URBAN DESIGN REPORT

ADDENDUM

1 & 2 Murray Rose Avenue
Olympic Park

10.11.2021

AUSTINO PROPERTY GROUP RPS PTW

URBAN DESIGN REPORT

ADDENDUM

1 & 2 Murray Rose Avenue Olympic Park

Peddle Thorp & Walker Pty Ltd

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Report Register
The following report register documents the development and issue of this report by PTW Architects.

Version Control

ISSUED	REVISION	DESCRIPTION	ISSUED BY
11.2021	01	Urban Design Report Addendum	PTW Architects

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CONTENT

01

DESIGN PRINCIPLE

S2 CENTRAL COURTYARD DESIGN DEVELOPMENT

APPROVED DA SCHEME

SECTION 4.55 SCHEME

Post design development with our consultant team, few items in the courtyard design have been revised as following:

Balustrade

Perforated metal panels have been changed to glass panels to improve safety, weather protection and easier maintenance. Fritted pattern was introduced to emphasize the horizontal language together with the slab edge to maintain the original design intent.

Mega columns

Position of the Mega columns which provides support from basement to L09 (tower) has been revised to maintain structural alignment without transfering. This will improve structural stability and provide more deep soil areas in the garden bed.

Lift Shaft Design

Cladding fins have been revised to spread out at the top of the shaft instead of crossing over the entire courtyard. Planting pods have been added to the top of the shaft to create a better integrity with the courtyard landscape. The elegant curved profiles at the top responds the facade design elements such as the curved balustrades and screen panels.

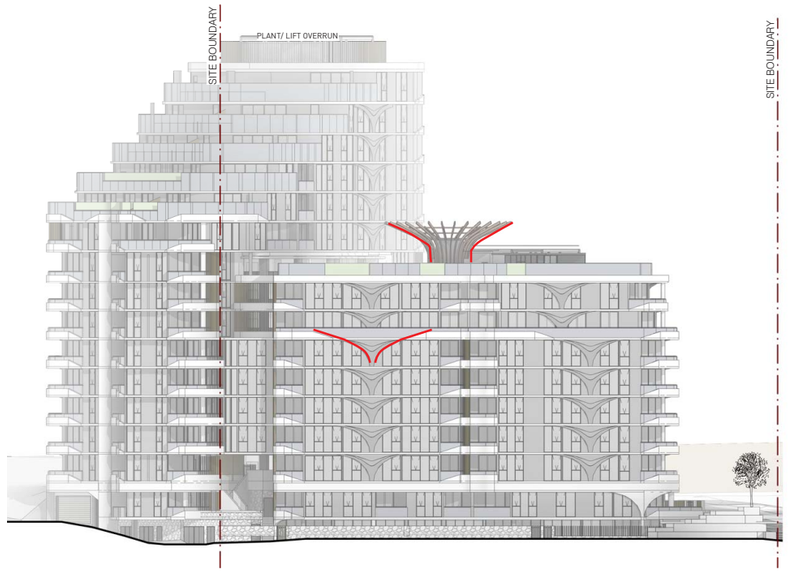
These changes will not impact design principle and design integrity was maintained.

S2 CENTRAL COURTYARD DESIGN DEVELOPMENT

APPROVED DA SCHEME

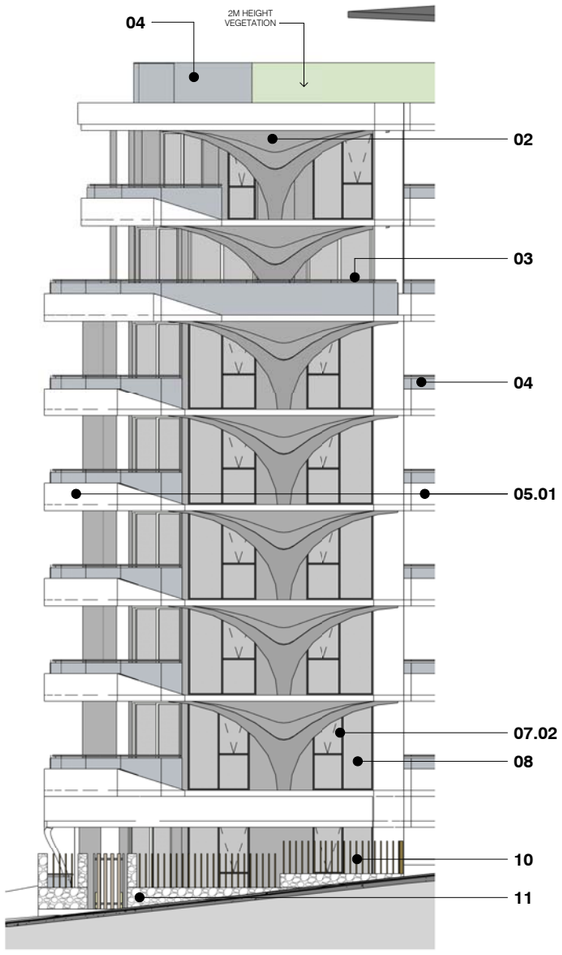
PRECEDENT IMAGE

SECTION 4.55 SCHEME

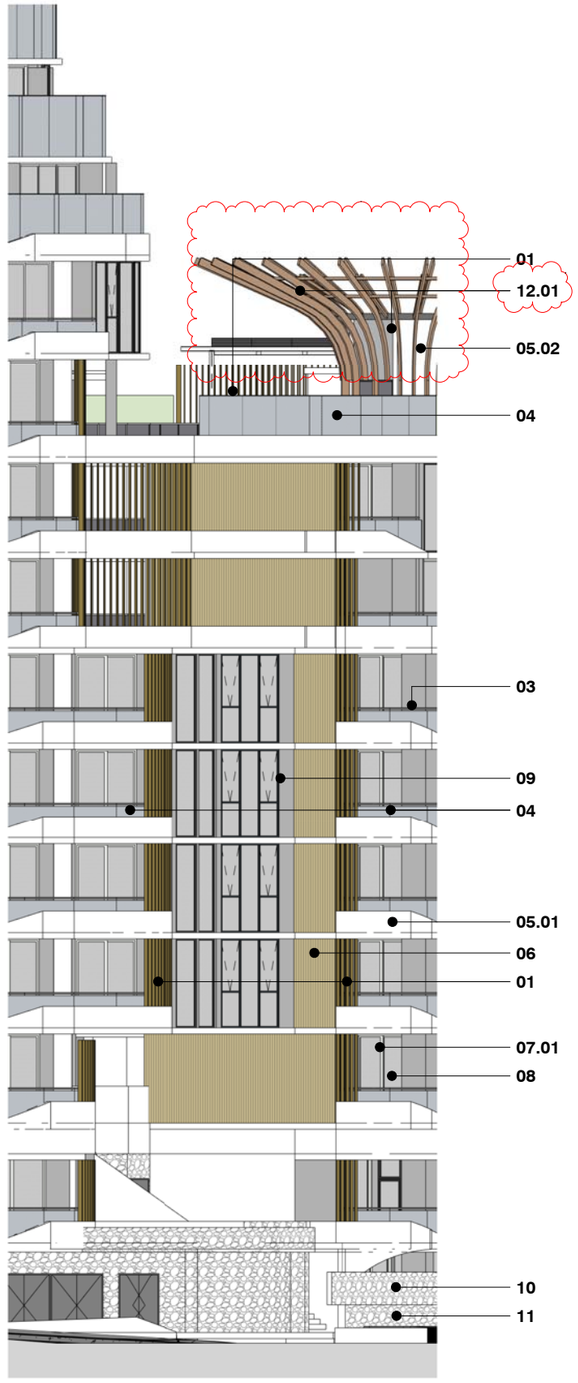


LIFT SHAFT CLADDING & FACADE ELEMENTS

S2 CENTRAL COURTYARD DESIGN DEVELOPMENT

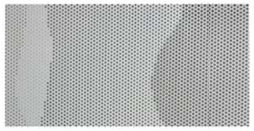


1 S2 Typical Facade Elevation 01
1:200@ A3



2 S2 Typical Facade Elevation 02
1:200@ A3

01
Powder Coated Aluminium Louvres in Champagne or Similar



02
Powder Coated Perforated Metal Screen in White

04
Clear Balustrade Glazing

03
Powder Coated Aluminium Handrail in Charcoal Black or Similar

05.01
Render Painted Finish in White

05.02
Rendered Painted Finish in Dark Grey or Similar

05.03
Render Painted Finish in Light Grey or Similar

06
Vertical Grove Solid Panel in Champagne or Similar

07.01
Powder Coated Aluminium Window Frame in Bronze or Similar

07.02
Powder Coated Aluminium Window Frame in Champagne or Similar

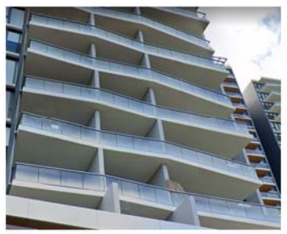
10
Powder Coated Slat Fence Timber Look or Similar

08
Clear Facade Glass

09
Compressed Fibre Cement in Dark Grey or Similar

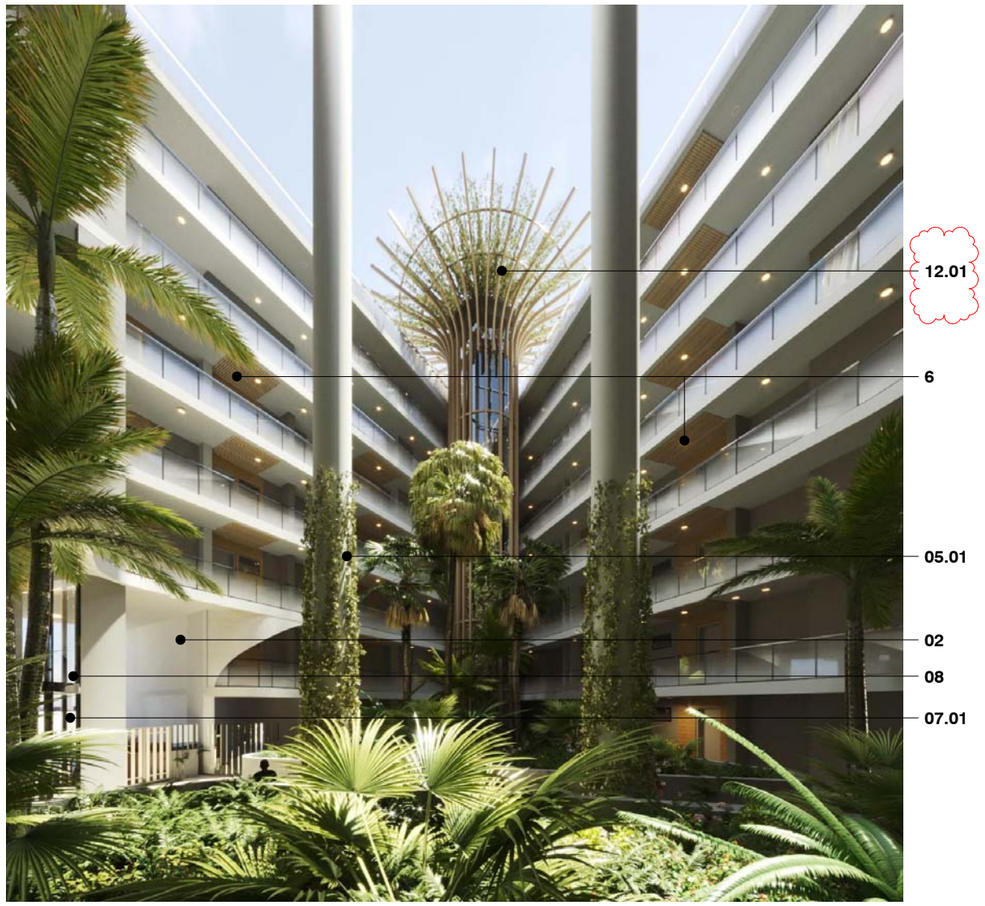
11
Gabion Feature Wall Finish or Similar

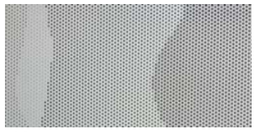
12.01
Patinted Steel Section in Champagne



13
Courtyard Fritted Glass Balustrade

S2 CENTRAL COURTYARD DESIGN DEVELOPMENT





02
Powder Coated Perforated Metal Screen in White

05.01
Render Painted Finish in White

05.03
Render Painted Finish in Light Grey or Similar

07.01
Powder Coated Aluminium Window Frame in Light Grey or Similar

08
Clear Glass

12.01
Patinted Steel Section in Champagne

13
Courtyard Fritted Glass Balustrade

06
Vertical Grove Solid Panel in Champagne or Similar

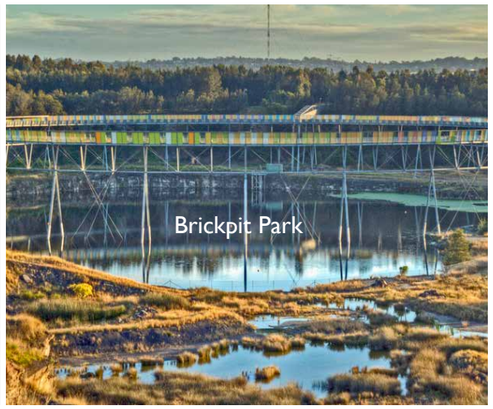
02

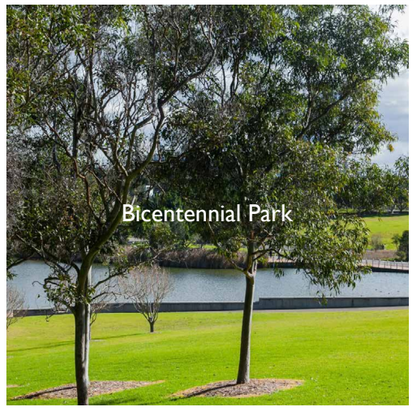
SEPP 65 DESIGN PRINCIPLE

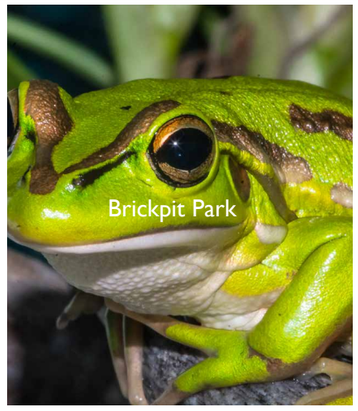
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Principle 1. Context & Neighbourhood Character

The project, consisting of Sites 1 and 2 Murray Rose Avenue, is located in the north-east corner of the Sydney Olympic Park Town Centre Precinct. Embraced by parklands to the north and east, importantly these sites have ready access to open space and views of these ecological landscapes. With ample public open space and sporting facilities available within the area, this is supplemented by communal open spaces across the development. Views of the Sydney City skyline are available to the south-east across the wetlands of Badu Mangroves with local views of the Olympic Park available to the south-west. Regional views of Parramatta River and the vegetated ridge line of the Ryde distinct are also available to the north.







PRINCIPLE 2 - BUILT FORM & SCALE

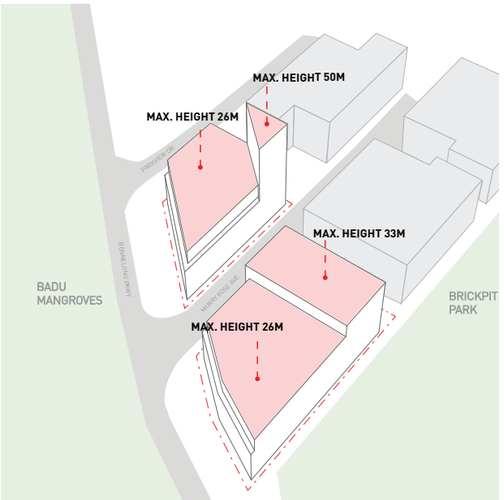
Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Principle 2. Built Form & Scale

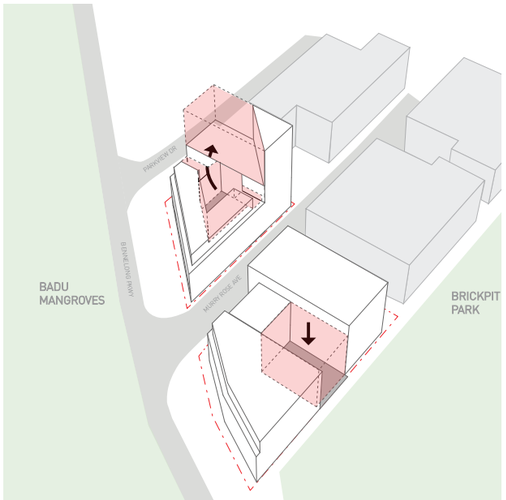
The SEPP height controls for the development site identifies an adjustment in height from the east to the west as a transition along Bennelong Parkway. Across the site adjustments in height steps up from the north to the south with higher tower forms located in the south-western corner. New towers will be visually linked with the podiums like 'cascading rice meadows'. This design metaphor allows the design for the towers to have a distinct sculptured identity befitting an urban 'gateway' development.

Each new podium will incorporate an indented base to enhance the visual reading of a five-storey 'floating' element. Thus, each six-storey podium, with 'wrapped' corner, will provide visual consistency across the sites, while in alignment with the heights of adjacent and existing commercial office uses.

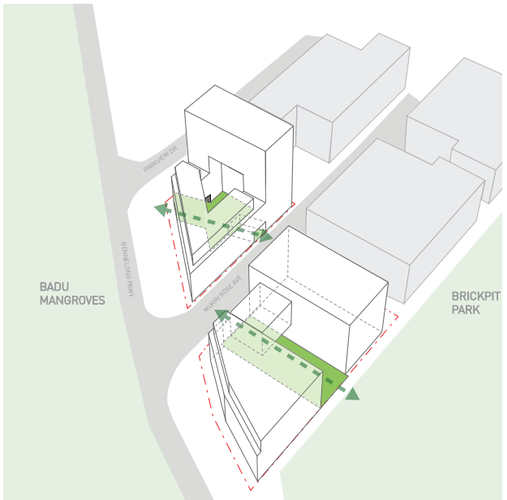
The podium will be detailed to have a fine slab edge with undulating spandrels. Here additional privacy will be provided by vertical screening to the balcony front and these will be detailed as slim battens, white in colour. The stepping towers with full height glazing for unobstructed views, will give the skyline a varied and memorable profile.



BUILDING ENVELOPE



MASS REFORM



IMPROVED PERMEABILITY

PRINCIPLE 3- DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Principle 3. Density

The overall density of Sydney Olympic Park precinct was considered during the development of the LEP and SOPA Masterplan 2030. The application is consistent with the overall yield permitted by the planning controls. Further detail is provided in the environmental impact statement prepared by Urbis.

The development proposes the following mix of dwelling types:

Unit Mix By Type			
Unit Type	No. of Units	Yield	Apt Size
1B	70	23.9%	50-78m²
2B	169	57.8%	75-117m²
3B	51	17.4%	96-206m²
4B	2	0.7%	229m²
Grand total	292		

The apartment mix has been carefully refined through an interactive process.

All residential parking is located in a secure basement parking area. Car parking rates have been calculated at the rate of the proposed apartment mix. The total number of parking space provided is within the maximum controls outlined by SOPA Masterplan 2030.

Accessible parking spaces are provided at a rate of 10% of the total apartment numbers. Off street visitor parking is calculated at an appropriate rate. Both sites have provided 1 visitor accessible parking each. The location of each vehicular entry is carefully considered and these do not to dominate the urban character of the precinct. The proposed parking provision are noted by the following table:

CARPARK RESIDENTIAL		
Type	Description	No.
5400 x 2400	Standard Carpark Bay	297
5400 x 2400 (Disabled with Shared Area)	Disabled Carpark Bay (AS2890-2009)	32
Grand total		329

PRINCIPLE 4 - SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

Principle 4. Sustainability

Through strategic orientation and careful planning, solar access and natural ventilation to each apartment has been carefully considered. External screening and slab extension will provide enhanced shading to ensure the maximum comfort to each apartment having either a northern orientation (w/ horizontal shading) or western and/or eastern orientation (w/ vertical shading).

PRINCIPLE 5 - LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Principle 5. Landscape

Deep soil planting, low and medium level soft-landscaping is incorporated throughout the development; including planting opportunity within the public through site links, communal open spaces and private courtyards. The landscape character of these areas will reference the site's unique context. The design intent of these landscapes will invite a range of public and private activities, conceived as a series of folded, layered and diverse landscapes for an outdoor and community focused lifestyle.

Large communal open areas have been incorporated either with central courtyards or onto the roof of each podium. This arrangement will enable each resident to enjoy a variety of open spaces while taking opportunity to have a visual connection with the adjoining parklands. To other non-podium rooftop areas, new gardens will provide additional community open space areas with spectacular views to the south.

The physical and visual connection between the proposed landscape with the adjoining Badu Wetlands, Bennelong Pond and Brickpit Park is an important part of the design. Providing direct access to the adjacent cycleways along Bennelong Parkway is recognised as this will allow a direct connection with the regional pathways of the area.

The distinct parklands of the area are embraced by the design. The relationship between building and the existing landscape is an important feature of the design. This is reflected in the naturalistic shapes of the new built form. Importantly the adjoining landscape of the precinct will 'flow through', and 'up through the building'. This will be reinforced by new landscape elements including reference to native and drought resistant plantings.

PRINCIPLE 6 - AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Principle 6. Amenity

The proposal provides a high standard of residential amenity across a variety of apartment types, including careful planning associated with each corner apartment to avoid long corridor entries. Cross ventilation, solar access, acoustic and visual privacy are all well considered.

The uppermost penthouse apartments within both towers have access to private rooftop terraces. The remaining residential apartments have access to a variety of Communal Open Spaces; these being distributed across the design and located either within the central courtyard and/or integrated with podium rooftops. These spaces incorporate both 'open/extroverted' spaces together with more 'intimate/introverted' areas and will include pergolas, seating areas and grassed areas. All communal areas will be accessible.

Each living room and bed room space will have ceiling 2.7metres in height. Elsewhere each apartment will incorporate storage space. Mail boxes will be incorporated at each street level entry and to be easily seen when approaching each lobby entry. A communal room and gym will be incorporated and this will be available to all residents.

Importantly, the mix and the size of the apartments are designed to accommodate a range of household types.

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

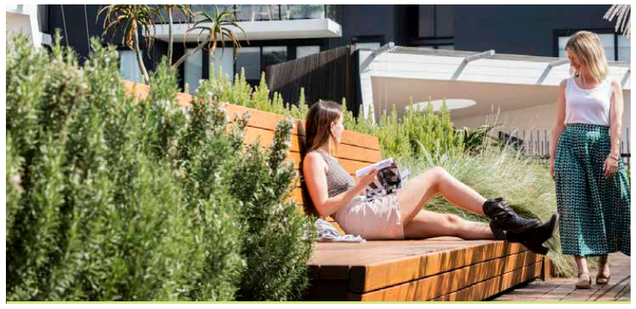
Principle 7. Safety

The public streets and promenade spaces of the area will have passive surveillance. Incorporated across the design are many windows and balconies all having the potential to overlook the public domain. Generally, each private garden will be secured by low height walls, railings and integrated with planted screenings. To each ground floor apartment, a private courtyard will have direct street access via a secured gate.

The entrance lobbies to each apartment block will be appropriately lit and be access compliant for people with a physical impairment.

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Principle 8. Housing Diversity & Social Interaction



The proposal will provide an increase in the residential housing available in Sydney Olympic Park, consistent with SOPA's vision for the redevelopment area. The buildings will consist a wide range of apartment types and sizes with the aim being to create a socially diverse neighbourhood. To cater for varied demand in the market, the apartment mix includes 1,2,3 and 4 bedroom units as well as this application will make affordable housing contribution to SOPA community.

PRINCIPLE 9 - AESTHETIC

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

Principle 9. Aesthetics

The buildings are characterised by organic forms with curved corners. Taking cues from the naturalistic shapes of the adjoining landscapes, including the curvilinear Brickpit ring walk within the adjacent Brickpit Park, the design of the buildings incorporate fine slab lines and sinuous spandrels to visually integrate each podium and tower as one visual element. The strong horizontal lines of the podium elements incorporate white glazed brickwork with full height glazing to provide an elegant and contemporary aesthetic. This architectural language is extended across each building block to provide urban cohesion and visual unity.

The use of sun shading elements, including projections as a functional and sustainable requirement, is consistent with the architectural language between each building. This will provide urban cohesion and visual unity. The strong horizontal lines of the podium elements incorporate white perforate screens to be elegant and contemporary in appearance.

Refinement in the design of the facade demonstrates little great change when the final design is compared with the competition scheme. A close-up detail of the metal screen is characterised by varying the density in perforation; this complementing the overall architectural expression and strikingly organic forms.

New built form will define and enhance the urban landscape in a positive way; with the visual language of the architectonic elements provided to enhance this landscape. Through an emphasis of urban form, each corner element will spatially reinforce the urban condition including having a gateway character for the Olympic Park Town Centre to the south-west. Woven into the design is a landscape strategy of interconnected public space. This 'green ribbon' will connect the Brickpit Park with Badu Mangroves as a sequence of new public open spaces, each having a distinct landscape character. Importantly each new apartment within the development will have access and/or visual connection to this ribbon.

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3 November 2021

General Manager
NSW Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150

Design Verification Statement - SEPP 65

Re: 1 & 2 Murray Rose Avenue, Sydney Olympic Park
Design Verification Statement -SEPP 65 to assist with the S4.55 Application for the proposed residential flat development pursuant to EPA – Clause 50 (1A)

Pursuant to the provisions of the Environmental Planning and Assessment Amendment (Residential Apartment Development) Regulation 2015, Clause 50 (1A)

I, Simon Parsons, Director of PTW Architects, verify that to the best of my knowledge, information and belief, that:

(a) the design quality Principles set out in *Part 4, Schedule 1 of the State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development* (Amendment No.3), are generally satisfied for *the residential flat* development.

The architectural design as described in the drawings listed in the attached schedule.

This Design Verification Statement is to assist with the assessment of the Development application.

Yours faithfully
PTW Architects

Simon Parsons
Director
Nominated Architect
NSW Architect No: 6098

Alex Lin
Director

Megumi Sakaguchi
NSW Architect No:9391

Attached

- S4.55 drawing list
- SEPP Design Principle
- ADG compliance table

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D Jones Architect No. 4778

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S4.55 drawing list

DA-00-0000 DRAWING LIST
DA-00-0100 DEVELOPMENT DATA SHEET
DA-00-0500 ARCHITECTURAL SITE PLAN
DA-10-4700 GA PLAN-S2 LEVEL B3
DA-10-4800 GA PLAN-S2 LEVEL B2
DA-10-4900 GA PLAN-S2 LEVEL B1
DA-10-5000 GA PLAN-S2 LEVEL 00
DA-10-5100 GA PLAN-S2 LEVEL 01
DA-10-5200 GA PLAN-S2 LEVEL 02
DA-10-5300 GA PLAN-S2 LEVEL 03-05
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DA-20-0300 ELEVATIONS-S2
DA-20-0400 ELEVATIONS-S2
DA-20-0500 ELEVATIONS-S2
DA-20-0600 ELEVATIONS S2-BENNELONG PARKWAY RD
DA-30-0100 SECTIONS-S2
DA-30-0200 SECTIONS-S2
DA-30-0300 SECTIONS-S2
DA-31-0200 HEIGHT CONTROL ANALYSIS-S2
DA-40-0100 FAÇADE FINISH SCHEDULE-S2
DA-40-0200 FAÇADE FINISH SCHEDULE-S2 CENTRAL COURTYARD
DA-50-2000 ADAPTABLE UNITS-S2
DA-50-2001 ADAPTABLE UNITS-S2
DA-50-2100 SILVER LIBAVLE UNITS-S2
DA-70-0100 STORAGE SCHEDULE_S2
DA-70-2300 STORAGE PLAN-S2 LEVEL B3
DA-70-2400 STORAGE PLAN-S2 LEVEL B2
DA-70-2500 STORAGE PLAN-S2 LEVEL B1
DA-70-2600 STORAGE PLAN-S2 LEVEL 00
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DA-70-3700 STORAGE PLAN-S2 LEVEL 13
DA-70-3800 STORAGE PLAN-S2 LEVEL 14
DA-91-0000 GFA DIAGRAMS
DA-91-0100 GFA DIAGRAMS
DA-93-0000 SOLAR SUN EYE VIEW
DA-93-0100 SOLAR SUN EYE VIEW
DA-93-0101 SOLAR SUN EYE VIEW
DA-93-0200 SOLAR ACCESS COMPLIANCE DIAGRAM
DA-93-0300 SOLAR ACCESS COMPLIANCE DIAGRAM
DA-93-0400 SHADOW DIAGRAMS
DA-93-0401 SHADOW DIAGRAMS(CLOSE-UP)
DA-93-0500 SHADOW DIAGRAMS
DA-93-0600 SHADOW DIAGRAMS
DA-93-0700 SHADOW DIAGRAMS
DA-97-0300 PERSPECTIVE 3
DA-97-0400 PERSPECTIVE 4

NSW Architects Act
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05

ADG COMPLIANCE

ADG COMPLIANCE SUMMARY

PTW

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Document	SEPP 65 Assessment Report - Apartment Design Guide (ADG) compliance
Project	1&2 Murray Rose Avenue Sydney Olympic park
Project Number	PA015268
Client	Austino Sydney Olympic Park Pty Ltd
Stage	S4.55 Application
Date	3/11/2021

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Part 3 Siting the Development				
Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		✓	-Addresses SEPP and SOPA Masterplan 2030, -solar/view opportunity and shadow impact to wetland
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		✓	Building is orientated for maximum solar opportunity gain
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		✓	Minimising the impact to wetland (refer to shadow diagram)
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		✓	-All building entry lobbies have a street address. -External lift in site 1 provides access from brick pit park to communal open space
	Objective 3C-2 Amenity of the public domain is retained and enhanced		✓	Additional stairs provides visual link to the prick pit park through site link "Chase"
Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	✓	-Scheme allows for Communal Open Space greater than 25% of site area.(48.3%) -Communal Open Space receives min 50% sunlight in mid winter
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		✓	-Communal open space can be directly accessed from all buildings. -L8 roof garden has BBQ and seating facilities.
	Objective 3D-3 Communal open space is designed to maximise safety		✓	Controlled access to communal open space.
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		✓	Responds with 2 Murray Rose Ave through site link design
Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements: Site Area / Min. Dimensions / Deep soil zone (% of site area) Less than 650m² / - / 7%	✓	Complies with 9.5% Deep soil zone; However the minimum dimension is 2.5m to achieve this within the site.

	OBJECTIVE	DESIGN CRITERIA			PROPOSED	COMMENT
		650m² – 1500m²	3m			
		Greater than 1500m²	6m			
		Greater than 1500m² with significant tree cover	6m			
Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:			✓	Western façade above L9 is not separated. However the façade can be modified to comply with ADG in any future development.
		Building height	Habitable rooms and balconies	Non-habitable rooms		
		Up to 12m (4 storeys)	6m	3m		
		Up to 25m (5-8 storeys)	9m	4.5m		
		Over 25m (9+ storeys)	12m	6m		
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space				✓	Perforated screen provides privacy without compromising on the outlook and views
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain				✓	All building entrance lobbies have a street address
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify				✓	All building entrance lobbies have a level access
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations				✓	Through site link "Chase" provided
Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes				✓	Paving, floor marking and signage is provided throughout pedestrian paths for site link
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.			✓	-Provide min rate of RMS residential car parking -Provide min SOPA masterplan bicycle parking Refer to traffic report
	Objective 3J-2 Parking and facilities are provided for other modes of transport				✓	Provide under cover bicycle parking
	Objective 3J-3 Car park design and access is safe and secure				✓	Clearry identified lift lobby
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised				✓	-Level access from street to under ground car park -Ventilation screens integrated into façade design
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised				N/A	
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised				✓	Loading zone through site link is covered by landscaping and does not face primary street frontage

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Part 4 – Designing the Building				
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	✔	70.2% of apartments and POS receive 2 hours direct sunlight in mid winter
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	✔	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	✔	6.1% of apartments receive no direct sunlight in mid winter
	Objective 4A-2 Daylight access is maximised where sunlight is limited		✔	Daylight from courtyard provides secondary light source
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		✔	Perforated screen provides shading
Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		✔	All habitable room have openable windows or doors
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		✔	Apartment depths are limited to 8m for open plan layout to maximise airflow
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	✔	61.1% of apartments have natural cross ventilation in the first 9 storeys
		2. Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line	✔	cross through apartment depth is 11m
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	✔	-2.7m-3.2m(penthouse) for habitable rooms -2.4m for non habitable rooms
		Minimum ceiling height for apartment and mixed use buildings		
		Habitable Rooms: 2.7m		
		Non- Habitable: 2.4m		
		For 2 Storey Apartments: 2.7m for main living area floor		
		2.4m for second floor, where its area does not exceed 50% of the apartment area		
		Attic Spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope		
		If located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use		
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		✔	The stacking of wet areas minimises bulkheads in habitable rooms
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		N/A	These areas will not be converted to non-residential uses

	OBJECTIVE		DESIGN CRITERIA	PROPOSED	COMMENT
Apartment Size and Layout		Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas: Apartment Types — Minimum Internal Area Studio — 35m² 1 bedroom — 50m² 2 bedroom — 70m² 3 bedroom — 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.	✓	-1B 50-78m2 -2B 75-117m2 -3B 96-206m2 -4B 210-295m2
			2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	✓	Room including open study space has suffcient day light .(Min 10%)
		Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	✓	
			2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	✓	
		Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)	✓	
			2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	✓	
			3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	✓	
			4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	✓	9.2m width of cross through apartments
Private Open Space and Balconies		Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows: Dwelling type — Minimum Area — Minimum Depth Studio — 4m² — - 1 bedroom — 8m² — 2m 2 bedroom — 10m² — 2m 3+ bedroom — 12m² — 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m	✓	
			2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.	✓	Refer to drawing units marked as "Ground floor apartments"

	OBJECTIVE		DESIGN CRITERIA	PROPOSED	COMMENT
		Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		✔	Primary balconies are located adjacent to the living rooms
		Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		✔	Curved balconies contributes to the façade design and building form
		Objective 4E-4 Private open space and balcony design maximises safety		✔	Min 1.8m fence provided for ground floor POC
Common Circulation and Spaces		Objective 4F-1 Common circulation spaces achieve good amenity and	1. The maximum number of apartments off a circulation core on a single level is eight	✔	Max 11 apartments off a core. However, sunlight and natural ventilation are provided to common circulation areas/spaces
		properly service the number of apartments	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	✔	42 apartments sharing a single lift. However, lift volume, speed and performance has been advised by lift consultant.
		Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		✔	Direct access from entrance lobby to lifts. All lift lobbies have sunlight
Storage		Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	✔	
			Dwelling Type: Storage size volume		
			Studio: 4m³		
			1 bedroom: 6m³		
			2 bedroom: 8m³		
			3+ bedroom: 10m³		
			At least 50% of the required storage is to be located within the apartment		
		Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		✔	All apartments have storage cages in basement (provides 50% of required storage volume)

ADG COMPLIANCE | PTW

ADG COMPLIANCE SUMMARY

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Acoustic Privacy		Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout	✓	Adequate building separation provided.
		Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	✓	Bed rooms are grouped together within the apartments
Noise and Pollution		Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	✓	Landscaped buffer zone contributes to minimizing the impact from Bennelong Park Way
		Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	✓	External screen and solid balcony balustrads act as noise shielding
Apartment Mix		Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	✓	A variety of apartment types is provided
		Objective 4K-2 The apartment mix is distributed to suitable locations within the building	✓	Larger apartment types are located on the ground and higher floor levels
Ground Floor Apartments		Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	✓	Direct street access provided to ground floor apartments
		Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	✓	Elevation of POC above the street level along Murray Rose Avenue and northern path adjacent to Brick Pit Park
Facades		Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	✓	Façade responds to the character of Olympic park facilities and Brickpit Park landscape
		Objective 4M-2 Building functions are expressed by the facade	✓	Perforated screen acts as a privacy screen, sun shading and architecutural feature
Roof Design		Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	✓	Set backs and stepped roof breaks down the massing
		Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	✓	L8 roof used for communal open space
		Objective 4N-3 Roof design incorporates sustainability features	✓	Roof space used for solar panels

ADG COMPLIANCE SUMMARY

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Landscape Design		Objective 4O-1 Landscape design is viable and sustainable	✓	Appropriate planting provided incorporated with solar access
		Objective 4O-2 Landscape design contributes to the streetscape and amenity	✓	Landscape incorporated with existing gabion wall
Planting on Structures		Objective 4P-1 Appropriate soil profiles are provided	✓	
		Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	✓	
		Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	✓	
Universal Design		Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	✓	20% of total apartments incorporate the silver universal design (including pre adaptable)
		Objective 4Q-2 A variety of apartments with adaptable designs are provided	✓	10% of total apartments incorporate adaptable design
		Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	✓	Larger apartments have various living space options
Adaptive Reuse		Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A	
		Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	
Mixed Use		Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/A	
		Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	N/A	
Awnings and Signage		Objective 4T-1 Awnings are well located and complement and integrate with the building design	✓	Entrance lobbies are covered by a building strcture above
		Objective 4T-2 Signage responds to the context and desired streetscape character	✓	
Energy Efficiency		Objective 4U-1 Development incorporates passive environmental design	✓	Adequate lighting and ventilation to all habitable rooms
		Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	✓	Slab projection and perforated screens are provided
		Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	✓	Natural ventilation provided for all habitable rooms
Water Management and Conservation		Objective 4V-1 Potable water use is minimised	✓	Rainwater stored and reused on site
		Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	✓	Stormwater treatment tanks are provided
		Objective 4V-3 Flood management systems are integrated into site design	✓	Gabion wall heights are incorporated with flood levels
Waste Management		Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	✓	Adequately sized storage areas are provided with a prepared Waste Management Plan
		Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	✓	Waste and recycling chutes are provided to all levels
Building Maintenance		Objective 4X-1 Building design detail provides protection from weathering	✓	Slab projection provides protection from weathering
		Objective 4X-2 Systems and access enable ease of maintenance	✓	Building manager and maintenance store rooms are provided
		Objective 4X-3 Material selection reduces ongoing maintenance costs	✓	Natural materials such as Gabion wall are used in the building base