar Access

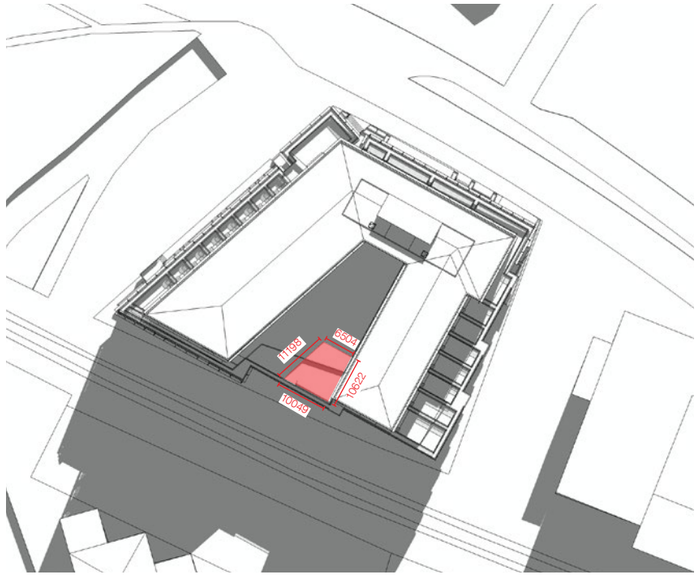


Fig. 3. 10.30am Winter Solstice - 87m², 17% Solar Access

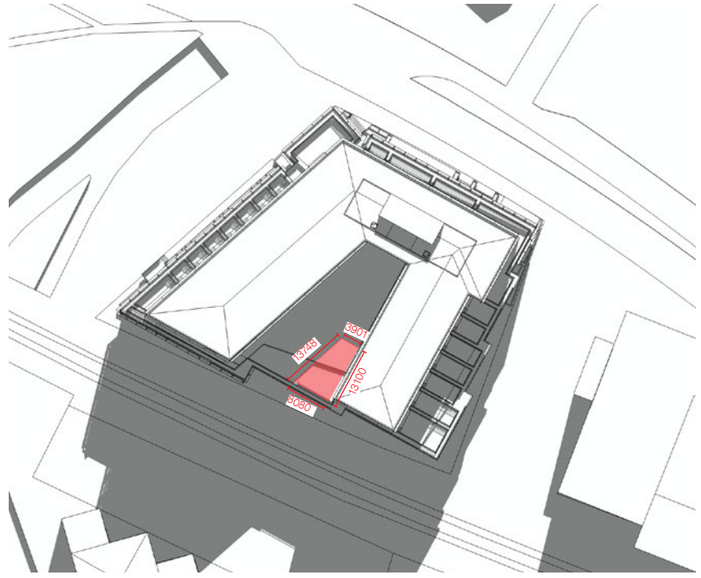


Fig. 4. 11am Winter Solstice - 78m², 15% Solar Access

3.1A RESIDENTIAL AMENITY
SOLAR ACCESS

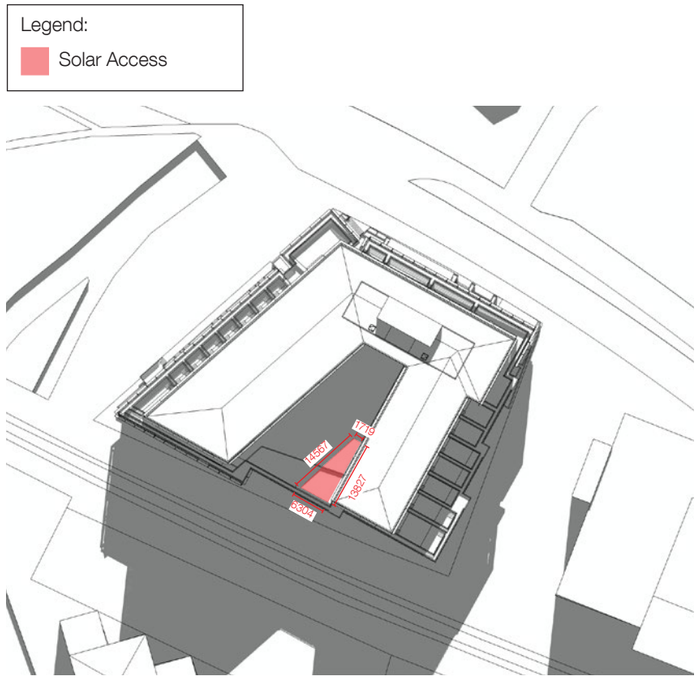


Fig. 5. 11.30am Winter Solstice - 55m^2, 10% Solar Access

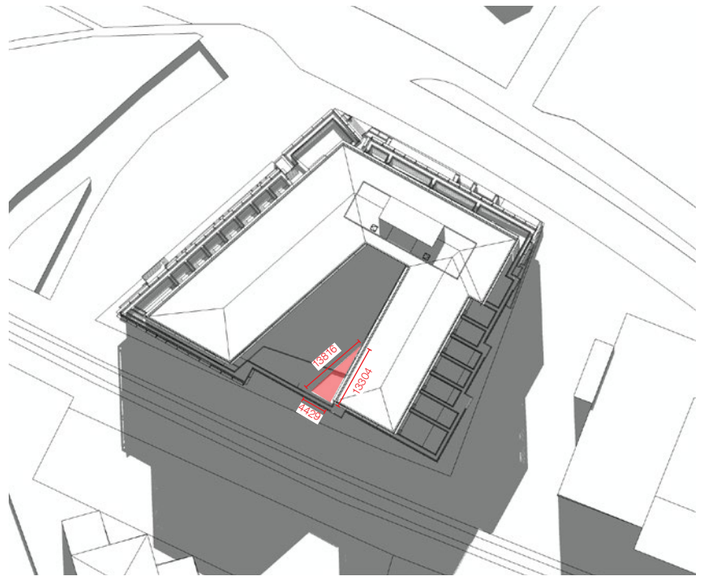


Fig. 6. 12pm Winter Solstice - 29m^2, 5% Solar Access

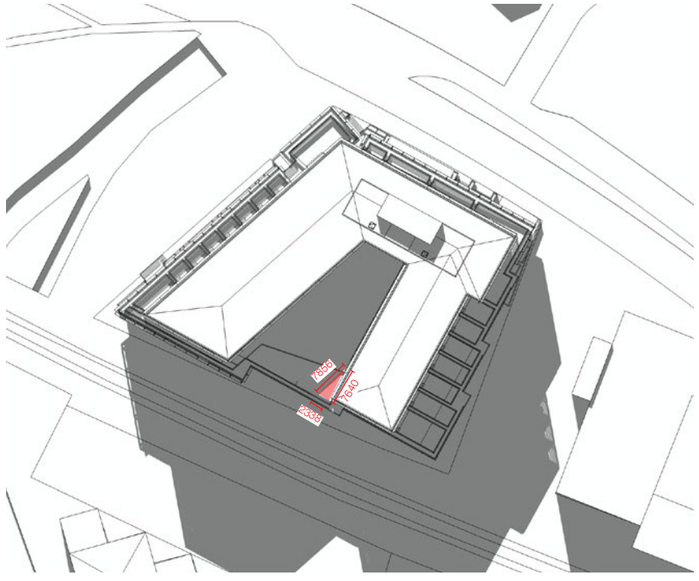


Fig. 7. 12.30am Winter Solstice - 8m^2, 1.5% Solar Access

3.2 RESIDENTIAL AMENITY
DEEP SOIL

3.3 RESIDENTIAL AMENITY:

Location and total area of deep soil zones

We understand the need for good design recognising that the deep soil landscape to the building is needing to result in an aesthetic quality and amenity for both occupants and adjoining public domain.

The deep soil planting areas wrap around the southern frontage of the building perimeter, avoiding any areas covered by buildings or structures. This will provide a visual interest to the public domain and a physical separation from the carpark.

Level L05 communal space also has the ability for area of deep routed landscape zones that has not been included with in the area/ percentage below

TOTAL SITE AREA: **3726 m2**
TOTAL DEEP SOIL PLANTING: **261 m2**
PERCENTAGE: **7%**

Design criteria

1. Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m²	-	7%
650m² - 1,500m²	3m	
greater than 1,500m²	6m	
greater than 1,500m² with significant existing tree cover	6m	

"The Landscape Design will be updated with due consideration to the requirements for "Site Capping" in accordance with the approved "Remediation Action Plan" for the site.

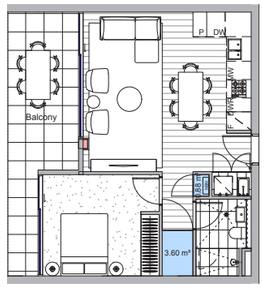
3.3A RESIDENTIAL AMENITY STORAGE

3.4 RESIDENTIAL AMENITY:

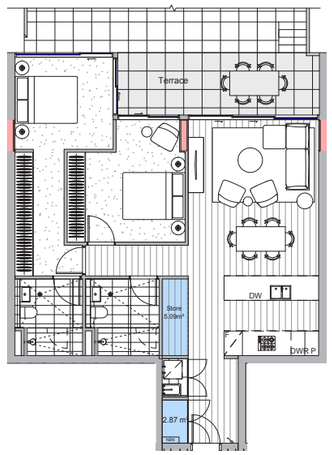
Location and area of the storage cages for each dwelling type, including both internal and external storage space

Where possible 100% of the storage, within the 52 units, has been provided within the apartment and is accessible from hall or living area. Any shortfall in volume of storage less than 50% will be provided in the car park storage cages. Storage will be suitable for use as stipulated in SEPP 65.

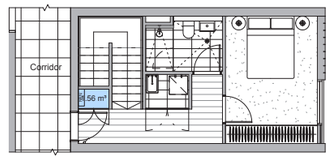
Apartment Type	Required Volume (m^3)	Apartment Storage Volume (m^3)	Capark Storage (m^3)	Total Volume (m^3)
1B_A	6	4.48	4.8	9.28
2B_A	8	7.96	4.8	12.76
2B_B	8	6.7	4.8	11.5
2B_C	8	6.7	4.8	11.5
2B_D	8	9.27	4.8	14.07
2B_E+	8	8.31	4.8	13.11
3B_A	10	7.11	4.8	11.91
3B_B	10	5.54	4.8	10.34
3B_C	10	5.7	4.8	10.5
3B_D	10	5.2	4.8	10
3B_E	10	20.46	4.8	25.26
3B_F	10	6.52	4.8	11.32
3B_G+	10	6.52	4.8	11.32
3B_H+	10	7.7	4.8	12.5



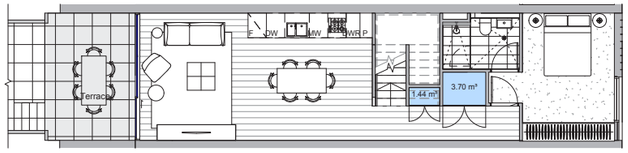
1 Plan
1B_A



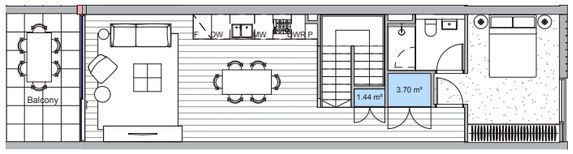
2 Plan
2B_A



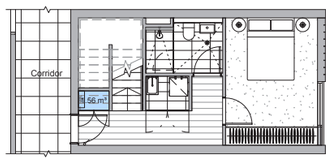
3 Plan
2B_B Entry Level



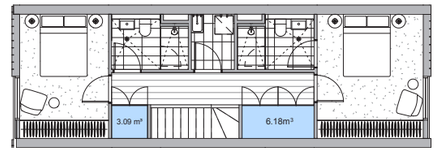
4 Plan
2B_B Crossover Level



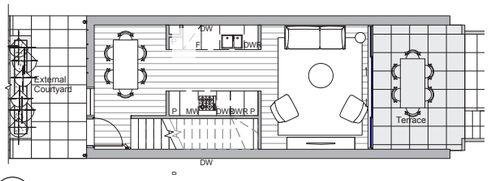
5 Plan
2B_C Crossover Level



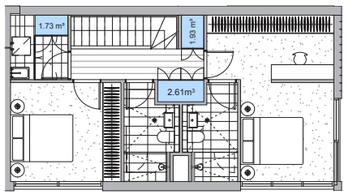
6 Plan
2B_C Entry Level



7 Plan
2B_D Crossover Level



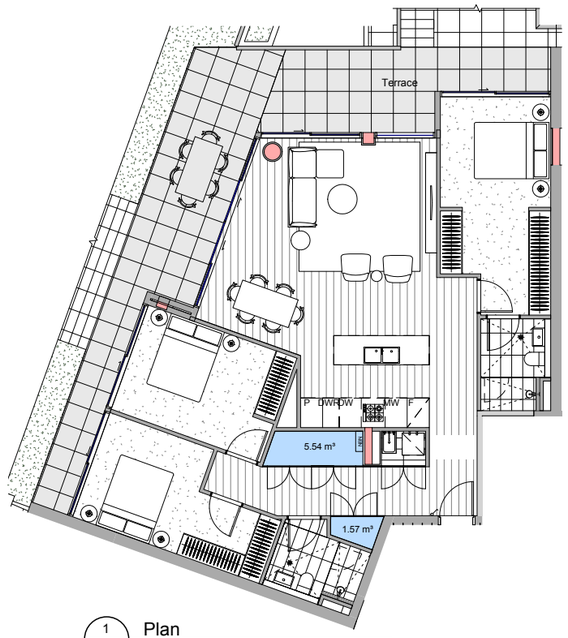
8 Plan
2B_D Entry Level



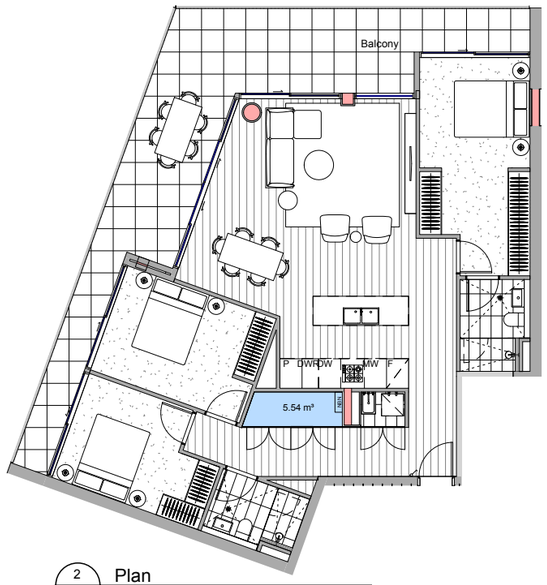
9 Plan
2B_E+ Upper Level

10 Plan
2B_E+ Entry Level

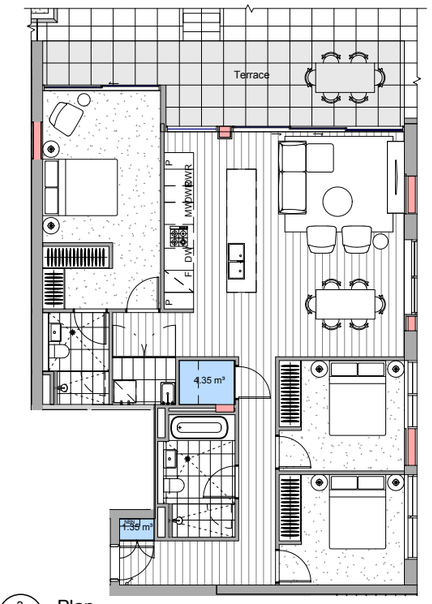
3.3B RESIDENTIAL AMENITY STORAGE



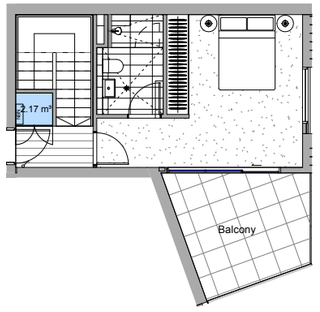
1 Plan
3B_A



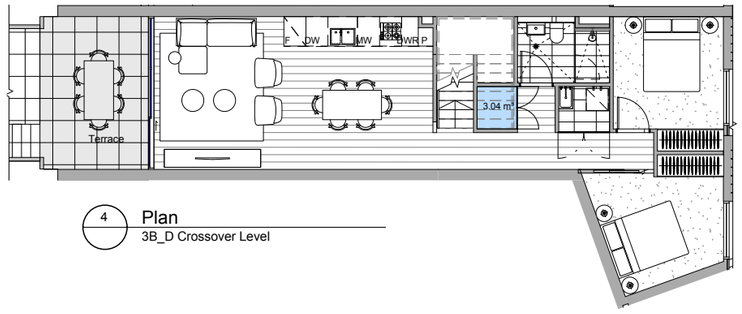
2 Plan
3B_B



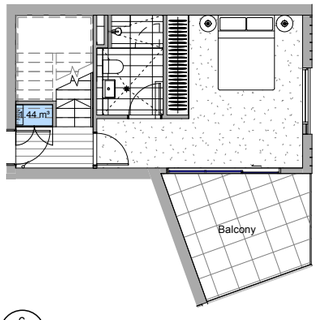
3 Plan
3B_C



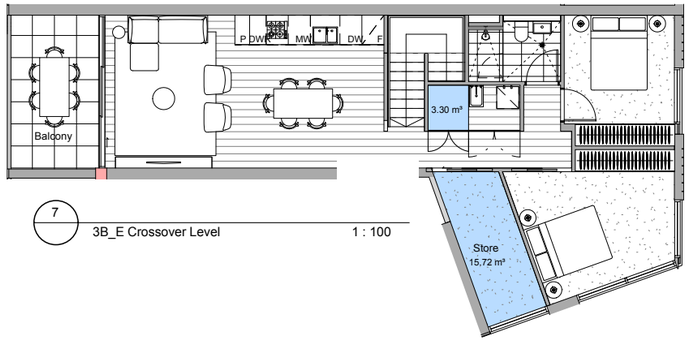
5 Plan
3B_D Entry Level



4 Plan
3B_D Crossover Level



6 3B_E Entry Level 1 : 100



7 3B_E Crossover Level 1 : 100

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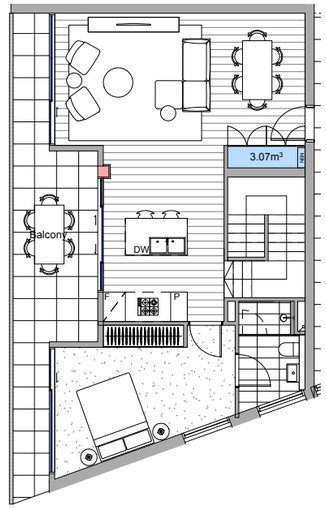
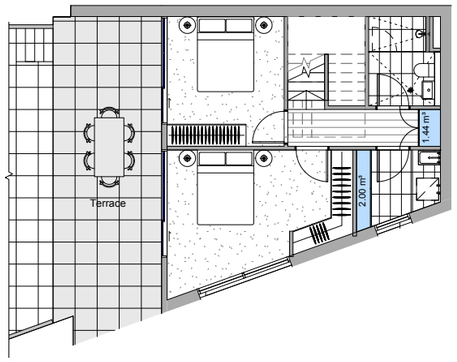
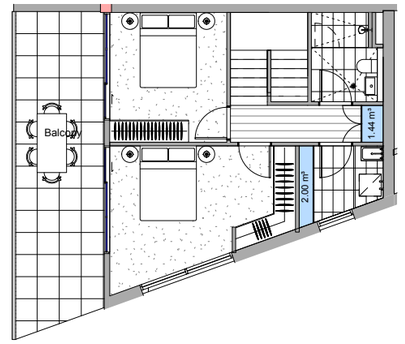
3.3C RESIDENTIAL AMENITY STORAGE



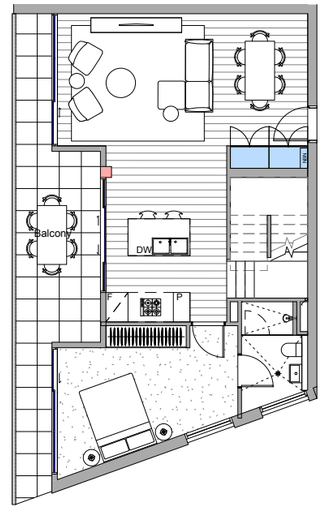
9 Plan
3B_F Entry Level



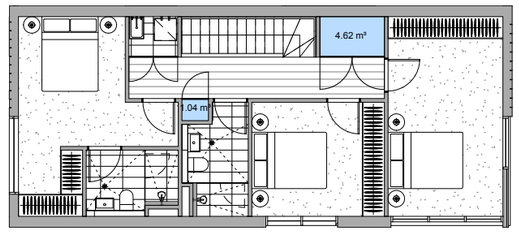
8 Plan
3B_F Lower Level



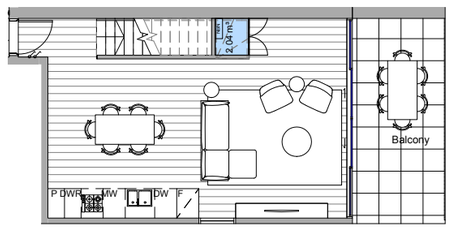
11 Plan
3B_G+ Upper Level



10 Plan
3B_G+ Entry Level



13 Plan
3B_H+ Upper Level



12 Plan
3B_H+ Enrty Level

3.3D RESIDENTIAL AMENITY

CAR PARK STORAGE

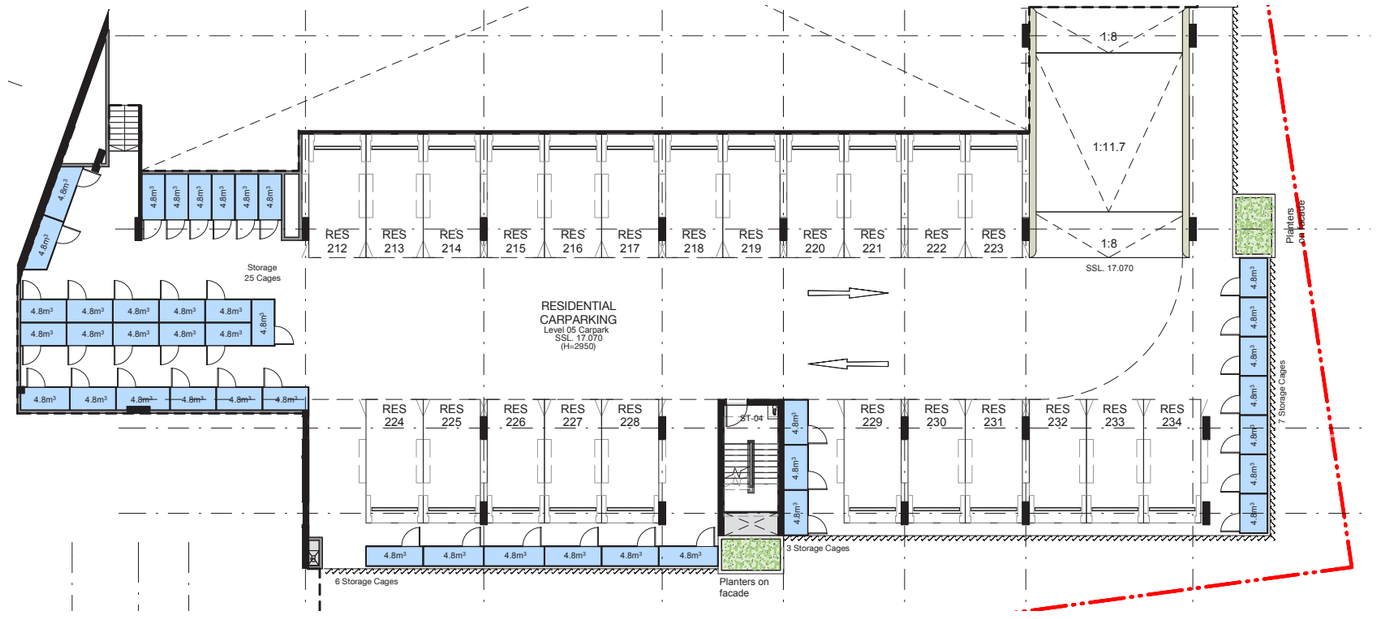
Carpark storage cages are all 4.8m3 these will provide any shortfall (less than 50%) within the apartment storage to meet the SEPP65 requirements.

Dwelling type	Storage size 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

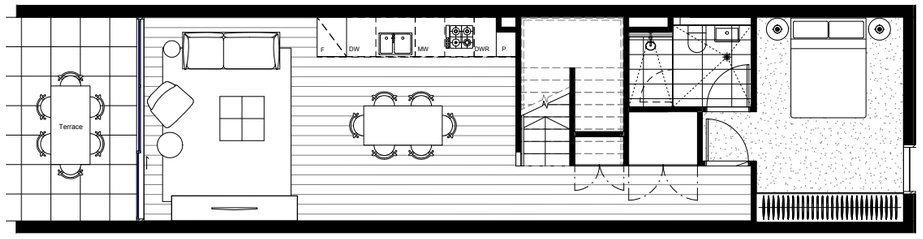
Level 04 Parking

Storage access from the residential parking level only.



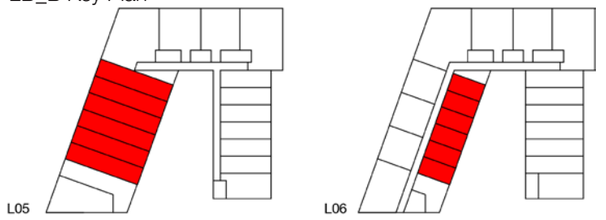
Level 05 Parking

3.4 RESIDENTIAL AMENITY
20% LIVEABLE



Lower Level of Type 2B_B

2B_B Key Plan



3.5 RESIDENTIAL AMENITY:

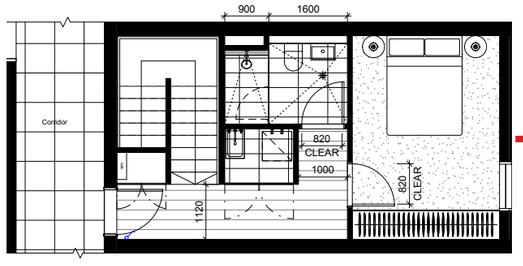
20% of apartments will meet the Liveable Housing Guidelines, including plans showing pre and post adaptable layouts. Adaptable apartments types have been indicated in the table below.

Apartment Type	Total
2B_B	6
2B_C	6

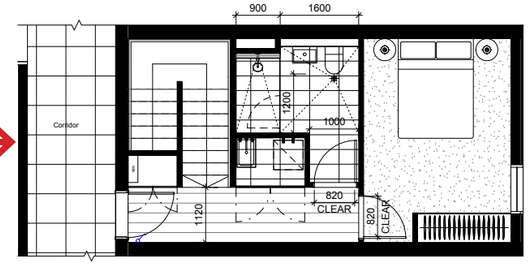
52 apartments @ 20% = 10 apartments
Silver level provided = 12 apartments

20% of the apartments achieve SILVER level Livable Design Guidelines with the exception of core item 6. We have not designed the WC to sit in the corner of the plan as we feel this is not a great design outcome with the WC opposite the door.

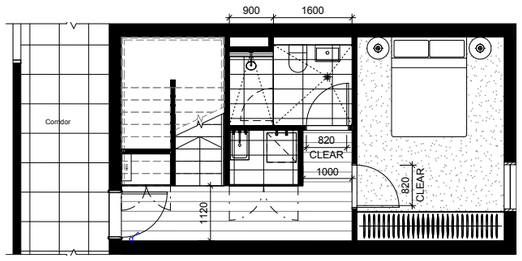
However, the walls can be constructed with the additional reinforcement to allow for the grab rails and the WC can be shifted as required. The door can also be shifted without much alteration to the plan to provide 1200mm in front of the pan to the edge of the opened door leaf.



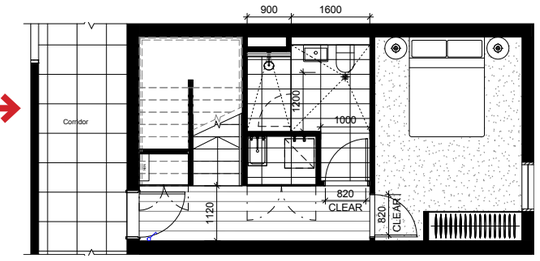
Current Layout of Type 2B_B on Entry Level (Upper Level)



Adapted Layout of Type 2B_B on Entry Level (Upper Level)



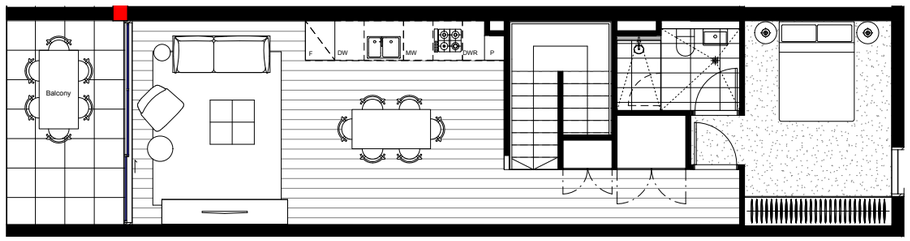
Current Layout of Type 2B_C on Entry Level (Lower Level)



Adapted Layout of Type 2B_C on Entry Level

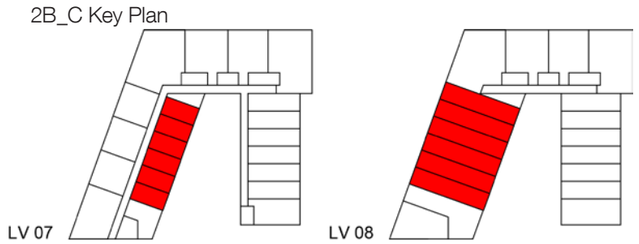
The seven core design features elements in the silver level they are:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.



Upper Level of Type 2B_C

2B_C Key Plan



Note: All dimensions are dependant on the Livable Housing Design Guidelines.

3.5 RESIDENTIAL AMENITY SEPARATION

3.6 RESIDENTIAL AMENITY:

Separation distances between the buildings over the communal courtyard, including an assessment of visual and acoustic privacy requirements, and any required mitigation measures where proposed separation is less than recommended in the ADG

The ADG provides design guidance on the appropriate building separation to achieve good urban form and apartment amenity. This includes a minimum separation of 12m between habitable rooms/ balconies up to four storeys and a minimum separation of 18m between habitable rooms/ balconies between five and eight storeys. The intent of the increased separation with greater height is to maximise solar access and contribute to the urban form of an area.

Level L05 is a communal space, the interface between opposing apartments varies from 10.7m (habitable room to plant room space/ blank wall) to a minimum of 12m from habitable room to habitable room.

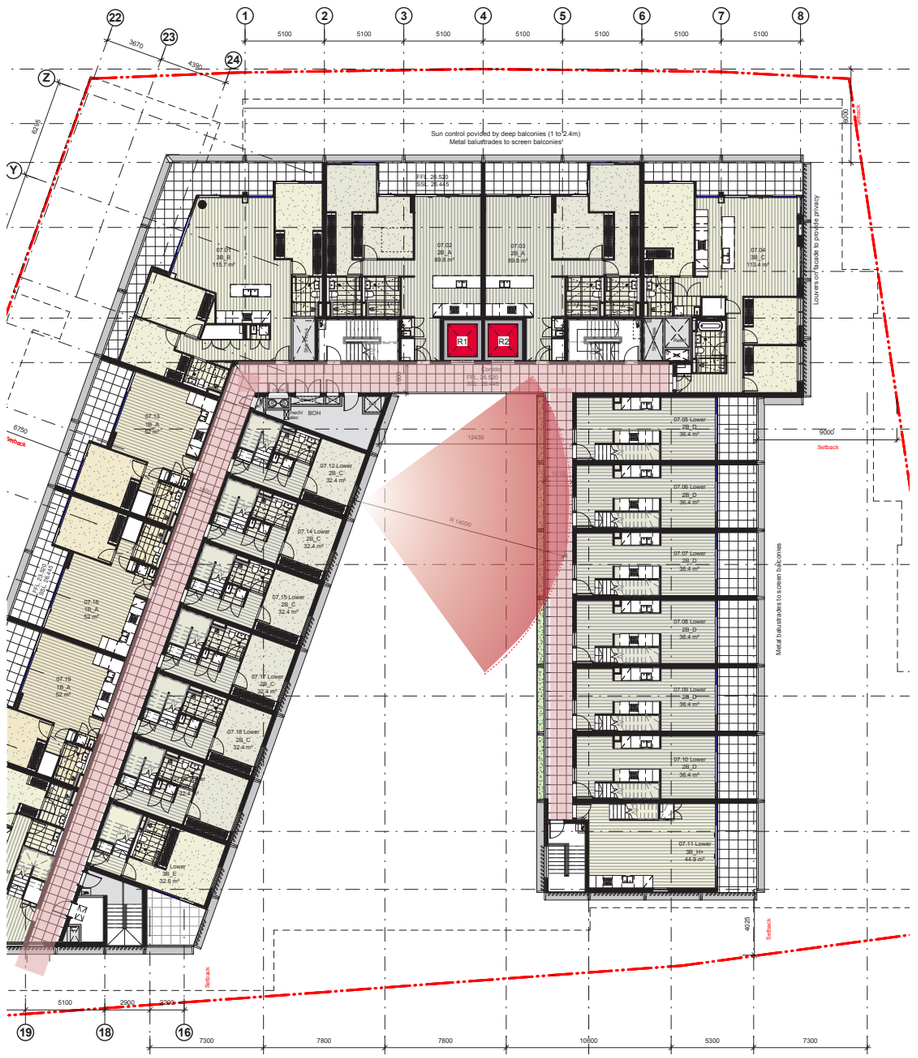
Although the communal space is at level L05, we consider that the 12m separation is appropriate because the podium forms a base level on which the apartments are only four storeys high; because the design provides for an interface including deep-rooted podium planting, any increase in separation would not provide a significant increase in residential amenity.

Level L06 and L08 - The opposing windows will be fitted with internal blinds/ curtains to allow greater light and ventilation to be maintained.

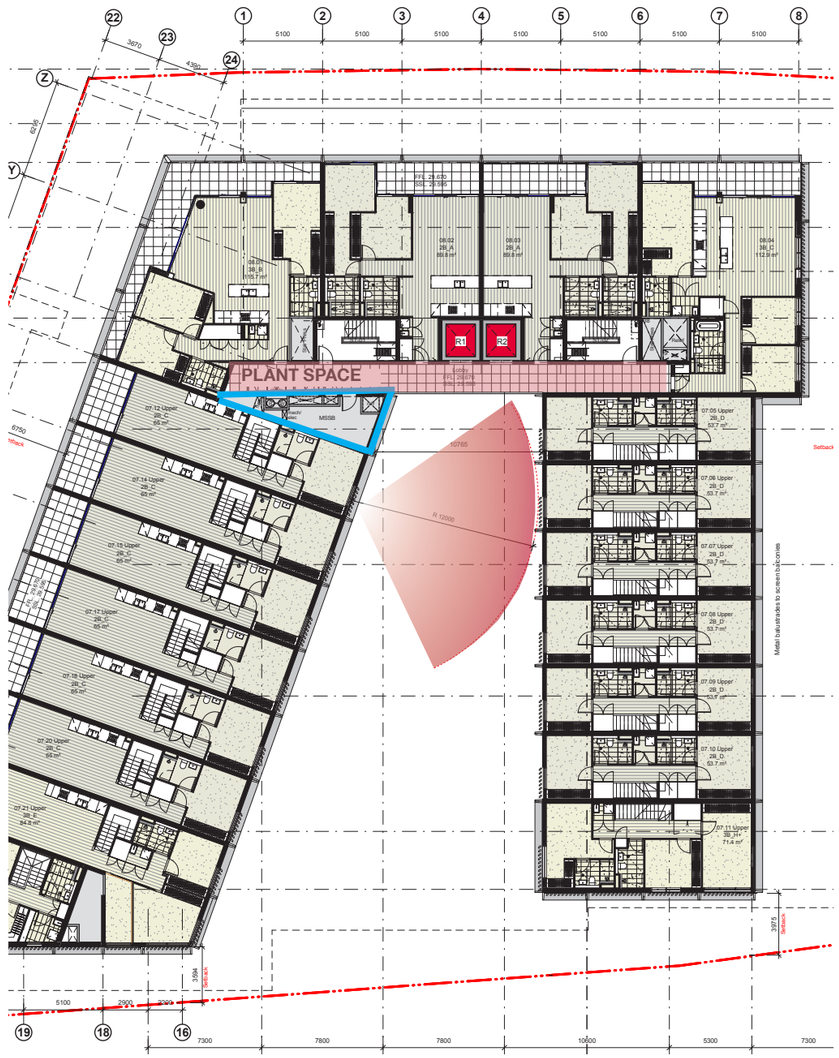
Levels L05 and L07 the apartments facing the open corridors will also provide further separation and these will be screened using planters.

Table 1 Minimum building separation increases proportionally to the building height

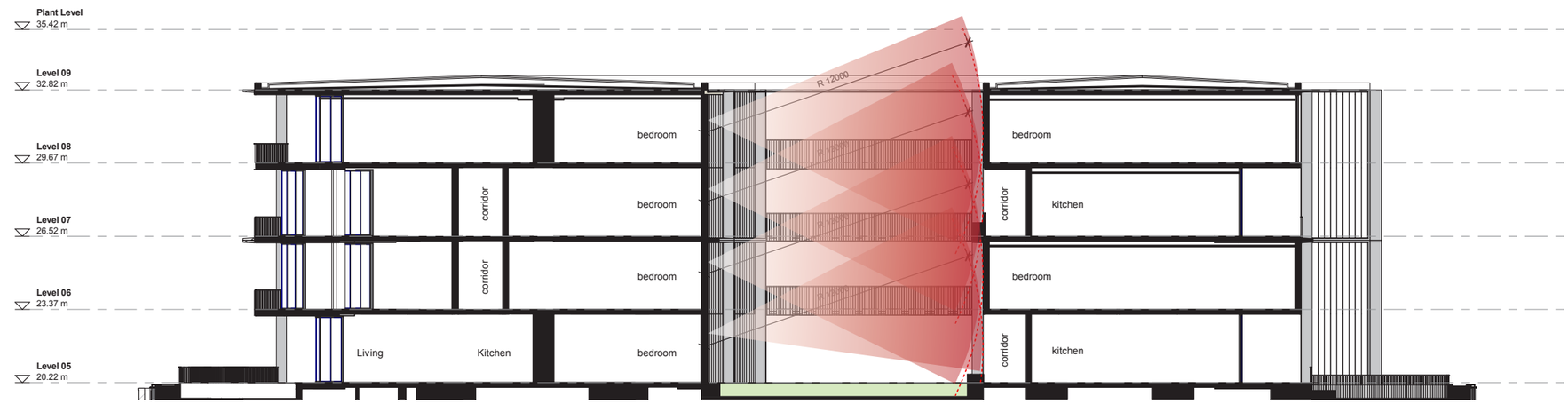
Building height	Separation distance
9 storeys and above	12-24m
Up to 8 storeys	9-18m
Up to 4 storeys	6-12m



LEVEL 05 & 07



LEVEL 06 & 08



SECTION

BATESSMART

3.6 RESIDENTIAL AMENITY

APARTMENT 2C

3.7 RESIDENTIAL AMENITY:

Habitable room depths for apartment type 2C which exceeds the ADG

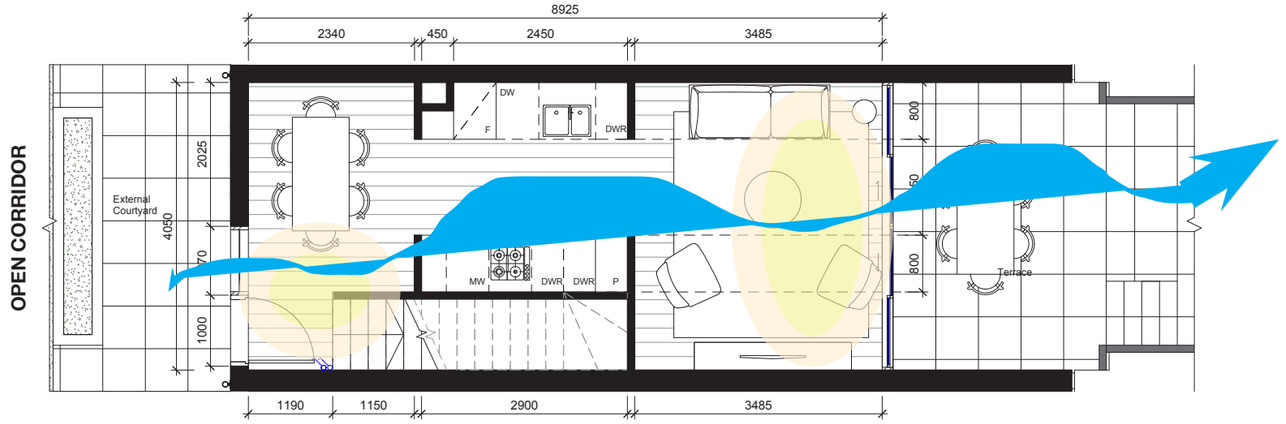
Recommendation, including an assessment of environmental performance of the apartment given its dimensions and consideration of options available to maximise natural ventilation and daylight access

Minor amendments to internal layout of Apartment type 2C should be considered to improve functionality of the ground floor living space including consideration of kitchen layout and adequacy of circulation

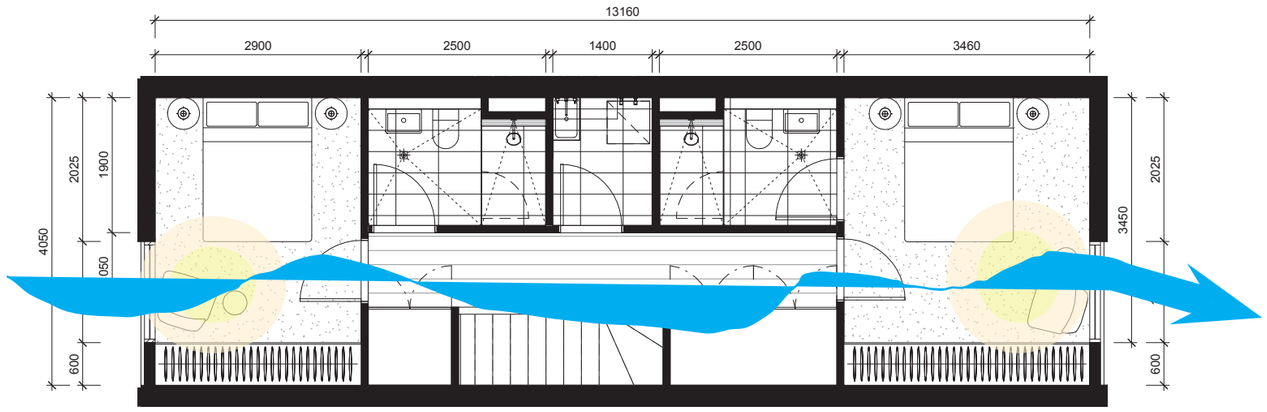
Habitable room depth at the entry level is 8925m. With a 2.7m high ceiling level generally the overall depth according to SEPP65 is 3x (open plan) the ceiling height which equates to 8100mm. Whilst we are 825mm bigger than the guidance we can achieve both natural daylight and ventilation by use of the open external corridors and operable windows to both sides of the plan.

The upper level will also have operable windows to the bedroom facades to provide natural daylight and ventilation.

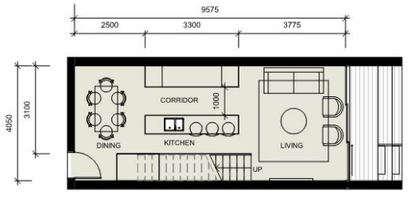
The layout to the ground floor broadly remains the same with the exception of the wider stair, the increased circulation between the kitchen and the introduction of an operable window to the side of the front entry door.

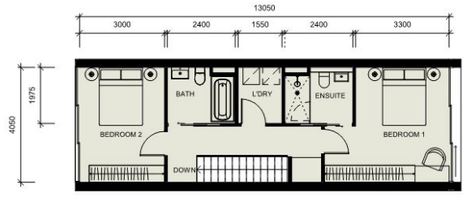


ENTRY LEVEL



UPPER LEVEL





PREVIOUS LAYOUT

3.7
RESIDENTIAL AMENITY
PRIVATE OPEN SPACE

3.8 RESIDENTIAL AMENITY:

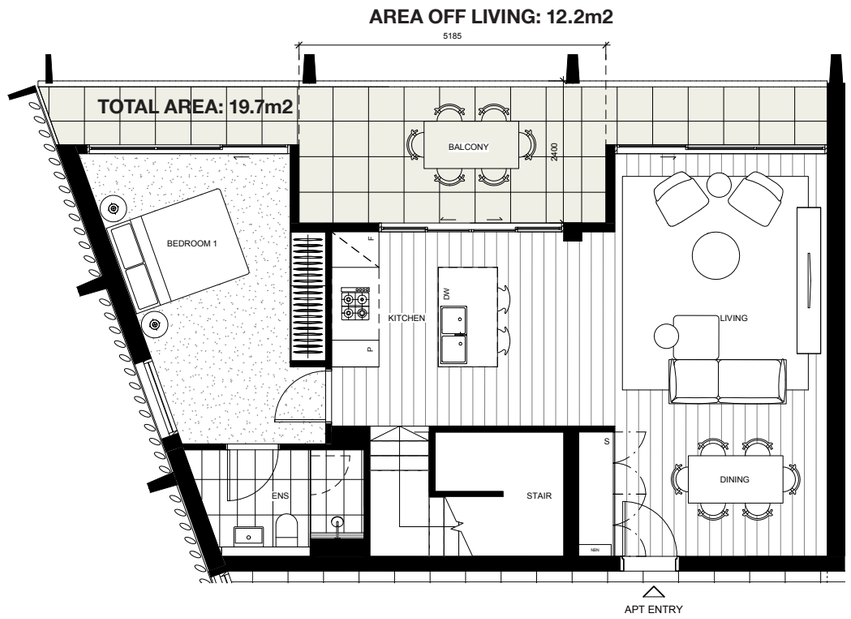
Usability of the principal private open space adjacent to living areas for apartment types 3D and 4A, including options for revised apartment layouts and/or dimensions of the open space, and indicative furniture layouts to demonstrate functionality of the private open space areas.

The private open space from the living areas to the apartments to types 3D and 4A has been amended to meet the requirements of the ADG for a 3 bedroom apartment .

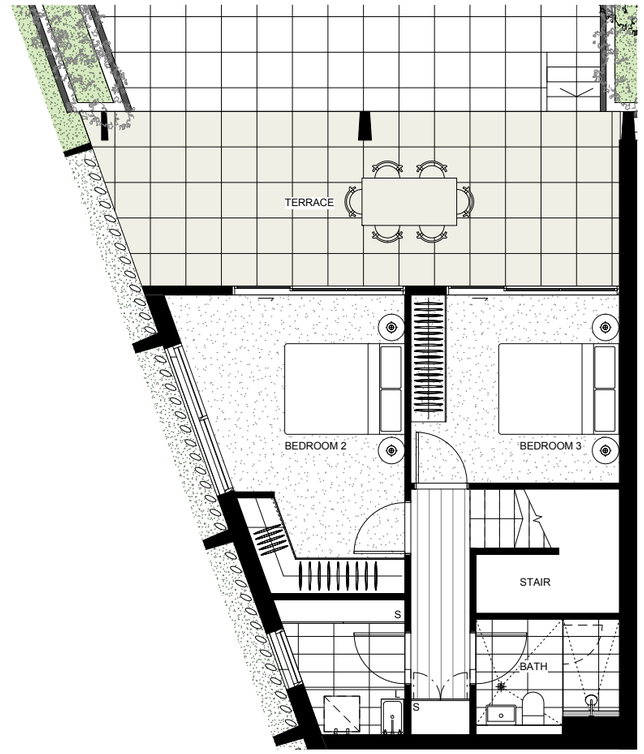
Minimum area of 12m2 have been achieved in the recessed portion of the balcony, but 19m2 has been provided overall in front of the bedroom and living space

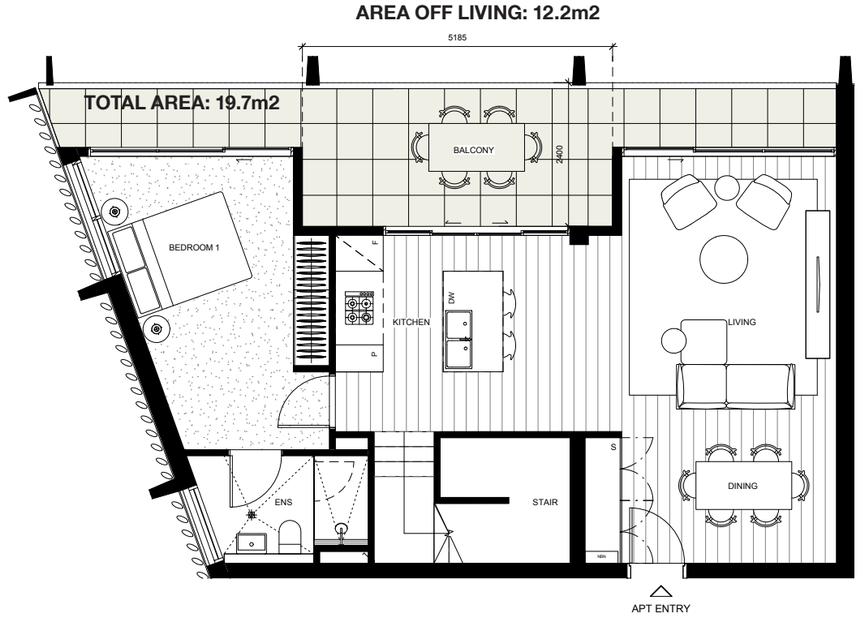
The depth of 2.4m has been achieved directly in front of the kitchen space providing direct access to the balcony

PREVIOUS LAYOUTS

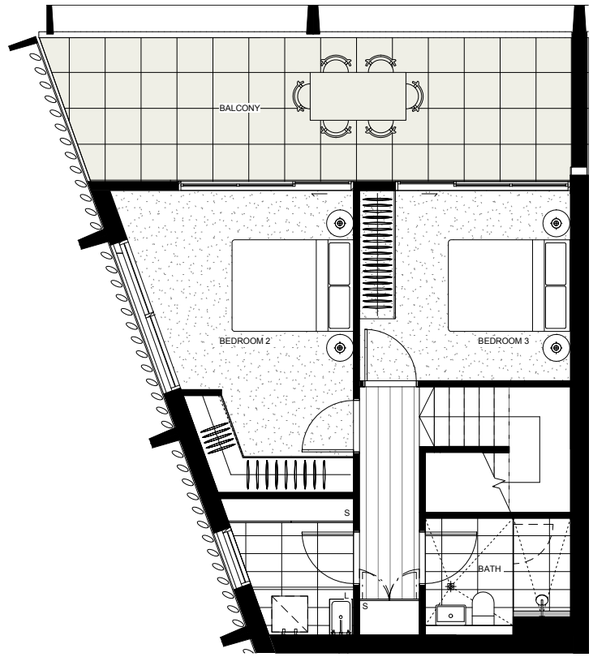


APARTMENT TYPE 3D





APARTMENT TYPE 4A



3.8A RESIDENTIAL AMENITY CIRCULATION

3.9 RESIDENTIAL AMENITY:

Common circulation spaces and the number of apartments using a circulation core, including options for apartment re-configuration or provision of multiple lift cores to reduce the number of apartments using a single circulation core

Good design is about the opportunity for social interaction amongst the apartment occupiers to promote the ability for safety and social recognition, whilst also avoiding long and dark hallways.

The 1800mm wide corridors are generally open and have a direct connectivity to the private residential communal space. The circulation is clearly defined by the geometric design avoiding tight corners and providing clear lines of sight to the lift core, stairs and communal space. The effect is that the corridors are not dark but are corridors flooded with daylight, natural ventilation and an outlook which increases the opportunity for social interaction and promotes safety amongst the residents.

The wide corridors have been designed to maximised ceiling heights, have an articulated design at the door entries which will also be supplemented by hallway lighting, clear articulation, efficient apartment access and a secure ambience.

Residential circulation within the building is clearly defined and offers excellent amenity. The two lifts within the core are centrally positioned and have been engineered to serve all 52 dwellings.

Legend:

Circulation Zone

All apartments are off an open corridor

LEVEL 05

3.8B RESIDENTIAL AMENITY CIRCULATION

3.10 RESIDENTIAL AMENITY:

The maximum number of apartments off a single hallway has been exceeded on some levels and does not fully comply with the ADG. However;

L05: 11 apartments - **Complies** with a maximum of 12 and the corridors are fully open and connected to the communal space.

L06: 15 apartments - Does not comply. However 4 of these apartments are situated off the open corridor with visual connectivity to the communal space and views out.

L07: 22 apartments - Does not comply. However 11 of these apartments are situated off the open corridor with visual connectivity to the communal space and views out.

L08: 4 apartments - **Complies** with the minimum number of apartments

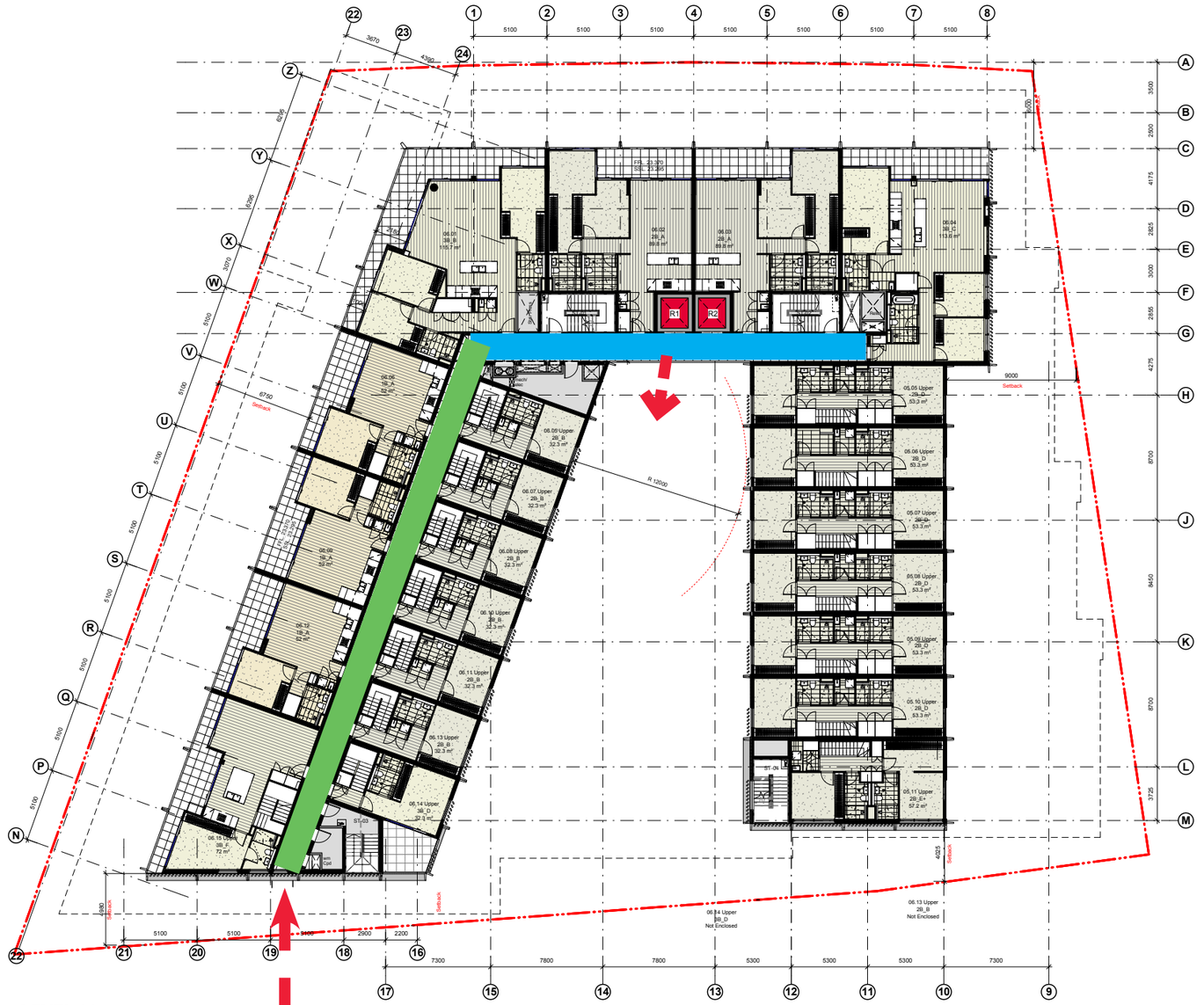
Legend:

Circulation Zone

4 apartments are off an open corridor

7 apartments are accessed from the level below

11 apartments are accessed from an enclosed corridor



LEVEL 06

Window at the end of the corridor for natural daylight and ventilation

3.8C RESIDENTIAL AMENITY CIRCULATION

3.11 RESIDENTIAL AMENITY:

Having looked at different corridor variations and apartment layouts, particularly to the western wing, the staggered corridor on the alternate levels provides the opportunity for a significant diversity in the overall apartment typologies.

The spatial efficiency in the design is vastly improved and the apartments can be stacked either as a single or double storey dwellings in a sequential pattern throughout the floor plate. This design approach also increases the visual interest of opposing configurations and activating what could be a monotonous facade, particularly the northern facade

The “staggered” corridors servicing apartments on every second level allows for; single storey units, two storey walk-up types, northern aspect single balcony and dual northern and southern aspect apartments. This results in all the apartments having great outlooks with waterfront views from their primary rooms and none of the apartments are then too deep either proving good use of natural daylight and ventilation within the apartment.

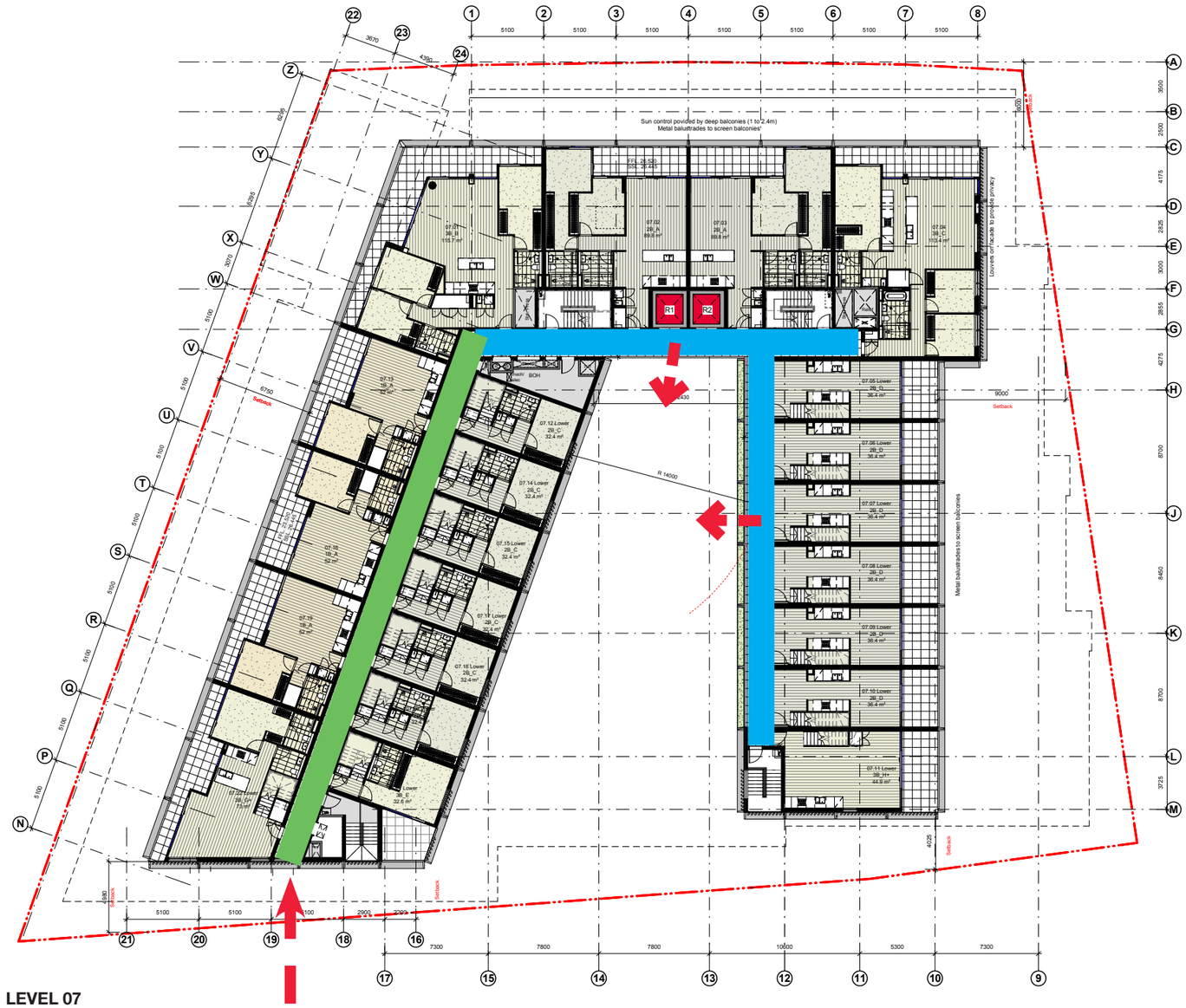
The centrally located lift banks ensure that all units achieve highly equitable access from the central core of the building at each floor.

Legend:

Circulation Zone

10 apartments are off an open corridor

12 apartments accessed from an enclosed corridor



Window at the end of the corridor for natural daylight and ventilation

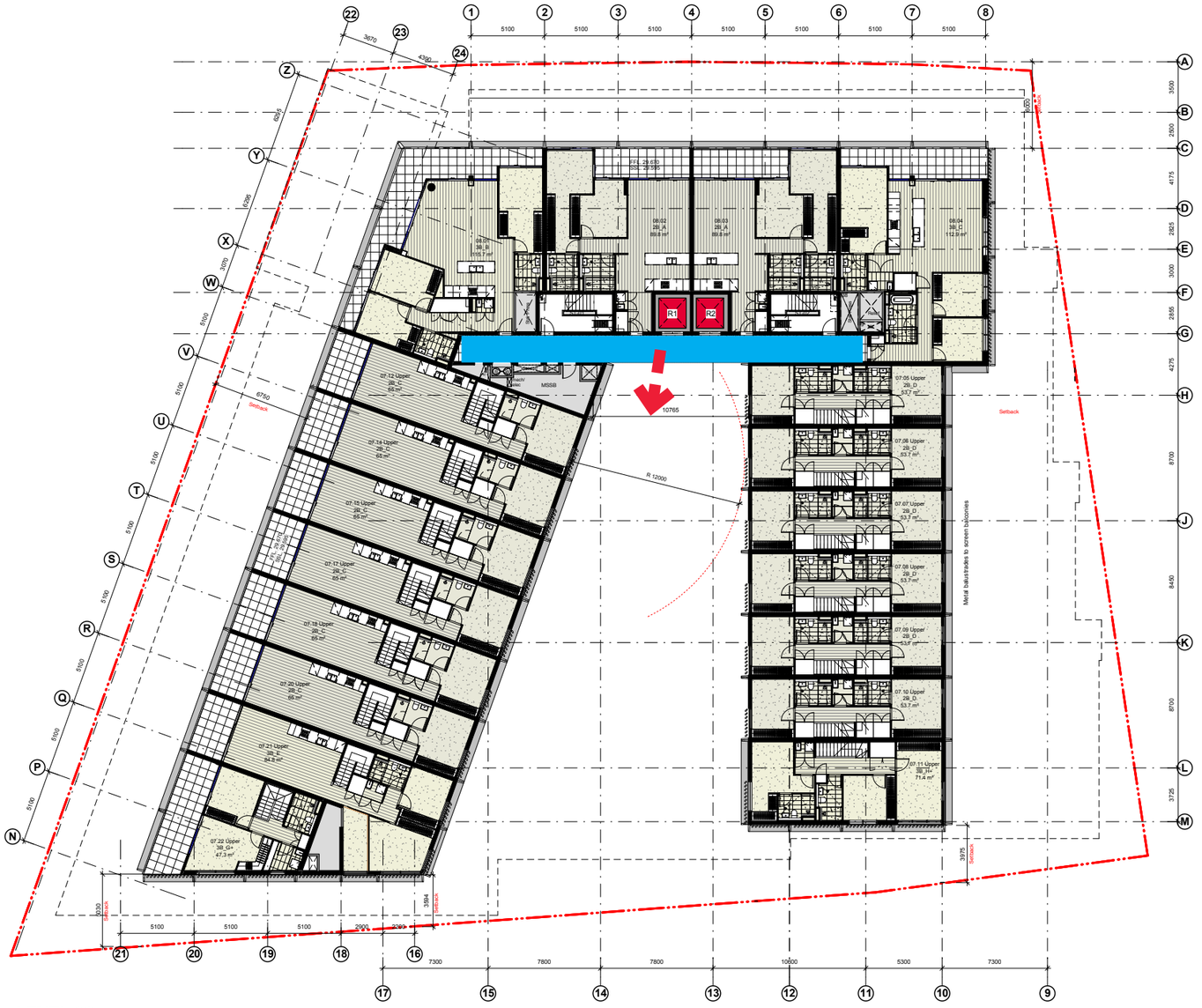
3.8D
RESIDENTIAL AMENITY
CIRCULATION

Legend:

Circulation Zone

4 apartments are off an open corridor

15 apartments accessed from the level below



LEVEL 08

BATESSMART.™

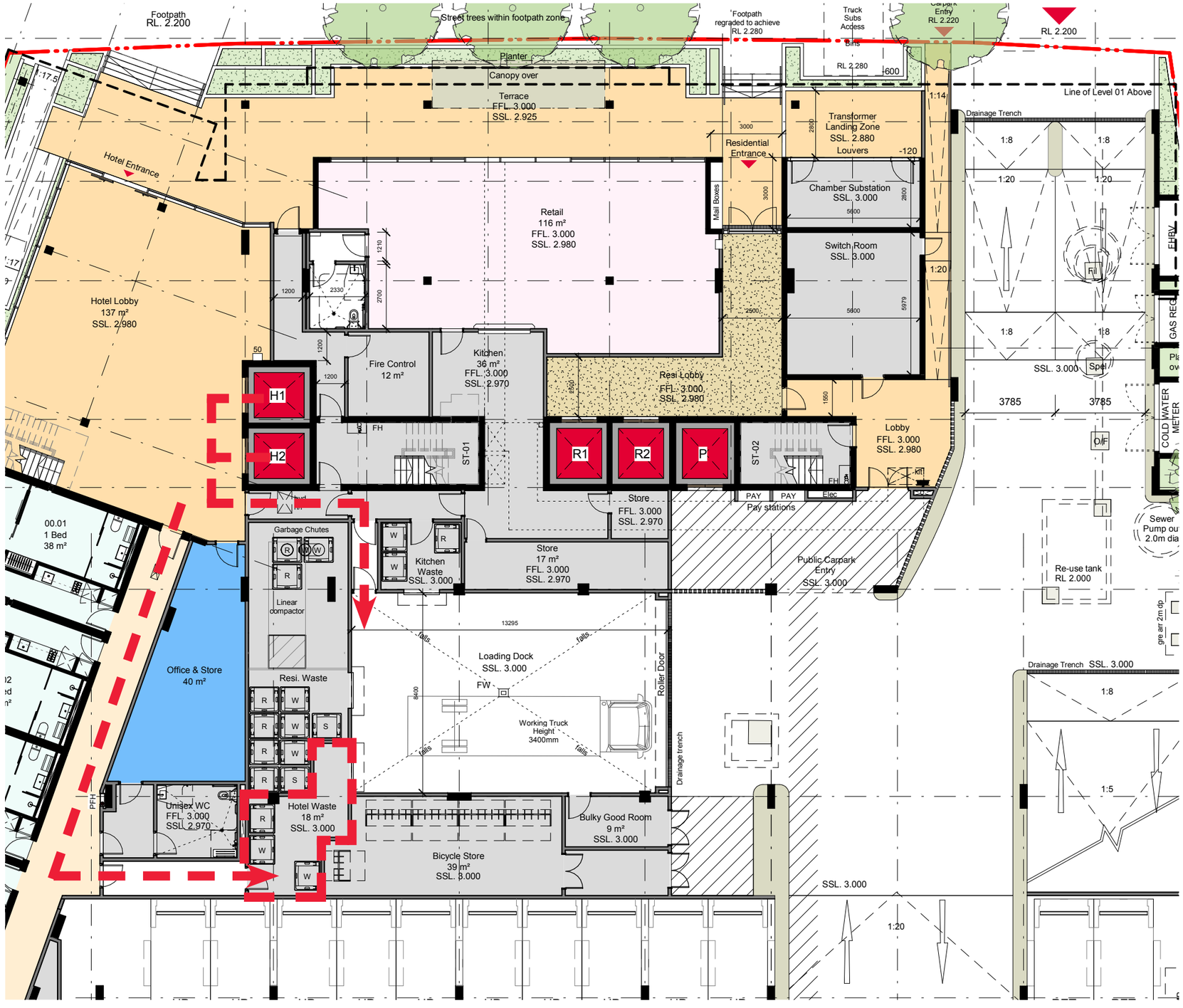
4.0 HOTEL COMPONENT ACCESS

4.0 HOTEL COMPONENT:

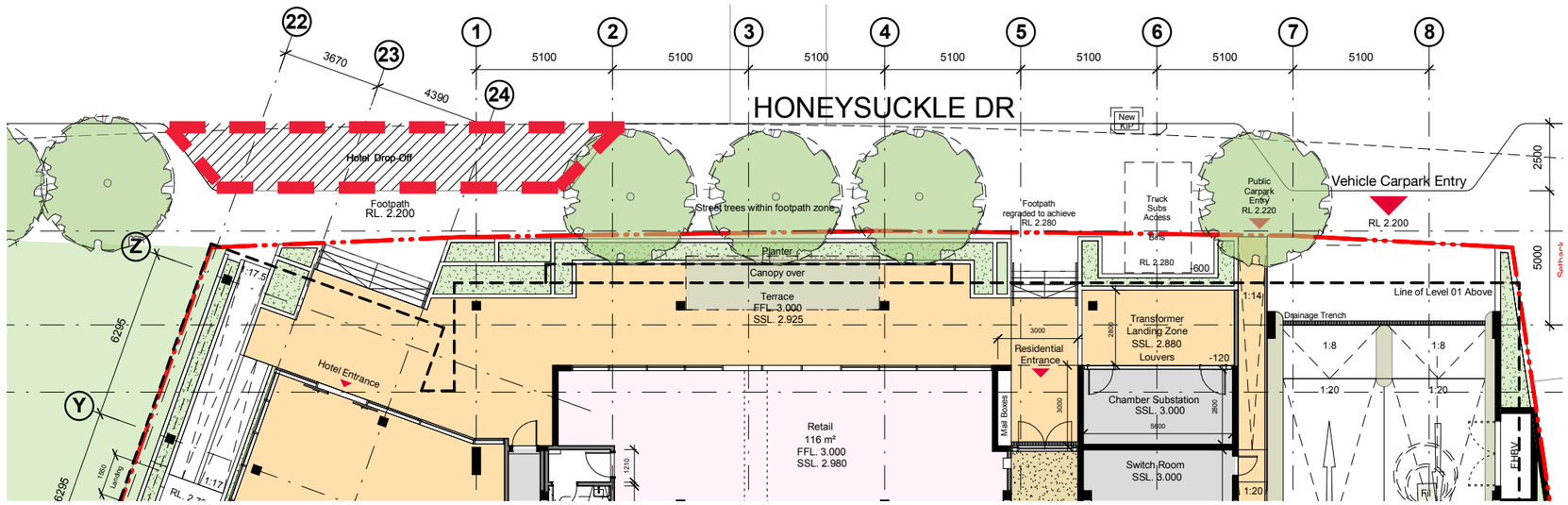
Provide further details on access arrangements for servicing of the hotel component of the development, including clear and direct access to laundry and waste facilities on the ground floor

Access arrangements for the servicing Hotel laundry is via the loading dock. There is now a direct corridor from the hotel lifts through the corridor at the back of the residential bin store and through into the loading dock

Access for the Hotel waste facilities is via lifts H1 & H2 - this is then taken down the corridor and directly through into the hotel waste store connected to the loading dock. The waste will then be collected by a managed solution.



4.1 HOTEL COMPONENT DROP-OFF



4.1 HOTEL COMPONENT:

Provide further consideration of the proposed hotel drop-off area on Honeysuckle Drive, including any options to provide this facility on-site. Any proposed or relocated drop-off area must include details of operation and management of this area and measures to minimise off site impacts.

Refer to planning report prepared by KDC.

The proposed hotel drop-off on Honeysuckle Drive is not supported as it removes four kerbside parking spaces. Accordingly, the proposed drop off area will need to be relocated on site

Refer to planning report prepared by KDC.

4.2 HOTEL COMPONENT VENTILATION

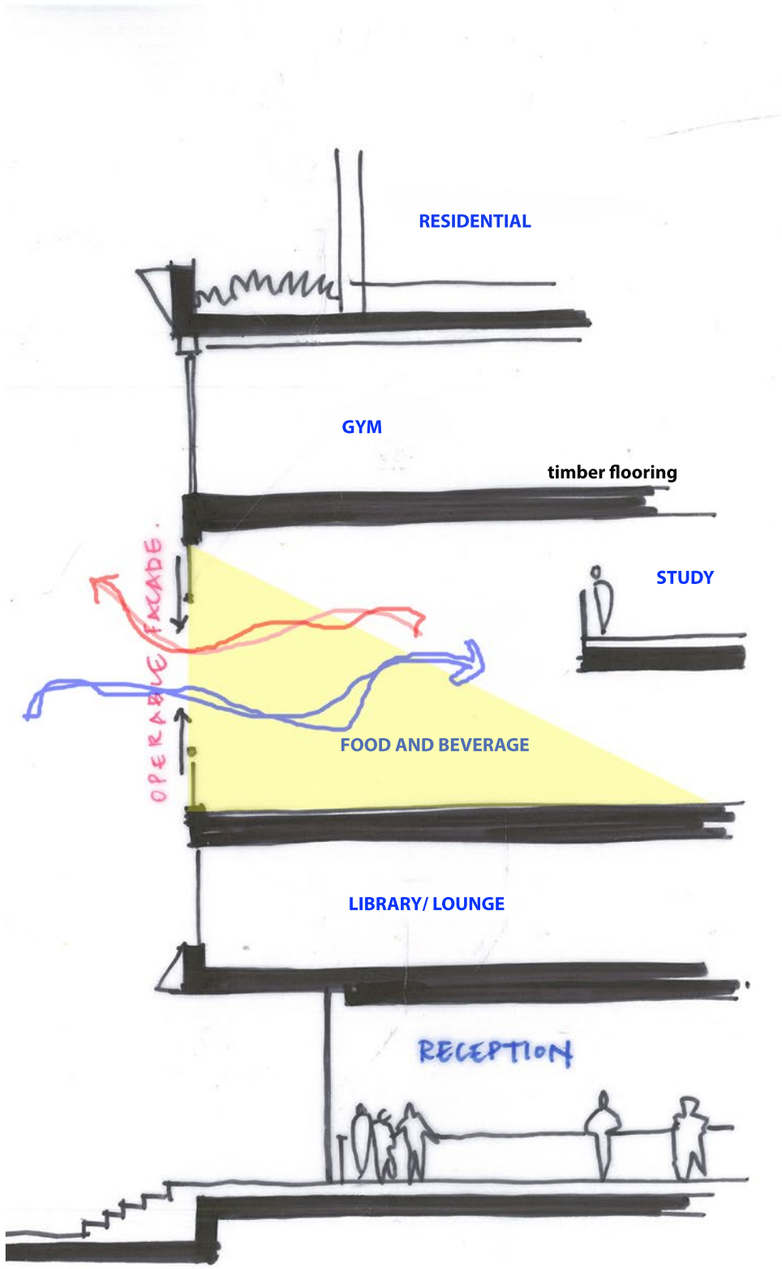
4.2 HOTEL COMPONENT:

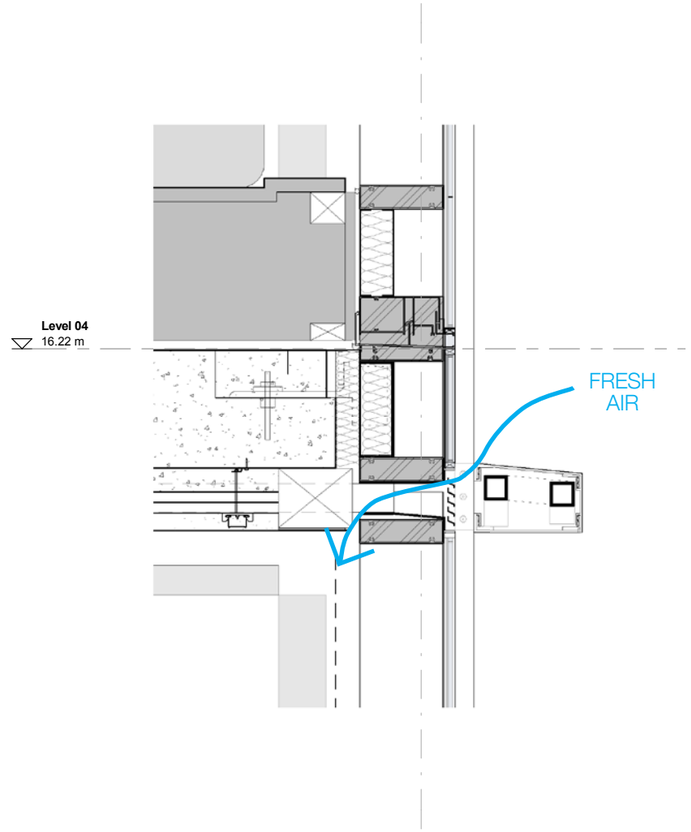
Provide the opportunity for natural ventilation to the hotel rooms and communal hotel spaces including lounge, gym and food and beverage areas

The LN hotel design model and ventilation strategy, used amongst a number of hotels, is to provide large fixed windows at the bed space at the end of the plan and the room is then conditioned accordingly by use of a fresh air intake at the facade line.

The gym will be mechanically ventilated

The hotel communal spaces situated at the corner North West corner of the site positioned above the entry has a guillotine type window at levels 2 and 3 with a double height space behind which will provide natural ventilation through the space.





Above is an example of the same typology which uses mechanical ventilated rooms and large inoperable fixed windows.

Consultants Advice

MECHANICAL SERVICES

S4B

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CA Number	CAM-002
Date:	09 / 04 / 18
Attention:	Chris Farrington
Company:	DOMA
Email Address:	chris@domagroup.com.au
Project Name:	Little National Newcastle
Project No:	S4B17002300

RE: Hotel Room Ventilation

Dear Chris,

The hotel rooms will be mechanically ventilated for both supply (outside-air) and exhaust ventilation.

Outside-air will be ducted from the façade and introduced into the room's air-conditioning system.

The bathroom/toilet exhaust will also be ducted to the façade with the ventilation fan's operation interlocked (with run-on) with the associated light switch.

Furthermore, the same air-path utilised for the aforementioned supply (outside-air) ventilation, by virtue of its design, will provide make-up air for the exhaust system directly from outside even if the air-conditioning system is switched off. This approach will result in more effective ventilation of the hotel rooms.

We hope the above is satisfactory for your requirements and are happy to provide any additional information.

Yours faithfully,

Dhimendra Singh
Senior Mechanical Engineer

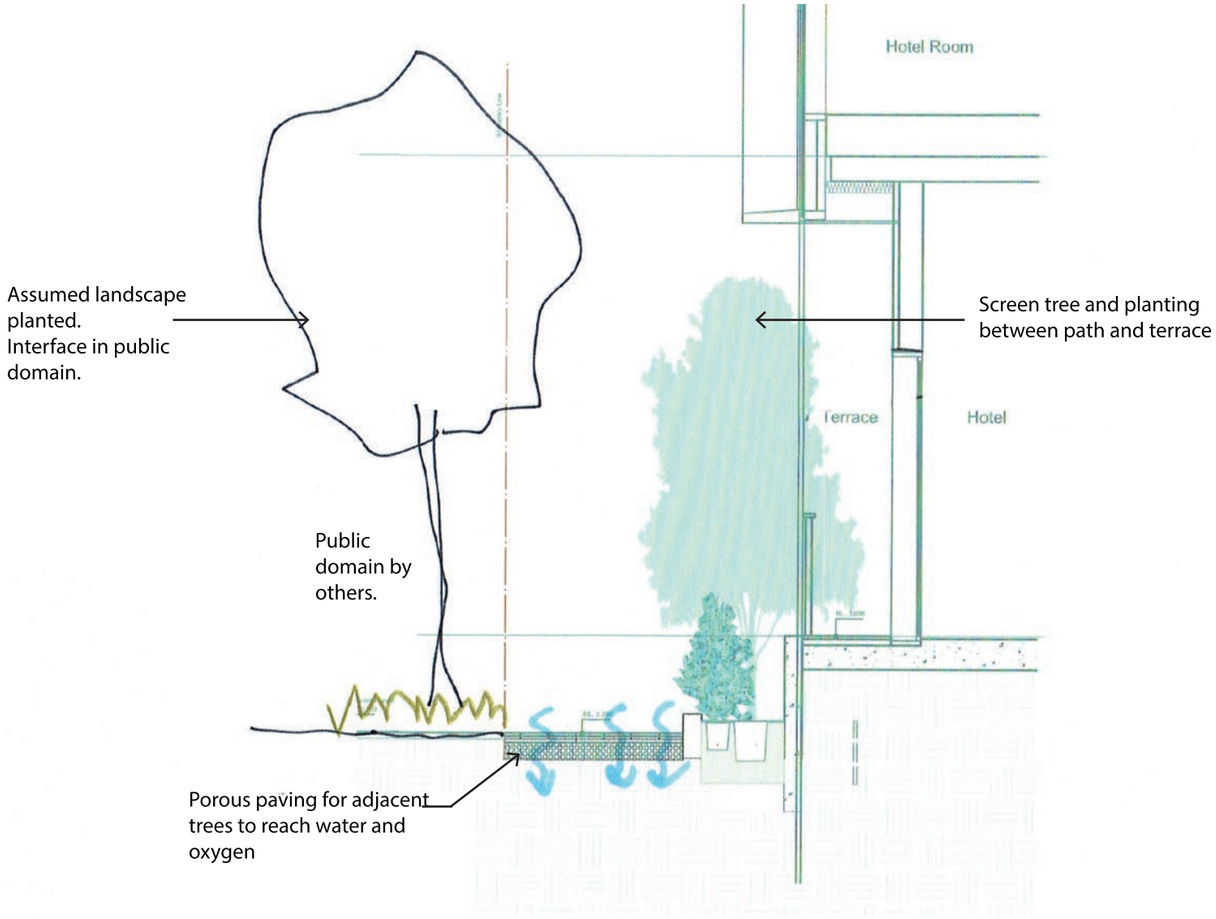
4.3 HOTEL COMPONENT GROUND FLOOR INTERFACE

4.3 HOTEL COMPONENT:

The proposed design for the interface between ground floor serviced apartments and public domain should be confirmed and detailed. Provide annotated sections at 1:50 or 1:20 to show typical treatment

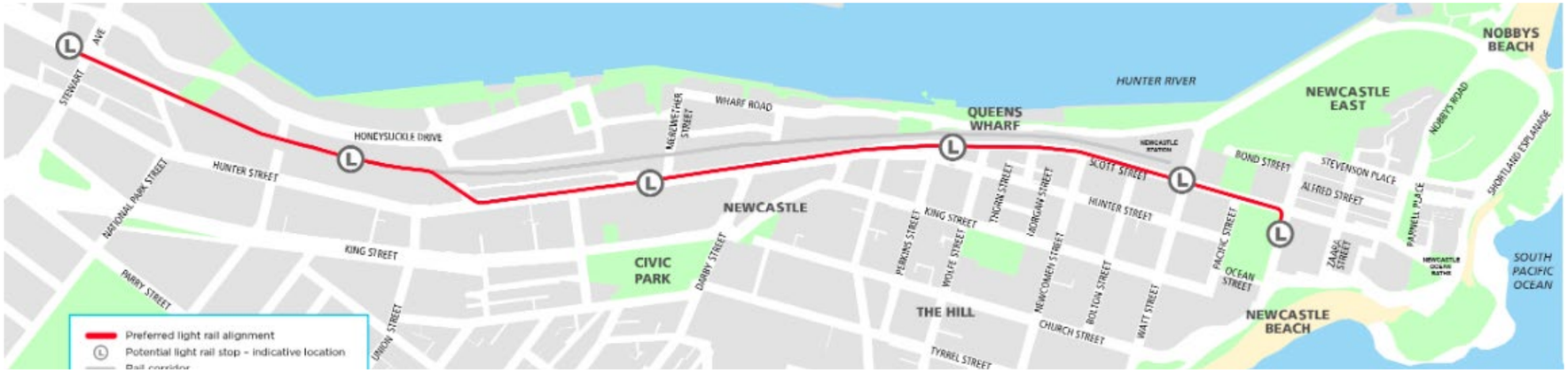
The Landscape Design will be updated with due consideration to the requirements for “Site Capping” in accordance with the approved “Remediation Action Plan“ for the site.

HDC need to confirm the design of the public domain beyond the site boundary. The design of the interface can be a more integrated approach once it is understood what the design is.



2 Western Interface Public Domain
Scale: 1:50

5.0
NOISE & VIBRATION
LIGHT RAIL



5.0 NOISE & VIBRATION:

Provide an assessment of noise impacts to residents and hotel guests from the light rail corridor on the southern boundary of the site, including any mitigation measures to ensure an acceptable level of amenity for residents and guests.

Acoustician to provide assessment of noise impact to residents and hotel guests from the light rail corridor

5.1
NOISE & VIBRATION
NOISE TRANSFER

5.1 NOISE & VIBRATION:

Provide an assessment of the noise and vibration impact of the proposed car park on adjoining land uses including residents and hotel rooms above the car park, including any mitigation measures to ensure an acceptable level of amenity for residents and guests.

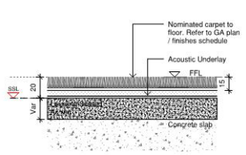
Acoustician to provide assessment of noise and vibration impact of the proposed car parking.

Further consideration should be given to mitigation measures / acoustic treatments proposed regarding noise transfer between both residential and hotel floors.

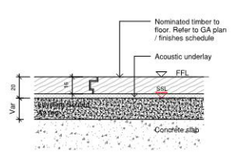
Acoustician to provide assessment of noise transfer between and residential and hotel.

Mitigation measurers should include the following:

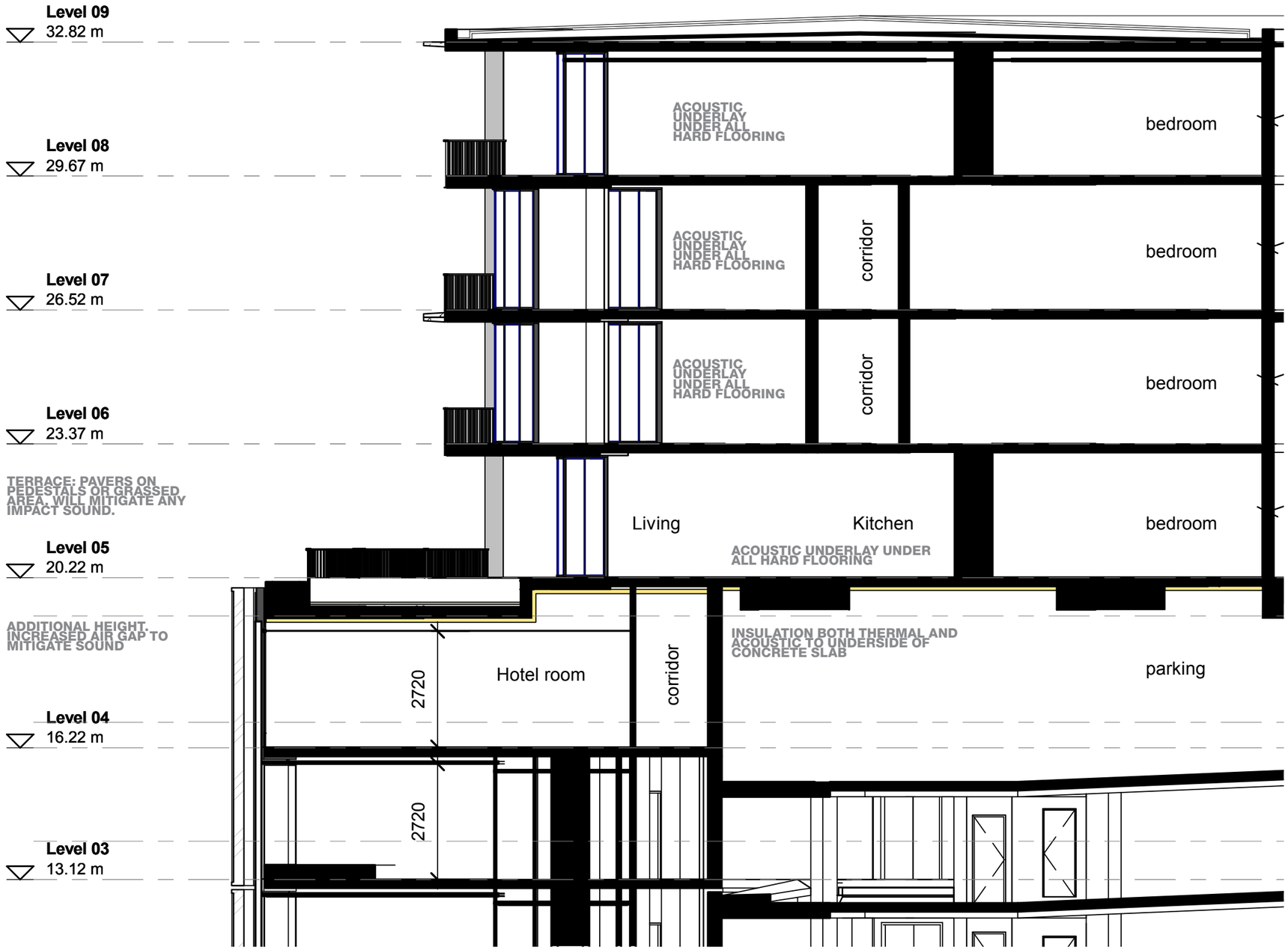
- Level 04 - 05 has a higher floor to floor and acoustic insulation can be used along the underside to reduce noise between hotel rooms and apartments over.
- All hard floors will use an acoustic type underlay or glue to provide an acoustic separation between floors.



1 Section
Detail - Carpet 1 : 2



3 Section
Detail - Timber 1 : 2



6.0 GROUND FLOOR FLOODING

6.0 GROUND FLOOR:

The recommended flood planning level from this study for this site is set at 2.9m AHD.

The majority of the ground floor slab with the exception of the southern parking is set at 3.0m rather than 2.9m AHD.

The ground floor level is generally acceptable, however areas such as the cold water pump room, residential bicycle storage, bulky goods, and kitchen storage will need to have electrical fixtures such as power points, light fittings and switches are sited above the flood planning level.

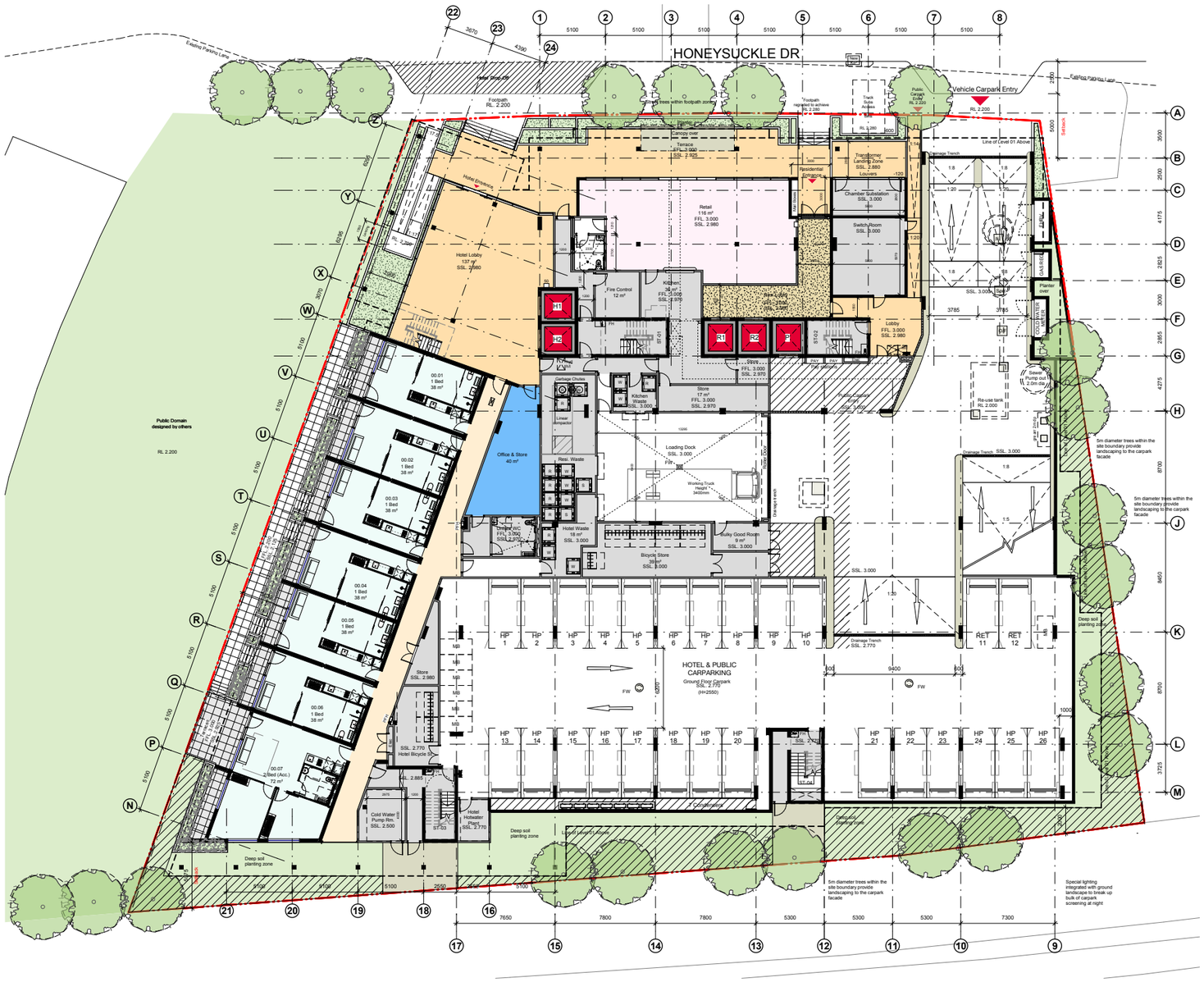
Agreed, all electrical fixtures will be located well above the floor planning level of 2.9m.

The access entry from the ground floor carpark loading dock to Lift 'P' has a floor level at 2. 5m AHD. The floor level of the residential lobby opposite is 3. 00m AHD. Generally, lifts are set at flood planning level (i.e. 2.9m). The applicants will need to confirm if lift 'P' opens to the residential lobby and confirm the finish level for lift 'P' from the loading dock entry

To confirm lift 'P' opens only into the public entry area and not into the residential lobby. Both of these lobbies are now set at 3.0m AHD

The pump room in the basement is accessed via stairs ST-02. Confirmation is required that the stairs at ground level are at the flood planning level.

The pump room is now situated on the roof.



6.1 GROUND FLOOR LAYOUT

6.1 GROUND FLOOR:

Further information is required as to how the ground floor parking area will be managed to accommodate the parking of vehicles by both hotel guests and the general public.

The management of the carparking will be controlled by Wilson. General public wishing to utilise the site will undergo numberplate recognition technology to register and record their parking movements. Hotel guests will have separated access to parking and access will likely be via a fob key.

The submitted plans do not clearly identify the visitor parking for the residential units, the allocation of parking for the retail unit, hotel parking, public parking and staff parking.

Refer to attached plans within the appendix that clearly indicates the visitor, retail, hotel, staff and public parking.

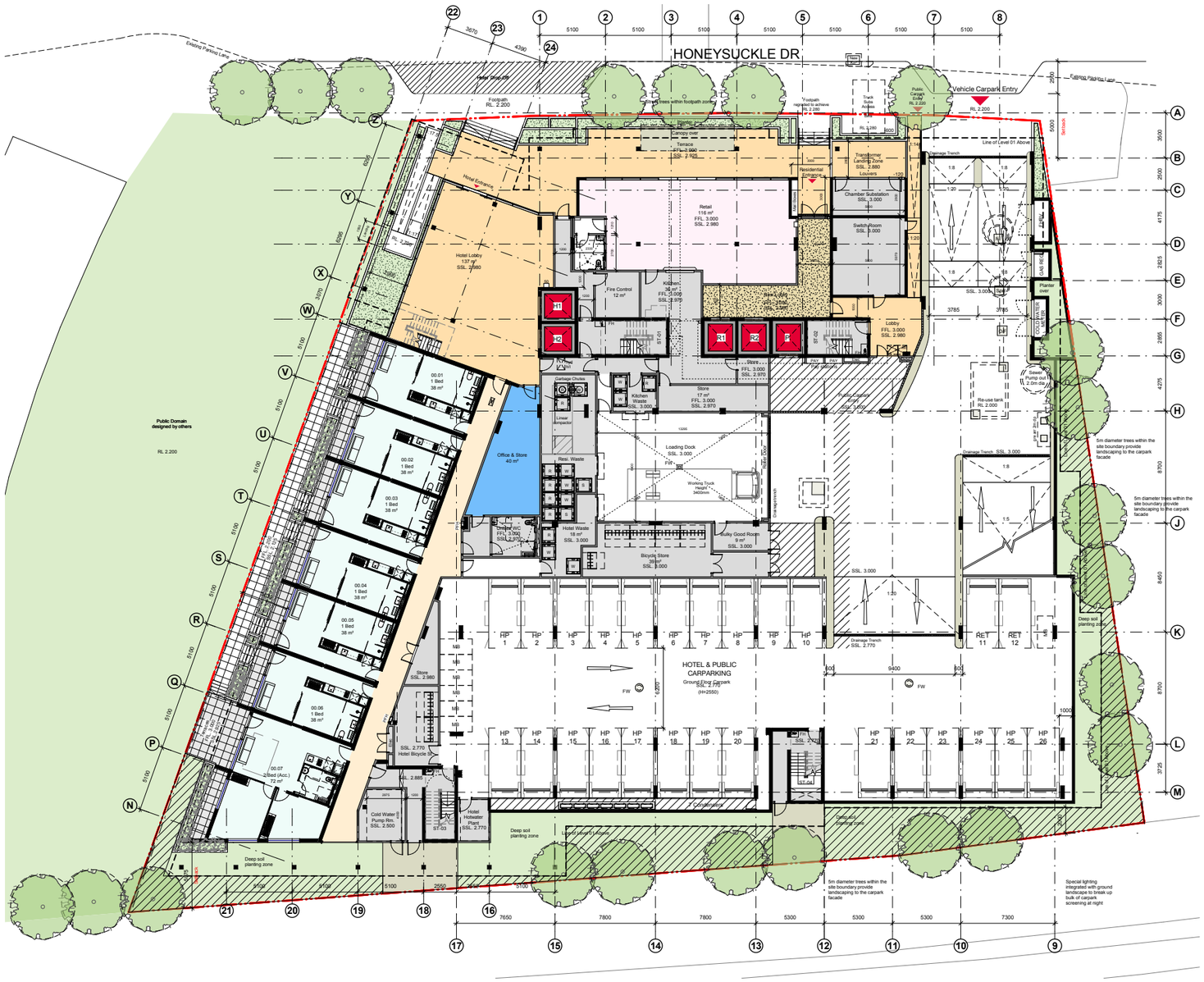
Note: Retail customer, staff and maintenance will be rolled into Hotel/Public parking bays.

It is not clear from the submitted plans as to whether the development will include roller gates or boom gates and ticket booths for the driveway. If such a facility is proposed, it would need to be designed to provide on-site queue distance for two vehicles, while also allowing clear sight lines for vehicles exiting the site.

Neither a boom or roller gates at the entry is required and therefore there should be no issue with onsite queuing.

Concern is raised regarding the potential for conflict between vehicles utilising the internal ramp system and the movements of other vehicles circulating in the ground floor parking area.

The carpark will be design and certified in accordance with Australian Standards by an engineer.



6.2 GROUND FLOOR LAYOUT

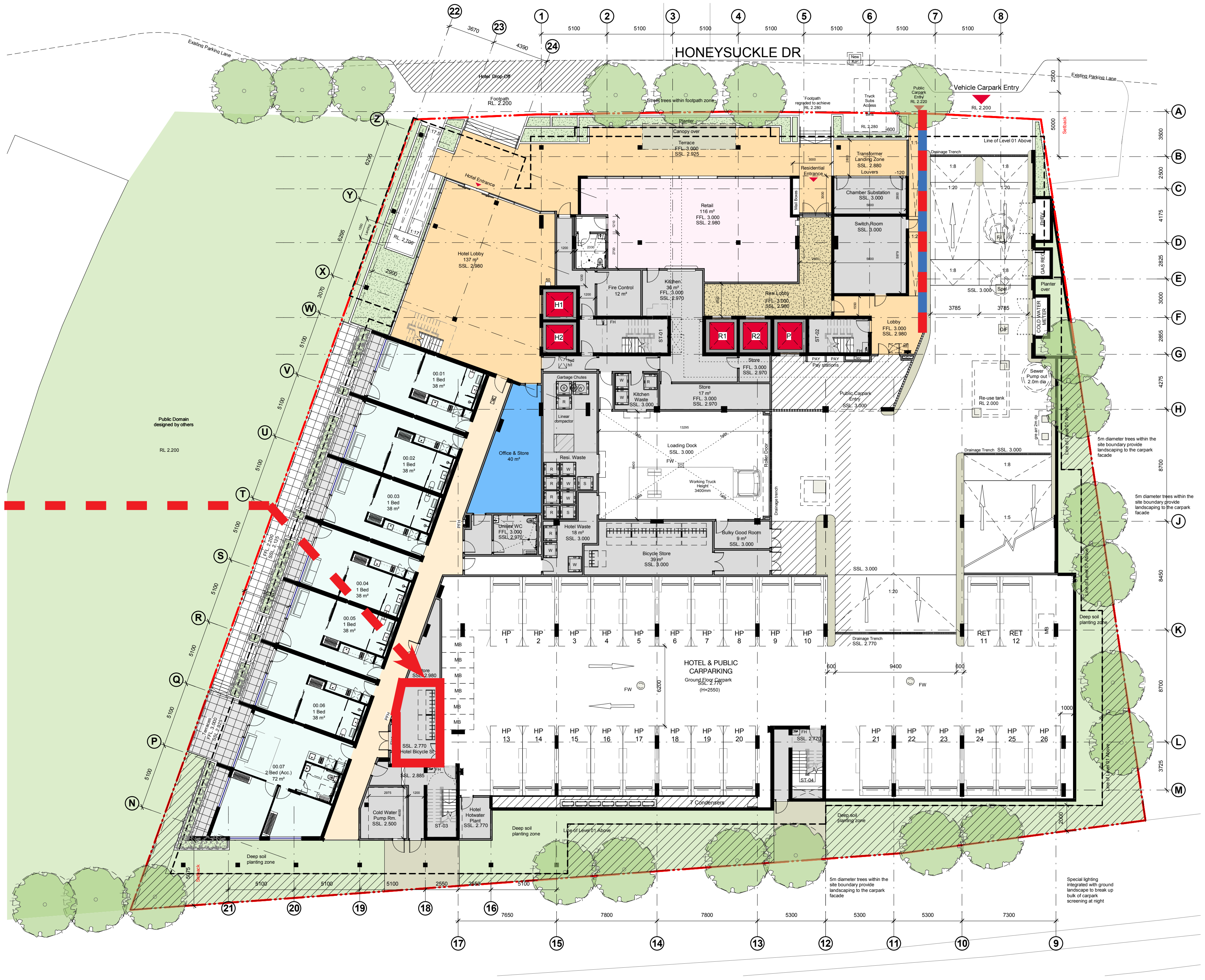
6.1 GROUND FLOOR:

The ground floor loading dock and parking area (i.e. Hotel & public car parking) is to be designed in a manner which can provide for safe access for pedestrians and people with disability to the lift and the hotel lobby.

The public park car entry is separated via an internal screen. Separately located driveways cannot be accommodated in this design

The development has not included bicycle parking storage for hotel guest in accordance with the relevant requirements of the Newcastle Development Control Plan 2012 . Full details are required.

Bicycle storage for hotel guests has been provided at ground floor level



6.3 GROUND FLOOR WASTE MANAGEMENT

6.0 WASTE:

The submitted Waste Management Plan suggests that the traffic engineer should confirm that waste collection vehicles can enter and exit in a forward direction

The waste truck can enter and exit in a forward direction. Refer to plan illustrating the 3 point turn into the loading dock.

It is noted that no provision is made for green waste, and I also note that the plan states that there will be green waste generated, but it shall be removed from site by the maintenance contractor during scheduled or arranged servicing of these areas

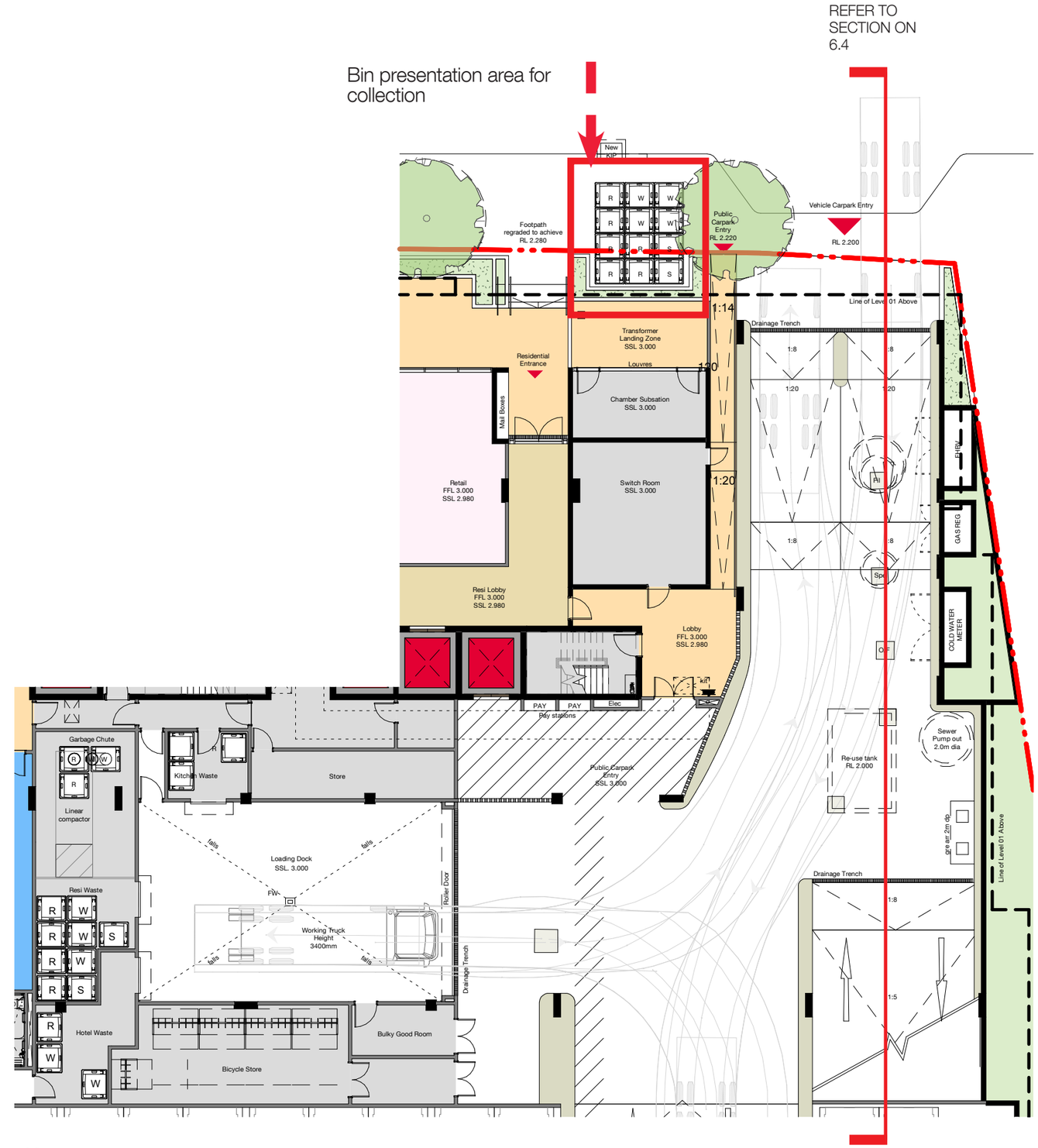
Refer to planning report prepared by KDC.

Turntable for rotating waste collection vehicles. We need to ensure that the turntable (and the loading dock area) is able to accommodate a heavy rigid waste collection vehicle

Refer to truck drawn in the loading dock using a standard 9800mm garbage truck.

Due to the site configuration and lack of available suitable street frontage, the kerbside collection option provided through Council's Bulk Waste Service would largely not be available to residents of this site.

Refer to planning report prepared by KDC.



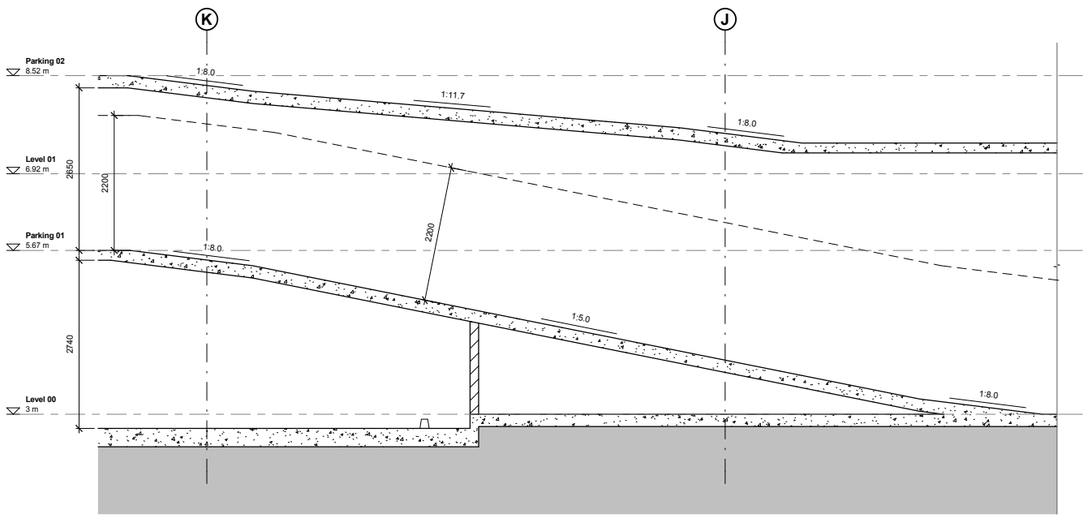
2 Ground Floor - Loading Dock Zone 1 : 200

6.4
GROUND FLOOR
ENTRY RAMP SECTION

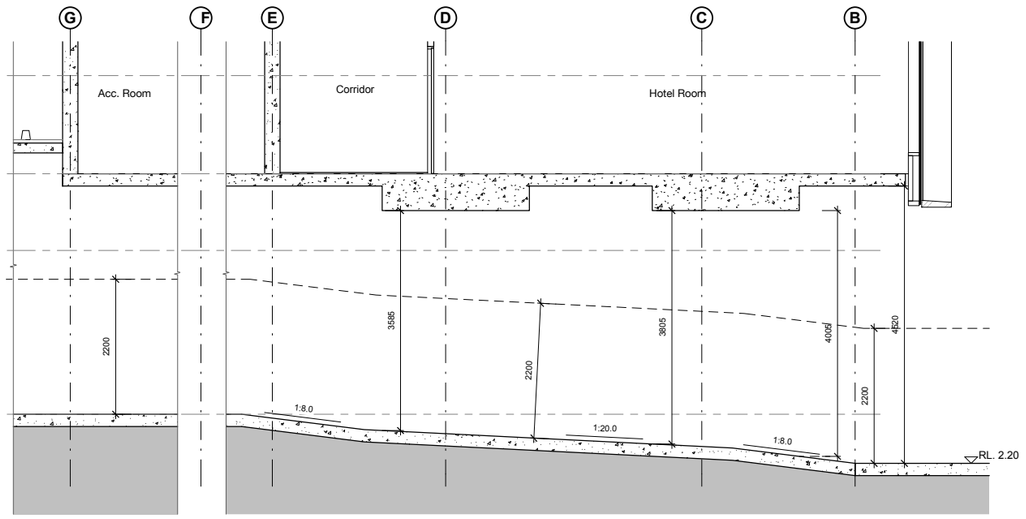
6.1 CAR PARK ENTRY SECTION:

During the meeting with Council on 19.04.2018 an additional section through the carpark entry ramp was asked for.

It can been seen that the lowest point over the entry ramp is at 3.5m the loading truck require a working height of 3.4m.



1 Section
Carpark Ramp 02 1 : 50



2 Section
Carpark Entry Ramp 01 1 : 50

7.0
RESIDENTIAL AMENITY
SEPP 65

3.0 RESIDENTIAL AMENITY:

'Provide a table which addresses how the proposal addresses State Environmental Planning Policy 65 — Design Quality of Apartment Development (SEPP 65), including a clear description of how each principle is addressed by the proposal'

See table below with responses

ADG Ref.	Item Description	Notes	Compliance
PART3	**SITING THE DEVELOPMENT**		
3A	**SITE ANALYSIS**		
3A-1 p47	**Objective:** Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.		✓
	Design Guidance		**Considered**
	Each element in the Site Analysis Checklist is addressed.		YES
3B	**ORIENTATION**		
3B-1 p49	**Objective:** Building types & layouts respond to the streetscape & site while optimising solar access within the development		✓
	Design Guidance		**Considered**
	Buildings along the street frontage define the street by facing it & incorporating direct access from the street	The path edge is defined by a low level planters and steps that connect the podium to the hotel entrance lobby.	YES
	Where the street frontage is to the east or west, rear buildings are orientated to the north	There are no building at the rear. The building form sits around a "U" shaped plan	YES
	Where the street frontage is to the north or south, over-shadowing to the south is minimised & buildings behind the street frontage are orientated to the east & west	The building is orientated to respond to the character of the street and provide enjoyment of the views over newcastle, the ocean and the harbour. Refer to overshadowing diagrams section 2.1	YES
3B-2 p49	**Objective:** Overshadowing of neighbouring properties is minimised during mid winter.		✓
	Design Guidance		**Considered**
	Living areas, private open space & communal open space receive solar access in accordance with section 3D Communal & Public Open Space and section 4A Solar & Daylight Access	During the winter solstic the communal open space at level will recieve solar access from 10am to 12noon to the inside south eastern corner. Refer to the overshadowing diagrams and full explaination in section 2.1, 3.1 and 3.1A	**DOES NOT COMPLY**
	Solar access to living rooms, balconies & private open spaces of neighbours are considered	These spaces are generally located around the outside edge of the building floor plate taking advantage of solar access into these spaces and the views out	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%		NA
	If the proposal will reduce the solar access of neighbours, building separation is increased beyond minimums contained in 3F Visual Privacy		NA
	Overshadowing is minimised to the south or downhill by increased upper level setbacks	The residentail levels are setback at level L05 and due to the "U" shape of the building form the southern overshadowing is reduced	YES
	Buildings are orientated at 90 deg to the boundary with neighbouring properties to minimise overshadowing & privacy impacts, particularly where minimum setbacks are used & where buildings are higher than the adjoining development		NA
	A minimum of 4 hours of solar access is retained to solar collectors on neighbouring buildings		NA
3C	**PUBLIC DOMAIN INTERFACE**		
3C-1 p51	**Objective:** Transition between private & public domain is achieved without compromising safety & security.		✓
	Design Guidance		**Considered**
	Terraces, balconies and courtyard apartments have direct street entry, where appropriate	All apartments have direct street entry via a residentail lobby and lift core to level 05 and above.	YES
	Changes in level between private terraces, front gardens & dwelling entries above the street level provide surveillance & improve visual privacy for ground level dwellings	The residential apartments at L05 are set back relative to the hotel below. Around the perimeter of the building is a planter and balustrade which will provide improved visual privacy.	YES
	Upper level balconies & windows overlook the public domain	The upper level balconies and windows overlook communal land to the west, the Throsby Creek to the North and all the Eastern and Western apartments face into a private communal couryard at level L05.	YES
	Front fences & walls along street frontages use visually permeable materials & treatments. Height of solid fences or walls is limited to 1m	Along Honeysuck Drive planting is used along the interface between the retail/ hotel lobby terrace.	YES
	Length of solid walls is limited along street frontages	Along the length of Honeysuckle drive planter are used to soften the edge of the boundary between public and private.	YES
	Opportunities for casual interaction between residents & the public domain is provided for. Design solutions may include seating at building entries, near letter boxes & in private courtyards adjacent to streets	The land to the west of the building is public domain and will allow casual interaction depending on the HDC of the public domain.	YES
	In developments with multiple buildings and/or entries, pedestrian entries & spaces associated with individual buildings/entries are differentiated to improve legibility for residents, using the following design solutions: · Architectural detailing · Changes in materials · Plant Species · Colours · Opportunities for people to be concealed are minimised	The building entries between the hotel, retail and residential will be design different to avoid confusion. The Hotel entry lobby with be signed and will have a more open feel in it approach, the retail will be signed and set with external tables and chairs and the residentail lobby is setback from the main front to provide a more private "front door: Which again will have a different look and feel.	YES
3C-2 p53	**Objective:** Amenity of the public domain is retained & enhanced.		✓
	Design Guidance		**Considered**
	Planting is used to soften the edges of any raised terraces to the street, for example above sub-basement car parking	Around all edges, interfaces and car park faces planting has been used to soften.	YES
	Mail boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Mail boxes are located externally at the front entry to the residentail lobby.	YES
	The visual prominence of underground car park vents is minimised & located at a low level where possible	There is no underground parking	YES
	Substations, pump rooms, garbage storage areas & other service requirements are located in basement car parks or out of view	Generally all services are located within the carpark above ground and out of sight. The substation is located along the street frontage but to guidlines set out by AUSGRID	YES
	Ramping for accessibility is minimised by building entry location & setting ground floor levels in relation to footpath levels	The entry level is set above the flood planning level at 3.0m AHD as a result there are steps located from street level to the entry lobby with a separate ramp for accessibilty.	YES
	Durable, graffiti resistant & easily cleanable materials are used	This has been considered and all materials at ground level will be durable.	YES
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface & uses the following design solutions: · Street access, pedestrian paths & building entries are clearly defined · Paths, low fences & planting are clearly delineate between communal/private open space & the adjoining public open space · Minimal use of blank walls, fences & ground level parking	There is a clear separation between the public domain and the building entries. The paved interface with trees planted as screening between the path and the serviced apartment.	YES
	On sloping sites protrusion of car parking above ground level is minimised by using split levels to step underground car parking	There is no underground parking.	YES

ADG Ref.	Item Description	Notes	Compliance
	COMMUNAL & PUBLIC OPEN SPACE		
3D-1 p55	**Objective:** An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.		✓
	Design Criteria		
1	Communal open space has a minimum area equal to 25% of the site	The site area is 3726m2: communal open space area is 500m2 = 13%. However, note that there is also an adajcent public domain and the podium level apartments have large terraces facing north with waterfront views	**DOES NOT COMPLY**
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)	In mid winter the courtayrd will achieve 1.5 and 17% of direct sunlight for 3 hours. Note the public domain to the west achieves all day sun and the apartment balconies generally face north. Refer to the overshadowing diagrams and full explaination in section 3.2A & 3.2B	**DOES NOT COMPLY**
	Design Guidance		**Considered**
	Communal open space is consolidated into a well designed, easily identified & usable area	Refer to landscape architects design. Refer to section 3.0	YES
	Communal open space have a minimum dimension of 3m. Larger developments should consider greater dimensions		YES
	Communal open space are co-located with deep soil areas	The communal space is situated at level L05 over the carpark. The planting zone has been design for trees and shurbs to be well established.	**DOES NOT COMPLY**
	Direct, equitable access are provided to communal open space areas from common circulation areas, entries & lobbies	There is a shared open corridors and stairs between levels from which the courtyard can be accessed by all apartments.	YES
	Where communal open space cannot be provided at ground level, it is provided on a podium or roof	Proivded at level L05	YES

ADG Ref.	Item Description	Notes	Compliance
	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 need to: · 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 & facilities and/or provide contributions to public open space	Communal courtyard at level L05 is proivded and is accessed via an open corridor. Level 05/06 street facing apartments are provided with large terraces. Adjacent to the site along the western face is a public domain.	YES
3D-2 p57	**Objective:** Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting		✓
	Design Guidance		**Considered**
	Facilities are provided within communal open spaces & common spaces for a range of age groups (see 4F Common Circulation & Spaces), incorporating the following: · Seating for individuals or groups · Barbeque areas · Play equipment or play areas · Swimming pools, gyms, tennis courts or common rooms	Refer to landscape architects drawings - as shown in section 3.0. Seating for individual and groups and a barbeque can be provided within the communal space. Play equipment, swimming pool/ gym will not be proivded.	YES
	Location of facilities responds to microclimate & site conditions with access to sun in winter, shade in summer & shelter from strong winds & down drafts		YES
	Visual impacts of services are minimised, including location of ventilation duct outlets from basement car parks, electrical substations & detention tanks	This has been considered and all are located to minimise any visual impacts.	YES

ADG Ref.	Item Description	Notes	Compliance
3D-3 p57	**Objective:** Communal open space is designed to maximise safety.		✓
	Design Guidance		**Considered**
	Communal open space & public domain should be readily visible from habitable rooms & private open space areas while maintaining visual privacy. Design solutions include: · Bay windows · Corner windows · Balconies	The apartments are located aroud the communal space on three sides with windows and or balconies providing a visual connection.	YES
	Communal open space is well lit	Lighting will be considered	YES
	Communal open space/facilities that are provided for children & young people are safe and contained	The shape of the building around the courtyard surrounds three sides, along the fourth side there is a balustrade and a planting zone	YES
3D-4 p59	**Objective:** Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.		✓
	Design Guidance		**Considered**
	Public open space is well connected with public streets along at least one edge	There is no public open space within the site boundary. However, there is a public domain located along the western boundary	**DOES NOT COMPLY**
	POS is connected with nearby parks & other landscape elements	As above	**DOES NOT COMPLY**
	POS is linked through view lines, pedestrian desire paths, termination points & the wider street grid	As above	**DOES NOT COMPLY**
	Solar access is provided year round along with protection from strong winds	As above	**DOES NOT COMPLY**
	Opportunities for a range of recreational activities is provided for people of all ages	As above	**DOES NOT COMPLY**
	Positive street address & active street frontages are provided adjacent to POS	As above	**DOES NOT COMPLY**
	Boundaries are clearly defined between POS & private areas	This is achieved in the material finishes between internal and external	YES
3E	**DEEP SOIL ZONES**		
3E-1 p61	**Objective:** Deep soil zones are suitable for healthy plant & tree growth, improve residential amenity and promote management of water and air quality.		✓
	Design Criteria		
1	Deep soil zones are to meet the following minimum requirements:	Total site area is 3726m2 Total deep soil planting to the southern boundary is 261m2 Percentage is 7% Also that there is deep routed planting located within the communal space at level L05 which is not included in this figure. Refer to section 3.2	YES ✓

Site Area (sqm)	Minimum Dim. (m)	Deep Soil Zone (% of site area)
less than 650	-	7
650-1500	3	
greater than 1500	6	
greater than 1500 with significant existing tree cover	6	

ADG Ref.	Item Description	Notes	Compliance	
	Design Guidance		**Considered**	
	On some sites it may be possible to provide larger deep soil zones, depending on the site area & context: · 10% of the site as deep soil on sites with an area of 650sqm - 1,500sqm · 15% of the site as deep soil on sites greater than 1,500sqm	It may be possible to increase the deep soil zone slightly, however the communal space at level L05 will provide some ability to use a deep rooted system.	NO	
	Deep soil zones are located to retain existing significant trees & to allow for the development of healthy root systems, providing anchorage & stability for mature trees. Design solutions may include: · Basement & sub-basement car park design that is consolidated beneath building footprints · Use of increased front & 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		YES	
	Achieving the design criteria may not be possible on some sites including where: · location & 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 is achieved & alternative forms of planting provided		NA	
3F	**VISUAL PRIVACY**			
3F-1 p63	**Objective:** Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.			✓
	Design Criteria			
1	Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows: Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	Refer to section 3.5. Level L05 is a communal space, the interface between opposing apartments varies from 10.7m (habitable room to plant room space/ blank wall) to a minimum of 12m from habitable room to habitable Room. Although the communal space is at level L05, we consider that the 12m separation is appropriate because the podium forms a base level on which the apartments are only four storeys high allowing the separtion to be 6m between habitable rooms and balconies and 3m between non habitable rooms.	YES	✓
	Design Guidance		**Considered**	
	Generally as the height increases, one step in the built form is desirable due to building separations. Any additional steps do not to cause a 'ziggurat' appearance	The building has a significant set back at level L05	YES	

Building Height (m)	Habitable Rooms & Balconies. (m)	Non-Habitable Rooms (m)
up to 12 4 storeys)	6	3
up to 25 (5-8 storeys)	9	4.5
over 25 (9+ storeys)	12	6

ADG Ref.	Item Description	Notes	Compliance	
	For residential buildings next to commercial buildings, separation distances are measured as follows: · Retail, office spaces & commercial balconies use the habitable room distances · Service & plant areas use the non-habitable room distances		NA	
	New development are located & oriented to maximise visual privacy between buildings on site & for neighbouring buildings. Design solutions include: · site layout & building are orientated to minimise privacy impacts (see 3B Orientation) · on sloping sites, apartments on different levels have appropriate visual separation distances (see pg 63 figure 3F.4)		YES	
	Apartment buildings have an increased separation distance of 3m (in addition to 3F-1 Design Criteria) when adjacent to a different zone that permits lower density residential development, to provide for a transition in scale & increased landscaping (pg 63 figure 3F.5)		NA	
	Direct lines of sight are avoided for windows & balconies across corners	Internal blinds/ curtains are fitted to opposing windows where this occurs.	YES	
	No separation is required between blank walls		YES	
3F-2 p65	**Objective:** Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.			✓
	Design Guidance		**Considered**	
	Communal open space, common areas & access paths are separated from private open space & windows to apartments, particularly habitable room windows. Design solutions include: · setbacks · solid or partially solid balustrades on 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 & outlook in another · raising apartments or private open space above the public domain or communal open space · planter boxes incorporated into walls & 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 on windows and/or balconies	The communal space is situated at level 05, set within the building form and is surrounded on three sides. Louvers are used at the inetrface between the communal space and the apartments whilst still maintaining daylight and ventilation. Planetr boxes are used within the courtyard to screen the view from the communal space up into the corridors. The balconies are located along the outside edge of the building form and set back from the main facade line below. Planter boxes at level L05 have been incorporated at the perimeter to increase visual privacy.	YES	
	Bedrooms, living spaces & other habitable rooms are separated from gallery access & other open circulation space by the apartment's service areas		YES	
	Balconies & private terraces are located in front of living rooms to increase internal privacy	Generally balconies are located in front of living rooms.	YES	
	Windows are offset from the windows of adjacent buildings		YES	
	Recessed balconies and/or vertical fins are used between adjacent balconies	Wall between inset balconies provide separation.	YES	
3G	**PEDESTRIAN ACCESS & ENTRIES**			
3G-1 p67	**Objective:** Building entries & pedestrian access connects to and addresses the public domain.			✓
	Design Guidance		**Considered**	
	Multiple entries (including communal building entries & individual ground floor entries) activate the street edge	There is 1 entry point for lift access to the apartments	YES	
	Entry locations relate to the street & subdivision pattern, and the existing pedestrian network		YES	
	Building entries are clearly identifiable. Communal entries are clearly distinguishable from private entries	The choice of material will be different to alllow these to be clearly identifiable.	YES	

ADG Ref.	Item Description	Notes	Compliance
	Where street frontage is limited, a primary street address should be provided with clear sight lines and pathways to secondary building entries		YES
3G-2 p67	**Objective:** Access, entries & pathways are accessible & easy to identify.		✓
	Design Guidance		**Considered**
	Building access areas including lift lobbies, stairwells & hallways are clearly visible from the public domain & communal spaces		YES
	The design of ground floors & underground car parks minimise level changes along pathways & entries	All accessed from exsitng street level of Honeysuckle drive	YES
	Steps & ramps are integrated into the overall building & landscape design	Integration to also deal with the flood level	YES
	For large developments 'way finding' maps are provided to assist visitors & residents		YES
	For large developments electronic access & audio/video intercom are provided to manage access		YES
3G-3 p67	**Objective:** Large sites provide pedestrian links for access to streets & connection to destinations.		✓
	Design Guidance		**Considered**
	Pedestrian links through sites facilitate direct connections to open space, main streets, centres & public transport		YES
	Pedestrian links are direct, have clear sight lines, are overlooked by habitable rooms or private open spaces of dwellings, are well lit & contain active uses, where appropriate		YES
3H	**VEHICLE ACCESS**		
3H-1 p69	**Objective:** Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.		✓
	Design Guidance		**Considered**
	Car park access is integrated with the building's overall facade. Design solutions include: · materials & colour palette minimise visibility from street · security doors/gates minimise voids in the facade · where doors are not provided, visible interiors reflect facade design, and building services, pipes & ducts are concealed	Parking access is integrtaed into the facade using similar materials to the street frontage and carparking facades. There will be no security doors or gates to increase the queuing distances.	YES
	Car park entries are located behind the building line		YES
	Vehicle entries are located at the lowest point of the site, minimising ramp lengths, excavation & impacts on the building form and layout		YES
	Car park entry & access are located on secondary streets or lanes where available	Car park entry and access is located off Honeysuckle Drive only as there is no other access points to the carpark.	**DOES NOT COMPLY**
	Vehicle standing areas that increase driveway width & encroach into setbacks are avoided		YES
	Access point is located to avoid headlight glare to habitable rooms		YES
	Adequate separation distances are provided between vehicle entries & street intersections		YES
	The width & number of vehicle access points are limited to the minimum		YES
	Visual impact of long driveways is minimised through changing alignments & screen planting		YES
	The need for large vehicles to enter or turn around within the site is avoided	The loading dock provides an area for turning vehicles and trucks to enter and exit in a forward gear.	YES
	Garbage collection, loading & servicing areas are screened	Screened behind a roller shutter door	YES
	Clear sight lines are provided at pedestrian & vehicle crossings		YES
	Traffic calming devices, such as changes in paving material or textures, are used where appropriate		YES

ADG Ref.	Item Description	Notes	Compliance
	Pedestrian & vehicle access are separated & distinguishable. Design solutions include: · Changes in surface materials · Level changes · Landscaping for separation		YES
3J	**BICYCLE & CAR PARKING**		
3J-1 p71	**Objective:** Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.		✓
	Design Criteria		

ADG Ref.		Item Description	Notes	Compliance
	1	For development in the following locations: · on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or · on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents & 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.	Number of parking in accordance with the traffic engineers report	YES ✓
		Design Guidance		**Considered**
		Where a car share scheme operates locally, car share parking spaces are provided within the development.	Refer to traffic engineers report	**DOES NOT COMPLY**
		Where less car parking is provided in a development, council do not provide on street resident parking permits		NA
3J-2 p71		**Objective:** Parking & facilities are provided for other modes of transport.		✓
		Design Guidance		**Considered**
		Conveniently located & sufficient numbers of parking spaces are provided for motorbikes & scooters	Refer to drawings for numbers and locations	YES
		Secure undercover bicycle parking is provided & easily accessible from both public domain & common areas	Onsite bicycle parking has been allowed for at ground level for the hotel and the residents	YES
		Conveniently located charging stations are provided for electric vehicles, where desirable	Refer to traffic engineers report	NA
3J-3 p73		**Objective:** Car park design & access is safe and secure.		✓
		Design Guidance		**Considered**
		Supporting facilities within car parks, including garbage, plant & switch rooms, storage areas & car wash bays can be accessed without crossing car parking spaces		YES
		Direct, clearly visible & well lit access is provided into common circulation areas		YES
		Clearly defined & visible lobby or waiting area is provided to lifts & stairs		YES
		For larger car parks, safe pedestrian access is clearly defined & circulation areas have good lighting, colour, line marking and/or bollards		YES

ADG Ref.	Item Description	Notes	Compliance
3J-4 p73	**Objective:** Visual & environmental impacts of underground car parking are minimised.		✓
	Design Guidance		**Considered**
	Excavation minimised through efficient car park layouts & ramp design	Refer to civil excavation plans	YES
	Car parking layout is well organised, using a logical, efficient structural grid & double loaded aisles	Double loaded aisle are proivded where ever possible	YES
	Protrusion of car parks do not exceed 1m above ground level. Solution include stepping car park levels or using split levels on sloping sites	All parking is above ground	YES
	Natural ventilation is provided to basement & sub-basement car parking	Parking is all above ground level. Natural ventilation through the facade is provided two sides of the parking levels L00 -L05	NA
	Ventilation grills or screening devices for car parking openings are integrated into the facade & landscape design	The facade is formed using an semi open cladding system to maximise ventilation but also provide privacy	YES
3J-5 p75	**Objective:** Visual & environmental impacts of on-grade car parking are minimised.		✓
	Design Guidance		**Considered**
	On-grade car parking is avoided	Parking is located to the rear and away from the primary street frontage.	YES
	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 & private open space areas · Safe & direct access to building entry points is provided · Parking is incorporated into the landscape design, by extending planting & 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. Shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures to large areas of paving	Parking is located to the rear and away from the primary street frontage. The design of the facade is such that it will screen all cars from the street view Safe and direct access is provided along Honeysuckle Drive. Planting is incorportaed both at the ground level plane and also to the faces of the carpark that are setback to increase privacy and also soften the boundary condition	YES
3J-6 p75	**Objective:** Visual & environmental impacts of above ground enclosed car parking are minimised.		✓
	Design Guidance		**Considered**
	Exposed parking is not located along primary street frontages	Existing car parking maybe located along the primary street frontage.	YES
	Screening, landscaping & other design elements including public art are used to integrate the above ground car parking with the facade. Design solutions include: · Car parking that is concealed behind facade, with windows integrated into the overall facade design (limited to developments where 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		YES
	Positive street address & active frontages are provided at ground level		YES

ADG Ref.	Item Description	Notes	Compliance	
PART4	**DESIGNING THE BUILDING**			
4A	**SOLAR & DAYLIGHT ACCESS**			
4A-1 p79	**Objective:** To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.			✓
	Design Criteria			
1	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	Of the 52 apartments, 38 achieve at least 2 hours of direct sunlight to living rooms and balconies between 9am and 3pm in mid winter which is equivalent to 73% and in excess of the minimum 70% required.	YES	✓
2	In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter		YES	✓
3	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter		YES	✓
	Design Guidance		**Considered**	
	The design maximises north aspect. The number of single aspect south facing apartments is minimised		YES	
	Single aspect, single storey apartments have a northerly or easterly aspect		YES	
	Living areas are located to the north and service areas to the south & west of apartments		YES	
	To optimise direct sunlight to habitable rooms & balconies a number of the following design features are used: · Dual aspect apartments · Shallow apartment layouts · Two storey &mezzanine level apartments · Bay windows	Dual aspect, shallow apartment layouts and two storey apartments have all been used to optimise direct sunlight into the habitable rooms.	YES	
	To maximise the benefit to residents of direct sunlight within living rooms & private open spaces, a minimum of 1sqm of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes		YES	
	Achieving the design criteria may not be possible 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 · significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints & orientation preclude meeting Design Criteria & how the development meets the objective.		N/A	
4A-2 p81	**Objective:** Daylight access is maximised where sunlight is limited.			✓
	Design Guidance		**Considered**	
	Courtyards, skylights & high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms		YES	

ADG Ref.	Item Description	Notes	Compliance
	Where courtyards are used: · Use is restricted to kitchens, bathrooms & service areas · Building services are concealed with appropriate detailing & materials to visible walls · Courtyards are fully open to the sky · Access is provided to the light well from communal area for cleaning & maintenance · Acoustic privacy, fire safety & minimum privacy separation distances (see 3F Visual Privacy) are achieved	Acoustic and visual privacy and separation are acheived	YES
	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 site) that will reflect light · Integrating light shelves into the design · Light coloured internal finishes	Reflective surfaces can be used to trasnfer light into aprtments wheer appropriate. Finshes to balcony walls and interior walls will generally white.	YES
4A-3 p81	**Objective:** Design incorporates shading & glare control, particularly for warmer months.		✓
	Design Guidance		**Considered**
	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 & planting · Horizontal shading to north facing windows · Vertical shading to east & particularly west facing windows · Operable shading to allow adjustment & choice · High performance glass that minimises external glare off windows, with consideration given to reduce tint glass or glass with a reflectance level below 20% (reflective films are avoided)	Inset balconies have been provided in all cases to provide shading. Shading devices such as eaves, balconies, external louvres & planting have been adopted 500mm deep horizontal fins to the facade will provide shading to north facing windows	YES
4B	**NATURAL VENTILATION**		
4B-1 p83	**Objective:** All habitable rooms are naturally ventilated.		✓
	Design Guidance		**Considered**
	The building's orientation maximises capture & use of prevailing breezes for natural ventilation in habitable rooms		YES
	Depths of habitable rooms support natural ventilation		YES
	The area of unobstructed window openings should be equal to at least 5% of the floor area served		YES
	Light wells are not the primary air source for habitable rooms	No light wells are not the primary air source. natural cross ventilation is provide.	YES
	Doors & openable windows maximise natural ventilation opportunities by using the following design solutions: · Adjustable windows with large effective openable areas · Variety of window types that provide safety & flexibility such as awnings & louvres · Windows that occupants can reconfigure to funnel breezes into apartment, such as vertical louvres, casement windows & externally opening doors	Operable windows will be provided for adequate natural ventilation. Windows requiring privacy will be configured with vertical louvers over operable windows behind	YES
4B-2 p83	**Objective:** The layout & design of single aspect apartments maximises natural ventilation.		✓
	Design Guidance		**Considered**
	Apartment depths limited to maximise ventilation & airflow		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 used to naturally ventilate internal building areas or rooms such as bathrooms & laundries · Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation & avoid trapped smells	All single aspect, single storey apartments are located off on open corridor that will provide natural ventilation	YES
4B-3 p85	**Objective:** Number of apartments with natural cross vent is maximised to create comfortable indoor environments 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	Apartment facades consist of balconies with full height sliding doors and all habitable rooms have operable windows. Corridors to the courtyard facades are semi enclosed allowing the opportunity for cross ventilation to what would normally be considered single aspect type apartments. The scheme provides cross ventilation to 38 of 52 apartments which is equivalent to 73% and in excess of the minimum requirement for 60%..	YES ✓
2	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	The maximum depth is 13.7m	YES
	Design Guidance		**Considered**
	The building includes dual aspect apartments, cross through apartments & corner apartments, and limited apartment depths		YES
	In cross-through apartments, external window & door opening sizes/ areas on one side of an apartment (inlet side) are approximately equal to the external window & door opening sizes/areas on the other side of the apartment (outlet side)		YES
	Apartments are designed to minimise the number of corners, doors & rooms that might obstruct airflow		YES
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation & airflow		YES
4C	**CEILING HEIGHTS**		
4C-1 p87	**Objective:** Ceiling height achieves sufficient natural ventilation & daylight access.		✓
	Design Criteria		

ADG Ref.	Item Description	Notes	Compliance
	1 Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **Minimum Ceiling Height for apt and mixed-used buildings (m)** Habitable rooms: 2.7 Non-habitable rooms: 2.4 For 2 storey apts: 2.7 for main living area floor; 2.4 for second floor, where its area does not exceed 50% of the apt area Attic spaces: 1.8 at edge of room with 30deg minimum ceiling slope If located in mixed-used areas: 3.3 for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired		YES ✓
	Design Guidance		**Considered**
	Ceiling height accommodates use of ceiling fans for cooling & heat distribution	Not required as a mechnical cooling system wlll be provided at all habitable rooms	NA
4C-2 p87	**Objective:** Ceiling height increases the sense of space in apartments & provides for well proportioned rooms.		✓
	Design Guidance		**Considered**
	A number of the following design solutions are used: · Hierarchy of rooms in apartment is defined using changes in ceiling heights & alternatives such as raked or curved ceilings, or double height spaces · Well proportioned rooms are provided, for example, smaller rooms feel larger & 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 & coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist · Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude	YES
4C-3 p87	**Objective:** Ceiling heights contribute to the flexibility of building use over the life of the building.		✓
	Design Guidance		**Considered**
	Ceiling heights of lower level apartments should be greater than the minimum required by Design Criteria allowing flexibility & conversion to non-residential uses	All apartments are above ground.and would therefore not be converted to a non-residential use.	NA
4D	**APARTMENT SIZE & LAYOUT**		
4D-1 p89	**Objective:** The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.		✓
	Design Criteria		
	1 Apartments have the following minimum internal areas: **Apartment Type / Minimum Internal Area (sqm)** Studio: 35 1 Bedroom: 50 2 Bedroom: 70 3 Bedroom: 90 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each	There are no studio apartments All apartments are over and above the minimum internal areas	YES ✓
	2 Every habitable room has 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 & air is not borrowed from other rooms		YES ✓

ADG Ref.	Item Description	Notes	Compliance
	Design Guidance		**Considered**
	Kitchens is not located as part of the main circulation space in larger apartments (such as hallway or entry space)		YES
	A window is visible from any point in a habitable room		YES
	Where minimum areas or room dimensions are not met, apartments demonstrate that they are well designed and demonstrate the usability & functionality of the space with realistically scaled furniture layouts & circulation areas.		YES
4D-2 p89	**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		YES ✓
	2 In open plan layouts (living, dining & kitchen are combined) maximum habitable room depth is 8m from a window	Within the linear apartment types there are windows located to both side and entry doors and window	YES ✓
	Design Guidance		**Considered**
	Greater than minimum ceiling heights allow for proportional increases in room depth up to the permitted max depths		YES
	All living areas & bedrooms are located on the external face of building		YES
	Where possible: · bathrooms & laundries have external openable window · main living spaces are oriented toward the primary outlook & aspect and away from noise sources	Not possible in most cases. All bathrooms and laundries will be mechnically ventilated and positoned away from main living spaces	**DOES NOT COMPLY**
4D-3 p91	**Objective:** Apartment layouts are designed to accommodate a variety of household activities & needs.		✓
	Design Criteria		
	1 Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)	Where possible, generally bedrooms are 3x3m exc wardrobe	**DOES NOT COMPLY** ✓
	2 Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		YES ✓
	3 Living rooms or combined living/dining rooms have a minimum width of: · 3.6m for studio & 1 bedroom apartments · 4m for 2 & 3 bedroom apartments		YES ✓
	4 The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		YES ✓
	Design Guidance		**Considered**
	Access to bedrooms, bathrooms & laundries is separated from living areas minimising direct openings between living & service areas		YES
	All bedrooms allow a minimum length of 1.5m for robes		YES
	Main bedroom of apartment or studio apartment is provided with a wardrobe of minimum 1.8m L x 0.6m D x 2.1m H		YES
	Apartment layouts allow flexibility over time, design solutions include: · Dimensions that facilitate a variety of furniture arrangements & removal · Spaces for a range of activities & privacy levels between different spaces within the apartment · Dual master apartments · Dual key apartments Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the BCA & for calculating mix of apartments · Room sizes & proportions or open plans (rectangular spaces 2:3 are more easily furnished than square spaces 1:1) · Efficient planning of circulation by stairs, corridors & through rooms to maximise the amount of usable floor space in rooms		YES

ADG Ref.	Item Description	Notes	Compliance
4E	**PRIVATE OPEN SPACE & BALCONIES**		
4E-1 p93	**Objective:** Apartments provide appropriately sized private open space & balconies to enhance residential amenity.		✓
	Design Criteria		
1	All apartments are required to have primary balconies as follows: Studio: 4 sqm, - 1 Bedroom: 8 sqm, 2 2 Bedroom: 10 sqm, 2 3+ Bedroom: 12 sqm, 2.4 The minimum balcony depth to be counted as contributing to the balcony area is 1m		YES ✓
2	For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m		YES ✓
	Design Guidance		**Considered**
	Increased communal open space are provided where the number or size of balconies are reduced	Communal open space is provided at level L05.	YES
	Storage areas on balconies is additional to the minimum balcony size	No storage to balcony areas this is within the apartment and storage cgaes in the car parking at levels L04 and L05	NA
	Balcony use may be limited in some proposals where: · consistently high wind speeds at 10 storeys & above · close proximity to road, rail or other noise sources · exposure to significant levels of aircraft noise · heritage & adaptive reuse of existing buildings In these situations, · juliet balconies, · operable walls, · enclosed wintergardens · bay windows are appropriate. Other amenity benefits for occupants are provided in the apartments or in the development or both. Natural ventilation is also demonstrated		NA
4E-2 p93	**Objective:** Primary private open space & balconies are appropriately located to enhance liveability for residents		✓
	Design Guidance		**Considered**
	Primary open space & balconies are located adjacent to the living room, dining room or kitchen to extend the living space		YES
	POS & balconies predominantly face north, east or west		YES
	POS & balconies are orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms		YES

ADG Ref.	Item Description	Notes	Compliance
4E-3 p95	**Objective:** Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building		✓
	Design Guidance		**Considered**
	Solid, partially solid or transparent fences & balustrades are selected to respond to the location. They are designed to allow views & passive surveillance of the street while maintaining visual privacy & allowing for a range of uses on the balcony. Solid & partially solid balustrades are preferred	Balustrades are generally open to allow views out. Privacy is created due to the building set back level 05 relative to the building facade below.	YES
	Full width full height glass balustrades alone are generally not desirable	agreed these have been avoided	YES
	Projecting balconies are integrated into the building design. The design of soffits are considered	There are no projecting balconies.	YES
	Operable screens, shutters, hoods & pergolas are used to control sunlight & wind		YES
	Balustrades are set back from the building or balcony edge where overlooking or where safety is an issue	agreed	YES
	Downpipes & balcony drainage are integrated with the overall facade & building design	agreed	YES
	Air-conditioning units are located on roofs, in basements, or fully integrated into the building design	Fully integrated within the carpark and on the roof.	YES
	Where clothes drying, storage or air conditioning units are located on balconies, they are screened & integrated in the building design	No clothes dying on the balcony. All storage and air conditioning units are located out of sight within the apartment or on the roof.	**DOES NOT COMPLY**
	Ceilings of apartments below terraces are insulated to avoid heat loss		YES
	Water & gas outlets are provided for primary balconies & private open space	Water only is to be provided to primary balconies. BBQ can be serviced by a removable gas bottle and electricty can be achieved from within the apartment.	**DOES NOT COMPLY**
4E-4 p95	**Objective:** Private open space & balcony design maximises safety		✓
	Design Guidance		**Considered**
	Changes in ground levels or landscaping are minimised	Changes required in the ground plane to achieve the AUSGRID requirements for the substation. these will be graded to achieve the required falls and compliances.	YES
	Balcony design & detailing avoids opportunities for climbing & falling	To meet all BCA requirements	YES
4F	**COMMON CIRCULATION & SPACES**		
4F-1 p97	**Objective:** Common circulation spaces achieve good amenity & properly service the number of apartments		✓
	Design Criteria		
1	The maximum number of apartments off a circulation core on a single level is eight	Refer to section 3.8A-3.8D.	**DOES NOT COMPLY**
2	For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40		NA ✓
	Design Guidance		**Considered**
	Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement & access particularly in entry lobbies, outside lifts & at apartment entry doors		YES

ADG Ref.	Item Description	Notes	Compliance
	Daylight & natural ventilation are provided to all common circulation spaces that are above ground	All corridor are open	YES
	Windows are provided in common circulation spaces & are adjacent to the stair or lift core or at the ends of corridors		YES
	Longer corridors greater than 12m in length from the lift core are articulated. Design solutions include: · Series of foyer areas with windows & spaces for seating · Wider areas at apartment entry doors & varied ceiling heights	Corridor are longer than 12m in length, however to avoid a dark and uninviting space the corridors have been designed with clear articulation and lighting to achieve social interaction and promote safety amongst the residents. Refer to section 3.8 A-3.8D which illustrates our intent for the corridor treatment	YES
	Common circulation spaces maximise opportunities for dual aspect apartments, including multiple core apartment buildings & cross over apartments		YES
	Achieving Design Criteria for the number of apartments off a circulation core may not be possible. Where development is unable to achieve this, a high level of amenity for common lobbies, corridors & apartments is demonstrated, including: · Sunlight & natural cross ventilation in apartments · Access to ample daylight & natural ventilation in common circulation spaces · Common areas for seating & gathering · Generous corridors with greater than minimum ceiling heights · Other innovative design solutions that provide high levels of amenity	Direct connectivity to the private residential communal space. The circulation is clearly defned by the geometric design avoiding tight corners and providing clear lines of sight to the lift core, stairs and communal space. The effect is that the corridors are not dark but are corridors fooded with daylight, natural ventilation and an outlook. The wide corridors have been designed to maximised ceiling heights, have an articulated design at the door entries which will also be supplemented by hallway lighting, clear articulation, efficient apartment access and a secure ambience Refer to section 3.8 A-3.8D	YES
	Where Design Criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	L05: 11 apartments - Complies with a maximum of 12 and the corridors are fully open and connected to the communal space. L06: 15 apartments - Does not comply. However 4 of these apartments are situated off the open corridor with visual connectivity to the communal space and views out. L07: 22 apartments - Does not comply. However 11 of these apartments are situated off the open corridor with visual connectivity to the communal space and views out. L08: 4 apartments - Complies with the minimum number of apartments	**DOES NOT COMPLY**
	Primary living room or bedroom windows do not open directly onto common circulation spaces, open or enclosed. Visual & acoustic privacy from common circulation spaces to any other rooms are carefully controlled		YES
4F-2 p99	**Objective:** Common circulation spaces promote safety & provide for social interaction between residents		✓
	Design Guidance		**Considered**
	Direct & legible access are provided between vertical circulation points & apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines		YES
	Tight corners & spaces are avoided		YES
	Circulation spaces are well lit at night		YES

ADG Ref.	Item Description	Notes	Compliance
	Legible signage are provided for apartment numbers, common areas & general wayfinding		YES

ADG Ref.	Item Description	Notes	Compliance
	Incidental spaces, eg space for seating in a corridor, at a stair landing, or near a window are provided	Seating can be within the main communal space.	**DOES NOT COMPLY**
	In larger developments, community rooms for activities such as owners corporation meetings or resident use, are provided & are co-located with communal open space	This could take place within one of the hotel communal spaces	YES
	Where external galleries are provided, they are more open than closed above the balustrade along their length		YES
4G	**STORAGE**		
4G-1 p101	**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: Apartment Type / Storage Size Volume (cubic m) Studio: 4 1 Bedroom: 6 2 Bedroom: 8 3+ Bedroom: 10 At least 50% of the required storage is to be located within the apartment	Where possible 100% of the storage has been provided within the apartment and is accessible from hall or living area. Storage will be suitable for use as stipulated in SEPP 65. Refer to section 3.3A - 3.3D	YES ✓
	Design Guidance		**Considered**
	Storage is accessible from either circulation or living areas		YES
	Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proofed & screened from view from the street	There is no storage provided on the balcony.	NO
	Left over space such as under stairs is used for storage	Where possible	YES
4G-2 p101	**Objective:** Additional storage is conveniently located, accessible & nominated for individual apartments		✓
	Design Guidance		**Considered**
	Storage not located in apartments is secure and clearly allocated to specific apartments		YES
	Storage is provided for larger & less frequently accessed items		YES
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages, such that allocated car parking remains accessible		YES
	If communal storage rooms are provided they are accessible from common circulation areas of the building		YES
	Storage not located in apartment is integrated into the overall building design & not visible from public domain		YES

ADG Ref.	Item Description	Notes	Compliance
4H	**ACOUSTIC PRIVACY**		
4H-1 p103	**Objective:** Noise transfer is minimised through the siting of buildings & building layout		✓
	Design Guidance		**Considered**
	Adequate building separation is provided within the development & from neighbouring buildings/adjacent uses (see 2F Building Separation & 3F Visual Privacy)		YES
	Window & door openings are orientated away from noise sources		YES
	Noisy areas within buildings including building entries & corridors are located next to or above each other while quieter areas are located next to or above quieter areas		YES
	Storage, circulation areas & non-habitable rooms are located to buffer noise from external sources	Where achievable, or acoustic treatment will be provided.	YES
	The number of party walls (shared with other apartments) are limited & are appropriately insulated		YES
	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces & circulation areas should be located at least 3m away from bedrooms		YES
4H-2 p103	**Objective:** Noise impacts are mitigated within apartments through layout & acoustic treatments		✓
	Design Guidance		**Considered**
	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		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		YES
4J	**NOISE & POLLUTION**		
4J-1 p105	**Objective:** In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout		✓
	Design Guidance		**Considered**
	To minimise impacts the following design solutions are used: · Physical separation between buildings & the noise or pollution source · Residential uses are located perpendicular to the noise source & 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 & communal open spaces · Non-residential uses are located at lower levels vertically separating residential component from noise or pollution source. Setbacks to the underside of residential floor levels are increased, relative to traffic volumes & other noise sources · Buildings respond to both solar access & noise. Where solar access is away from noise source, non-habitable rooms will provide a buffer · Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferred · Landscape design reduces the perception of noise & acts as a filter for air pollution generated by traffic & industry		YES

ADG Ref.	Item Description	Notes	Compliance
	Where developments are unable to achieve Design Criteria, alternatives are considered in the following areas: · Solar & daylight access · Private open space & balconies · Natural cross ventilation		YES
4J-2 p105	**Objective:** Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission		✓
	Design Guidance		**Considered**
	Design solutions to mitigate noise include: · Limiting the number & 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 eg solid balcony balustrades, external screens & soffits		YES
4K	**APARTMENT MIX**		
4K-1 p107	**Objective:** A range of apartment types & sizes is provided to cater for different household types now & into the future		✓
	Design Guidance		**Considered**
	A variety of apartment types is provided		YES

ADG Ref.	Item Description	Notes	Compliance
	The apartment mix is appropriate, taking into consideration: · Distance to public transport, employment & education centres · Current market demands & projected future demographic trends · Demand for social & affordable housing · Different cultural & socioeconomic groups		YES
	Flexible apartment configurations are provided to support diverse household types & stages of life including single person households, families, multi-generational families & group households		YES
4K-2 p107	**Objective:** The apartment mix is distributed to suitable locations within the building		✓
	Design Guidance		**Considered**
	Different apartment types are located to achieve successful facade composition & to optimise solar access		YES
	Larger apartment types are located on ground or roof level where there is potential for more open space, and on corners where more building frontage is available		YES
4L	**GROUND FLOOR APARTMENTS**		
4L-1 p109	**Objective:** Street frontage activity is maximised where ground floor apartments are located		✓
	Design Guidance		**Considered**
	Direct street access are provided to ground floor apartments	There are no ground floor entry apartments	**DOES NOT COMPLY**
	Activity is achieved through front gardens, terraces & the facade of the building. Design solutions include: · Both street, foyer & other common internal circulation entrances to ground floor apartments · Private open space is next to the street · Doors & windows face the street	There are no ground floor entry apartments	**DOES NOT COMPLY**

ADG Ref.	Item Description	Notes	Compliance
	Retail or home office spaces are located along street frontages	Retail and hotel lobby are located at street frontage	YES
	Ground floor apartment layouts support SOHO use & provide opportunities for future conversion into commercial or retail areas. In these cases higher floor to ceiling heights & easy conversion to ground floor amenities are provided.	There are no ground floor apartments	**DOES NOT COMPLY**
4L-2 p109	**Objective:** Design of ground floor apartments delivers amenity & safety for residents		✓
	Design Guidance		**Considered**
	Privacy & safety are provided without obstructing casual surveillance. Design solutions include: · Elevating private gardens & terraces above the street level by 1-1.5m (see pg 109 Figure 4L.4) · Landscaping & private courtyards · Window sill heights minimise sight lines into apartments · Integrating balustrades, safety bars or screens with exterior design	Apartments are loctaed above ground level at L05.	**DOES NOT COMPLY**
	Solar access is maximised through: · High ceilings & tall windows · Trees & shrubs allow solar access in winter & shade in summer	Apartments are loctaed above ground level at L05.	**DOES NOT COMPLY**
4M	**FACADES**		
4M-1 p111	**Objective:** Building facades provide visual interest along the street while respecting the character of the local area		✓
	Design Guidance		**Considered**
	Design solutions for front building facades include: · Composition of varied building elements · Defined base, middle & top of buildings · Revealing & concealing certain elements		YES
	Building services are integrated within the overall facade		YES
	Building facades are well resolved with appropriate scale & proportion to streetscape & with consideration of human scale. Solutions include: · Well composed horizontal & vertical elements · Variation in floor heights to enhance the human scale · Elements that are proportional & arranged in patterns · Public artwork or treatments to exterior blank walls · Grouping of floors or elements such as balconies & windows on taller buildings		YES
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights		YES
	Shadow is created on the facade throughout the day with building articulation, balconies & deeper window reveals		YES
4M-2 p111	**Objective:** Building functions are expressed by the facade		✓
	Design Guidance		**Considered**
	Building entries are clearly defined		YES
	Important corners are given visual prominence through change in articulation, materials or colour, roof expression or changes in height		YES
	Apartment layout is expressed externally through facade features such as party walls & floor slabs		YES

ADG Ref.	Item Description	Notes	Compliance
4N	**ROOF DESIGN**		
4N-1 p113	**Objective:** Roof treatments are integrated into the building design & positively respond to the street		✓
	Design Guidance		**Considered**
	Roof design relates to the street. Design solutions include: · Special roof features & 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 pitched form complementary to adjacent buildings	Roof is flat set within a perimeter parapet	NA
	Roof treatments are integrated with the building design. Design solutions include: · Roof design is in proportion to the overall building size, scale & form · Roof materials compliment the building · Service elements are integrated		NA
4N-2 p113	**Objective:** Opportunities to use roof space for residential accommodation & open space are maximised		✓
	Design Guidance		**Considered**
	Habitable roof space are provided with good levels of amenity. Design solutions include: · Penthouse apartments · Dormer or clerestory windows · Openable skylights		NA
	Open space is provided on roof tops subject to acceptable visual & acoustic privacy, comfort levels, safety & security considerations		NA
4N-3 p113	**Objective:** Roof design incorporates sustainability features		✓
	Design Guidance		**Considered**
	Roof design maximises solar access to apartments during winter & provides shade during summer. Design solutions include: · Roof lifts to the north · Eaves & overhangs shade walls & windows from summer sun		NA
	Skylights & ventilation systems are integrated into the roof design		NA
4O	**LANDSCAPE DESIGN**		
4O-1 p115	**Objective:** Landscape design is viable & sustainable		✓

ADG Ref.	Item Description	Notes	Compliance
	Design Guidance		**Considered**
	Landscape design is environmentally sustainable & can enhance environmental performance by incorporating: · Diverse & appropriate planting · Bio-filtration gardens · Appropriately planted shading trees · Areas for residents to plant vegetables & herbs · Composting · Green roofs or walls	Refer to landscape design	YES
	Ongoing maintenance plans are prepared		YES
	Microclimate is enhanced by: · Appropriately scaled trees near the eastern & western elevations for shade · Balance of evergreen & deciduous trees to provide shading in summer & sunlight access in winter · Shade structures such as pergolas for balconies & courtyards		YES
	Tree & shrub selection considers size at maturity & the potential for roots to compete.		YES
4O-2 p115	**Objective:** Landscape design contributes to streetscape & amenity		✓
	Design Guidance		**Considered**
	Landscape design responds to the existing site conditions including: · Changes of levels · Views · Significant landscape features including trees & rock outcrops		YES
	Significant landscape features are protected by: · Tree protection zones · Appropriate signage & fencing during construction		YES
	Plants selected are endemic to region & reflect local ecology		YES
4P	**PLANTING ON STRUCTURES**		
4P-1 p117	**Objective:** Appropriate soil profiles are provided		✓
	Design Guidance		**Considered**
	Structures are reinforced for additional saturated soil weight		YES
	Soil volume is appropriate for plant growth, including: · Modifying depths & widths according to planting mix & irrigation frequency · Free draining & long soil life span · Tree anchorage		YES
	Minimum soil standards for plant sizes should be provided in accordance with: 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		YES
4P-2 p117	**Objective:** Plant growth is optimised with appropriate selection & maintenance		✓
	Design Guidance		**Considered**
	Plants are suited to site conditions, considerations include: · Drought & wind tolerance · Seasonal changes in solar access · Modified substrate depths for a diverse range of plants · Plant longevity		YES
	A landscape maintenance plan is prepared		NA

ADG Ref.	Item Description	Notes	Compliance
	Irrigation & drainage systems respond to: · Changing site conditions · Soil profile & planting regime · Whether rainwater, stormwater or recycled grey water is used		YES
4P-3 p117	**Objective:** Planting on structures contributes to the quality & amenity of communal & public open spaces		✓
	Design Guidance		**Considered**
	Building design incorporates opportunities for planting on structures. Design solutions 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 & consider the ability of the facade to change over time	Greenwalls externally - see note from JUNGFY regarding the correct planting and suitablility Refer to section 2.4.	YES
4Q	**UNIVERSAL DESIGN**		
4Q-1 p119	**Objective:** Universal design features are included in apartment design to promote flexible housing for all community members		✓
	Design Guidance		**Considered**
	Developments achieve a benchmark of 100% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	20% Silver level of the Livable Housing Guidlines is achieved with the exception of the corner WC and 1200mm space in front of the pan and the open door leaf. We believe that this is not a great design outcome with a WC directly infront of he door. However the majority of the 12 selected aparments could be adapted to be able to provide these requirments. Refer to section 3.4 which illustrates the pre and post adaption	**DOES NOT COMPLY**
4Q-2 p119	**Objective:** A variety of apartments with adaptable designs are provided		✓
	Design Guidance		**Considered**
	Adaptable housing should be provided in accordance with the relevant council policy	Livable Design Guidelines override the adaptable housing council policy,	**DOES NOT COMPLY**
	Design solutions for adaptable apartments include: · Convenient access to communal & public areas · High level of solar access · Minimal structural change & residential amenity loss when adapted · Larger car parking spaces for accessibility · Parking titled separately from apartments or shared car parking arrangements	This is only in the context of the Livable Design Guidelines.	YES
4Q-3 p119	**Objective:** Apartment layouts are flexible & accommodate a range of lifestyle needs		✓
	Design Guidance		**Considered**
	Flexible design solutions 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 & bathroom		YES

ADG Ref.	Item Description	Notes	Compliance
4R	**ADAPTIVE REUSE**		
4R-1 p121	**Objective:** New additions to existing buildings are contemporary, complementary & enhance area's identity & sense of place		
	Design Guidance		**Considered**
	Design solutions include: · New elements align with the existing building · Additions complement the existing character, siting, scale, proportion, pattern, form & detailing · Contemporary & complementary materials, finishes, textures & colours		NA
	Additions to heritage items are clearly identifiable from the original building		NA
	New additions allow for interpretation & future evolution of the building		NA
4R-2 p121	**Objective:** Adapted buildings provide residential amenity but does not precluding future adaptive reuse		
	Design Guidance		**Considered**
	Design features are incorporated sensitively to make up for any physical limitations, to ensure residential amenity. Design solutions include: · Generously sized voids in deeper buildings · Alternative apartment types when orientation is poor · Additions to expand the existing building envelope		NA
	Where developments are unable to achieve Design Criteria, alternatives are considered in the following areas: · Where there are existing higher ceilings, depths of habitable rooms can increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar & daylight access (see 4A & 4B) · Alternatives to providing deep soil where less than the minimum requirement is currently available on the site · Building & visual separation subject to demonstrating alternative design approaches to achieving privacy · Common circulation · Car parking · Alternative approaches to private open space & balconies		NA
4S	**MIXED USE**		
4S-1 p123	**Objective:** Mixed use developments are provided in appropriate locations & provide active street frontages that encourage pedestrian movement.		✓
	Design Guidance		**Considered**
	Mixed use development are concentrated around public transport & centres	Links to the new Newcastle light rail	YES
	Mixed use developments positively contribute to the public domain. Design solutions include: · Development addresses the street · Active frontages provided · Diverse activities & uses · Avoiding blank walls at the ground level · Live/work apartments on the ground floor level, rather than commercial		YES

ADG Ref.	Item Description	Notes	Compliance
4S-2 p123	**Objective:** Residential levels of the building are integrated within the development. Safety & amenity is maximised.		✓
	Design Guidance		**Considered**
	Residential circulation areas are clearly defined. Solutions include: · Residential entries separated from commercial entries & directly accessible from the street · Commercial service areas separated from residential components · Residential car parking & communal facilities separated or secured · Security at entries & safe pedestrian routes are provided · Concealment opportunities are avoided		YES
	Landscaped communal open space are provided at podium or roof		YES
4T	**AWNING & SIGNAGE**		
4T-1 p125	**Objective:** Awnings are well located and complement & integrate with the building design.		✓
	Design Guidance		**Considered**
	Awnings are located along streets with high pedestrian activity & active frontages		YES
	A number of the following design solutions are used: · Continuous awnings are maintained & provided in areas with an existing pattern · Height, depth, material & form complements existing street character · Protection from sun & rain is provided · Awnings are wrapped around secondary frontages of corner sites · Awnings are retractable in areas without an established pattern	Awnings over the retail will provide to increase the level of privacy to the hotel rooms over.	YES
	Awnings are located over building entries for building address & public domain amenity	Covered areas are provides over at building entries due to the set back of the ground floor level	YES
	Awnings relate to residential windows, balconies, street tree planting, power poles & street infrastructure		YES
	Gutters & down pipes are integrated and concealed		YES
	Lighting under awnings is provided for pedestrian safety		YES
4T-2 p125	**Objective:** Signage responds to context & desired streetscape character.		✓
	Design Guidance		**Considered**
	Signage is integrated into building design & respond to scale, proportion & detailing of the development		YES
	Legible & discrete way finding is provided for larger developments		YES
	Signage is limited to being on & below awnings, and single facade sign on primary street frontages		YES
4U	**ENERGY EFFICIENCY**		
4U-1 p127	**Objective:** Development incorporates passive environmental design.		✓
	Design Guidance		**Considered**
	Adequate natural light is provided to habitable rooms (see 4A Solar & Daylight Access)		YES
	Well located, screened outdoor areas are provided for clothes drying	There is no outdoor clothes drying. A mechanical drier will be provided to the purchaser and all clothes drying should occur inside the building.	**DOES NOT COMPLY**

ADG Ref.	Item Description	Notes	Compliance
4U-2 p127	**Objective:** Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer.		✓
	Design Guidance		**Considered**
	A number of the following design solutions are used: · Use of smart glass or other on north & west elevations · Thermal mass maximised in floors & walls of north facing rooms · Polished concrete floors, tiles or timber rather than carpet · Insulated roofs, walls & floors. Seals on window & door openings · Overhangs & shading devices such as awnings, blinds & screens		YES
	Provision of consolidated heating & cooling infrastructure is located in a centralised location (eg basement)		YES
4U-3 p127	**Objective:** Adequate natural ventilation to minimise the need for mechanical ventilation.		✓
	Design Guidance		**Considered**
	A number of the following design solutions are used: · Rooms with similar usage are grouped together · Natural cross ventilation for apartments is optimised · Natural ventilation is provided to all habitable rooms & as many non-habitable rooms, common areas & circulation spaces as possible		YES
4V	**WATER MANAGEMENT & CONSERVATION**		
4V-1 p129	**Objective:** Potable water use is minimised.		✓
	Design Guidance		**Considered**
	Water efficient fittings, appliances & wastewater reuse are incorporated		YES
	Apartments are individually metered		YES
	Rainwater is collected, stored & reused on site	Services Engineer to confirm its reuse onsite	YES
	Drought tolerant, low water use plants are used within landscaped areas	As applicable to the location depending on solar access.	YES
4V-2 p129	**Objective:** Urban stormwater is treated on site before being discharged to receiving waters.		✓
	Design Guidance		**Considered**
	Water sensitive urban design systems are designed by a suitably qualified professional		YES
	A number of the following design solutions are used: · Runoff is collected from roofs & balconies in water tanks and plumbed into toilets, laundry & irrigation · Porous & open paving materials is maximised · On site stormwater & infiltration, including bio-retention systems such as rain gardens or street tree pits	Services Engineer to confirm i	YES
4V-3 p129	**Objective:** Flood management systems are integrated into site.		✓
	Design Guidance		**Considered**
	Detention tanks are located under paved areas, driveways or in basement car parks	Services Engineer to confirm and refer to Civil drawings for locations	YES
	On large sites, parks or open spaces are designed to provide temporary on site detention basins		NA

ADG Ref.	Item Description	Notes	Compliance
4W	**WASTE MANAGEMENT**		
4W-1 p131	**Objective:** Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.		✓
	Design Guidance		**Considered**
	Adequately sized storage areas for rubbish bins are located discreetly away from the front of the development or in basement car park	Refer to Elephants Foot waste report	YES
	Waste & recycling storage areas are well ventilated	Ventilated from open facades of carpark and waste chute ventilated to the roof	YES
	Circulation design allows bins to be easily manoeuvred between storage & collection points		YES
	Temporary storage are provided for large bulk items such as mattresses	Within ground floor loading dock.	YES
	Waste management plan is prepared	Refer to Elephants Foot waste report	YES
4W-2 p131	**Objective:** Domestic waste is minimised by providing safe & convenient source separation & recycling.		✓
	Design Guidance		**Considered**
	All dwellings have a waste & recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste & recycling	Within the kitchen	YES
	Communal waste & recycling rooms are in convenient & accessible locations related to each vertical core	Located at ground level. Waste chutes located at each level for both general waste and recycled	YES
	For mixed use developments, residential waste & recycling storage areas & access is separate & secure from other uses	Shared loading dock but separate waste rooms	YES
	Alternative waste disposal methods such as composting is provided	Refer to the waste managment report	DOES NO COMPLY
4X	**BUILDING MAINTENANCE**		
4X-1 p133	**Objective:** Building design detail provides protection from weathering.		✓
	Design Guidance		**Considered**
	A number of the following design solutions are used: · Roof overhangs to protect walls · Hoods over windows & doors to protect openings · Detailing horizontal edges with drip lines to avoid staining surfaces · Methods to eliminate or reduce planter box leaching · Appropriate design & material selection for hostile locations		YES
4X-2 p133	**Objective:** Systems & access enable ease of maintenance.		✓
	Design Guidance		**Considered**
	Window design enables cleaning from the inside of the building		YES
	Building maintenance systems are incorporated & integrated into the design of the building form, roof & facade		YES
	Design does not require external scaffolding for maintenance access		YES
	Manually operated systems such as blinds, sunshades & curtains are used in preference to mechanical systems		YES
	Centralised maintenance, services & storage are provided for communal open space areas within the building		YES
4X-3 p133	**Objective:** Material selection reduces ongoing maintenance costs.		✓
	Design Guidance		**Considered**

8.0 SCHEDULE OF CHANGES

DA TO CURRENT PLANS

7.0 SCHEDULE OF CHANGES:

During the meeting with Council on 19.04.2018 a schedule of changes was asked for as well as the current architectural drawings to be clouded .

For consistent we have clouded and number all the changes in the schedule and referenced them to the drawings.

List of Changes	Level	Location	Description
1	Ground Floor	Hotel Entry / Service Apartments	Hotel lobby entrance layout amended to provide a more logical approach and entry experience. The length of the accessibility ramp reduced to decrease the length of travel. Entry to service apartments is now in line to provide a more logical layout.
2	Ground floor	Retail layout	Area maximised to sit within the FSR and also provide a more balanced location within the architecture.
3	Ground floor	Substation 8 switch room	Substation and Switch Room layout amended to suit minimum requirements as set out by the servoces engineer.
4	Ground floor	Carpark entry	Extended public entry carpark ramps to comply with standards.
5	Ground floor	Public Lobby	Core ST-02 reduced to maximise lobby space. Public Carpark Entry and Paystation location updated. All areas now situated at an RL of 3 above the flood planning level also avoiding any steps and changes in level.
6	Ground floor	Waste Rooms	Waste rooms updated to provide sufficient area of usage inline with the waste management plan by Elephant Foot. The turning circle swept path has been checked by Northrop and a 3 point turn is sufficient for a MRV.
7	Ground floor	Corridor	BOH layout updated to provide accessibility for Core ST-03 into hotel corridor.
8	GF-L04	Carpark	Condensor locations updated according to services markup, based on limited length of refridgerant pipework.
9	L01-L04	Hotel communal space	Double height space on Level L02-L03 amended in location to provide daylight and natural ventilation within the communal space. The external terraces around the communal space have been omitted and the façade has been pushed forward to provide an increased hotel communal zone.
10	L01-L04	Hotel BOH	Updated BOH layout on all Hotel levels L01-L04 as certain plant rooms no longer requires - turned into store rooms.
11	L01-L04	Hotel rooms	Acc. Room along eastern facade maximised.
12	L01-L04	Carpark	Parking layout updated to comply with required standards of accessibility. Disabled bays shifted to provide closer proximity to the lift cores and avoid having to traverse up the ramp from the southern parking
13	L01-L04	Hotel BOH	Maintenance room no longer required - turned into store room.
14	L01-L04	Hotel BOH	Electrical cupboard provided as required.
15	L01	Hotel BOH - carpark	Hotel Condenser Plant relocated to L01 Parking.
16	L01	Carpark entry	Void created to provide suffiecient head height on ground Floor for truck truning circle.
17	L03	Carpark	Security gate provided on L03 parking for Residential Parking security. Turning bay provided for hotel and public vehicle parking.
18	L04	Carpark - Residentail BOH	Rain Water Tank room provided as required by services. Location TBC.
19	L05 Parking	Carpark - residential	Updates minimum 52 residential storage cages for residential apartments to provide at least 50% in carpark in accordance to SEPP 65.
20	L05 Residential	Residential private garden space	Private gardens along east edge of west "wing" removed as solar access is minimal, the garden woud be off the bedroom and residents already have a large terraces along western façade with waterfront views
21	L05 Residential	Apartment	Large terrace provided for Apartment 05.01 over the hotel communal space below
22	Roof	Plant space	Plant Room provided on Roof Level at 2.4m high for fire sprinkler tanks as the tanks are smaller and more efficent as a gravity fed system than being located below ground. The space is accessed via a hatch in both ST-01 and 02 and sits within the middle of the floor plate to reduce its visabilty.
23	Roof	Roof	Roof construction is to be concrete with a secondary metal decking over instead of pebbles. This method of constrcution provides an extra level of protection and waterproofing to the roof and therefore avoid issues of water ingress to the residents below.

9.0 COURTYARD ELEVATIONS

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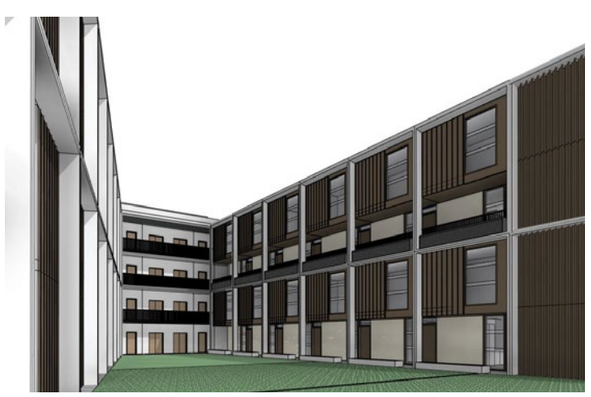
Further to a discussion with Sydney Council on 01.04.2018 internal courtyard elevations are to be provided in support of the common circulation spaces and the number of apartments using a circulation core section 3.8.

All apartments facing the courtyard are either set back from the facade edge via open corridors.

SOUTH COURTYARD ELEVATION

EAST COURTYARD ELEVATION

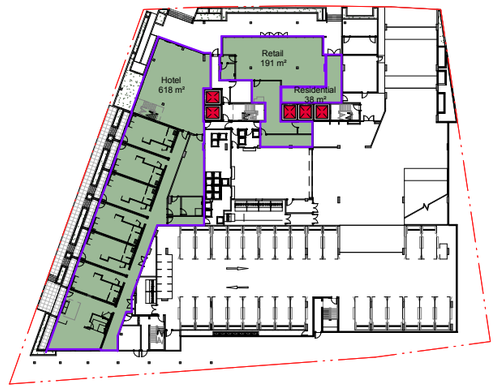


WEST COURTYARD ELEVATION

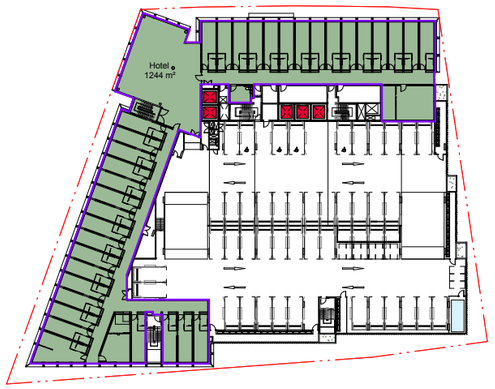
10.0 GFA PLANS & SCHEDULE

Site Area	3,726 sqm
Yield 3:1 FSR	**11,178** sqm

Proposed Scheme Total Area:	**11,010 sqm GFA**
FSR	**2.95 :1**

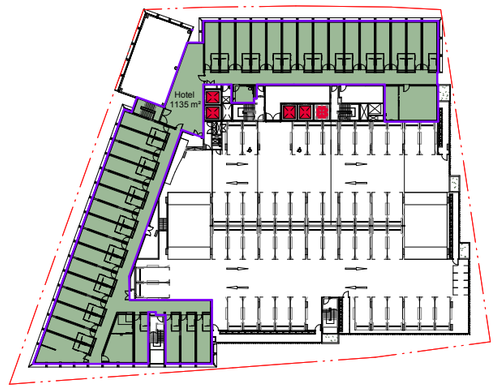


1 Level 00 1 : 500

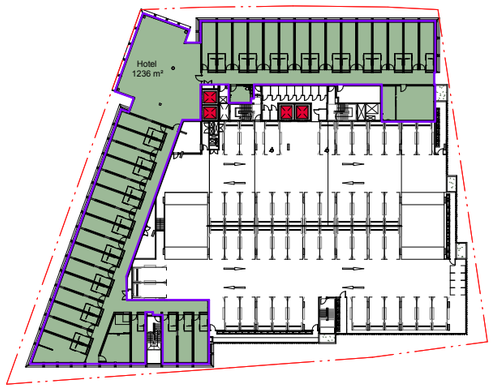


2 Level 01 1 : 500

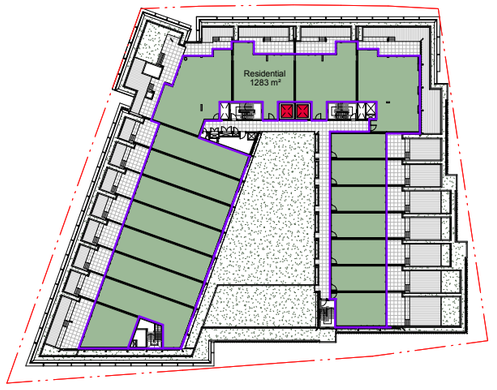
3 Level 02 1 : 500



4 Level 03 1 : 500



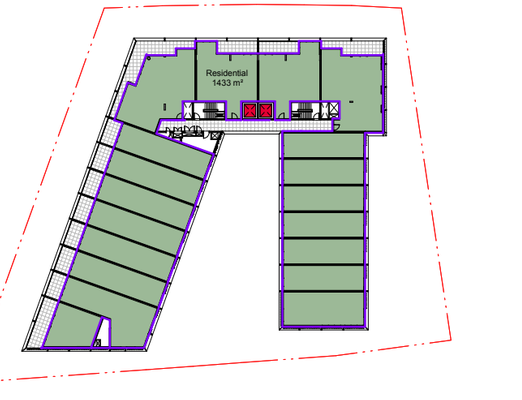
5 Level 04 1 : 500



6 Level 05 1 : 500

7 Level 06 1 : 500

8 Level 07 1 : 500



9 Level 08 1 : 500

APPENDIX A
ARCHITECTURAL PLANS & ELEVATIONS