Table 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVE AND DESIGN CRITERIA

6-10 Bowral Street, Kensington – DA Lodgement - Issue C – 09.02.2023

OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Part 3 - Siting the Development			
3A **Site Analysis**	**Objective 3A-1** Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and the relationship to the surrounding context	**Complies**	The built-form considers both neighbouring existing context as well as future context in scale, orientation and form.
3B **Orientation**	**Objective 3B-1** Building types and layouts respond to the street and site while optimizing solar access within the development	**Complies**	All units in the development face north and towards the main street.
	Objective 3B-2 Overshadowing of neighbouring properties is minimized during mid-winter	**Complies**	The building is setback at least 6m from the rear boundary at lower levels and 9m or more at the upper levels, minimising the scale of the built form overshadowing the neighbours.
3C **Public Domain Interface**	**Objective 3C-1** Transition between private and public domain is achieved without compromising safety and security	**Complies**	Pedestrian entry and entry way is open and clear, located at the centre of the building allowing for surveillance from residents and the public. Keyed gates and entry doors secure occupants and provide safe access into the site. Access from shared way is minimised, and generally only for loading.
	Objective 3C-2 Amenity of the public domain is retained and enhanced	**Complies**	Greenery and landscaping is spread across front of the site on the ground floor and also off balconies. The shared laneway is filled with landscaping, including a green wall, providing a pleasant backdrop and engagement with public domain. Seating is also offered at entrance to shared way, providing amenity to public domain, and the commercial premises on the corner helps activate the streetscape.

3D **Communal and Public Open Space**	**Objective 3D-1** And 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 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 9am and 3pm on 21st June (mid-winter)	**Complies** **Complies**	405.2sqm of communal open space provided on Eastern part of Level 6. Communal Open space is completely exposed to morning sun from the east and north, achieving large amounts of sunlight, until the afternoon.
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		**Complies**	Communal open spaces have been designed with a range of facilities and opportunities for interaction. This includes a swimming pool, barbecuing facilities, gardens and seating. Landscaping is incorporated throughout the area.
	Objective 3D-3 Communal open space is designed to maximize safety		**Complies**	Communal open space located on the upper levels, are away from the public domain and will have secure entry protocols.
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		**N/A**	Shared way includes some seating and public art, inline with councils future vision of the area.
3E **Deep Soil Zone**	**Objective 3E-1** Deep soil zone provides 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 the site area)** Less than 650m² / - / 7% 650m² - 1500m² / 3m / 7% Greater than 1500m² / 6m / 7% Greater than 1500m² with significant tree cover / 6m / 7%	**Complies**	7% of the site has been provided as Deep Soil.
3F **Visual Privacy**	**Objective 3F-1** Adequate building separation distances are shared equitably	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from	**Complies**	No major side setbacks have been proposed, in line with council's desired increase in density. Ground

<table>
<tr><td></td><td>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.</td><td>buildings to the side and rear boundaries are as follows:<table><tr><th>Building Height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over to 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table></td><td></td><td>floor has 7.5m setback to the west where shared laneway is proposed.

No windows or opening proposed along eastern and western face adjacent to the boundary where units are, (upper most units have some windows looking into landscaped alcove), therefore not impacting the privacy of the neighbours or occupants.</td></tr>
<tr><td></td><td colspan="2">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.</td><td>Complies</td><td>All units face north, towards the street with solid walls in between. This means there is little to no overlooking into apartments or towards adjacent sites. Sliding horizontal screening elements have been provided along residential balconies facing the north, so occupants can control the access of light, and outlook of views.</td></tr>
<tr><td rowspan="2">3G
Pedestrian Access and Entries</td><td colspan="2">Objective 3G-1
Building entries and pedestrian access connects to and addresses the public domain</td><td>Complies</td><td>The main building entrance is located off the primary road, near the centre of the site. An entryway where mailboxes are located extends off the public footpath, at grade, towards the building, highly visible from the street.</td></tr>
<tr><td colspan="2">Objective 3G-2
Access, entries and pathways are accessible and easy to identify</td><td>Complies</td><td>The main entrance is accessible and easily identified due to the form and design of the building. The entry way and units above are set back from the main building line dominated by wide solid balcony bands at the podium levels, and are designed with a different materiality and balcony detail that distinguishes it on the façade. The solid sandstone walls at ground also help define the entry way, and building number also helps locate the entry. Commercial tenancy opens to street as easily distinguishable from residential parts of the building.</td></tr>
</table>

	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		**Complies**	Shared way has been incorporated that allows link to the rear of lots facing Anzac Parade and also potentially those on Todman Avenue.
3H **Vehicle Access**	**Objective 3H-1** Vehicle access points are designed and located to achieve safety, minimize conflicts between pedestrians and vehicles and create high quality streetscapes.		**Complies**	The vehicle access point has been located at the western side, inline with the driveway of the church opposite. This area still allows for councils desired shared way that can connect to other lots, whilst still giving opportunity for a ramp down into the basement at the rear of the site. Shared way includes landscaping and public which will greatly enhance the streetscape.
3J **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 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 of 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.	**Complies**	The proposal satisfies the car parking requirements under the DCP. All carparking is provided in the basement.
	Objective 3J-2 Parking and facilities are provided for other modes of transport		**Complies**	Bicycle parking and spaces for motorcycles are provided in the basement. (Parking rate as per DCP parking provision rate)
	Objective 3J-3 Car park design and access is safe and secure		**Complies**	Secure basement car park with lift access to all levels.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		**Complies**	Underground carparking is not visible from the street. Entry driveway on ground is covered by landscape roof, located at the rear of the site, off the shared laneway, therefore will not have a negative visual impact.

	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		**Complies**	No on-grade car parking provided. Loading Bay is located off the shared lane towards the rear of the site.
	Objective 3J-6 Visual and environmental impacts of above ground enclosed parking are minimised		**N/A**	No above ground enclosed parking provided. See above.
Part 4 – Designing the Building				
4A **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 of direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 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 9am and 3pm at mid-winter 3. A maximum of **15%** of apartments in a building receive no direct sunlight between 9am and 3pm mid winter.	**Complies** **N/A** **Complies**	**1.** 39/39 apartments = **100%** Receive at least min 2hr direct sunlight to living rooms and private open space between 9am and 3pm. **2.** N/A **3.** 0/39 apartments = **0%** do not receive sunlight.
	Objective 4A-2 Daylight access is maximized where sunlight is limited		**Complies**	Full height glazing to balcony/terrace areas, stretching between internal walls to maximize daylight access.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		**Complies**	Overhanging balconies and sliding screens assist with diffusing glare and providing shading to units.
4B **Natural Ventilation**	**Objective 4B-1** All habitable rooms are naturally ventilated		**Complies**	All habitable rooms have openable windows/doors to allow for ventilation
	Objective 4B-2 The layout and design of single aspect apartments maximizes natural ventilation		**Complies**	Stepping between living and bedrooms allows for air circulation.
	Objective 4B-3 The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents	1. At least **60%** of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	**Complies** **On Merit**	25/39 apartments have cross ventilation = **64%** Majority of cross-through apartments are 18m or less from glass line to glass line.

<table>
<tr><td rowspan="3">4C
Ceiling Heights</td><td>Objective 4C-1
Ceiling height achieves sufficient natural ventilation and daylight access</td><td>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

Minimum ceiling height for apartment and mixed use buildings<table><tr><td>Habitable Rooms</td><td>2.7m</td></tr><tr><td>Non-Habitable</td><td>2.4m</td></tr><tr><td>For 2 Storey Apartments</td><td>2.7m for main living area floor
2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic Spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility</td></tr></table></td><td>Complies</td><td>Ceiling heights proposed are consistent with ADG recommendations:
- 2.7 habitable
- 2.4 non-habitable
3075 mm floor to floor provided assuming 200mm thick slab, 30mm for flooring and 135mm for ceiling – 2700.

Services to be maintained in non-habitable spaces to maximise ceiling heights in habitable areas.

Please see detail section and RCPs.</td></tr>
<tr><td colspan="2">Objective 4C-2
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</td><td>Complies</td><td>Habitable rooms are located directly adjacent to openings and private open spaces where ceiling is maximized. Bulkheads are minimised where possible and services occupy ceiling spaces of non-habitable rooms to prevent unnecessary reduced ceiling heights.</td></tr>
<tr><td colspan="2">Objective 4C-3
Ceiling heights contribute to the flexibility of building use over the life of the building</td><td>On Merit</td><td>Proposed building is a Residential Flat Building. Change of use is highly unlikely.</td></tr>
</table>

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<tr><td>4D
Apartment Size and Layout</td><td>Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</td><td>1. Apartments are required to have the following minimum internal areas:<table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m^2</td></tr><tr><td>1 bedroom</td><td>50m^2</td></tr><tr><td>2 bedroom</td><td>70m^2</td></tr><tr><td>3 bedroom</td><td>90m^2</td></tr></table>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^{2}each.
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^{2}each</td><td>Complies</td><td>All apartments comply with minimum internal areas</td></tr>
</table>

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<tr><td></td><td></td><td>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</td><td>Complies</td><td>All habitable room have a minimum glass area of 10% of the floor area of the room or more.</td></tr>
<tr><td></td><td>Objective 4D-2
Environmental performance of the apartment is maximised</td><td>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</td><td>Complies

Complies</td><td>All habitable room depths are less than 2.5x the ceiling height

Window to kitchen area dimension in open plan living ranges between 0 to 6m.</td></tr>
<tr><td></td><td>Objective 4D-3
Apartment layouts are designed to accommodate a variety of household activities and needs</td><td>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 & 3 bedroom apartments

4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>Complies

Complies

Complies

Complies</td><td>Master bedrooms are all in excess of 10m2 and all other bedrooms are minimum 9m2

All bedrooms have minimum width/length of 3m

Living spaces to all 2 & 3 bedroom apartments have minimum width of 4.0m. Living spaces to all 1 bedroom and studio apartments have minimum width of 3.6m

Cross-over apartments all have widths of 4.2m.</td></tr>
<tr><td>4E
Private Open Space and Balconies</td><td>Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td><td>1. All apartments are required to have primary balconies as follows:
<table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio Apartments</td><td>4m^2</td><td>-</td></tr><tr><td>1 Bedroom Apartments</td><td>8m^2</td><td>2m</td></tr><tr><td>2 Bedroom Apartments</td><td>10m^2</td><td>2m</td></tr><tr><td>3+ Bedroom Apartments</td><td>12m^2</td><td>2.4m</td></tr></table></td><td>Complies</td><td>All primary balconies of 1,2,3 bed units in this development comply with the minimum depth of 2m or 2.4m as applicable and relevant minimum areas.</td></tr>
<tr><td></td><td></td><td>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</td><td>Complies</td><td>Areas have been calculated with minimum 1m widths. Please refer to relevant diagram.</td></tr>
</table>

		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	**On Merit**	The 1 bed and 2 bed ground floor units have private open spaces larger than 15m2 and deeper than 3m.
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		**Complies**	Private open spaces are directly adjacent to living spaces, orientated to allow for maximized solar access and ventilation
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		**Complies**	Balconies and private open spaces are integrated with the building form and facades. Balconies make up the majority of the frontage on Bowral St, with the lower levels composed of solid planter balustrades that stretch across the width of two units and dominate the façade presentation. On the upper levels they are expressed with thin rod metal balustrades which stretch across the façade.
	Objective 4E-4 Private open space and balcony design maximises safety		**Complies**	Fencing and landscaping along private open space on ground floor help secure areas from the public.
4F **Common Circulation and Spaces**	**Objective 4F-1** Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	**Complies** **N/A**	Maximum of 8 Apartments of a single level. Maximum of 4 units off any single circulation core/lobby.
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		**Complies**	Lobbies on each level are compact without dead ends or dark/quiet corners. Entry lobby has seating and planting to promote interaction, and allows surveillance. Passive surveillance from lobbies to communal open is also available.
4G **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 apartments: $4m^2$ 1 bedroom apartments: $6m^2$	**Complies**	All apartments provide the storage required, with at least 50% located within each apartment. Please refer to Storage Calculation Diagram.

		2 bedroom apartments	8m^2		
		3+ bedroom apartments	10m^2		
		At least 50% of the required storage is to be located within the apartment		**Complies**	
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments			**Complies**	Additional storage where provided is accessible on the basement carpark levels, and each cage has been nominated to a unit.
4H **Acoustic Privacy**	**Objective 4H-1** Noise transfer is minimised through the siting of buildings and building layout			**Complies**	Minimal openings on the east and west boundaries towards neighbours. Openings to north and south are setback from the façade line with deep balconies and inset windows. Party walls are limited to 2 SOUs.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments			**Complies**	Appropriate acoustic measures will be undertaken at CC stage, with the advice of the acoustic engineer. Provisions have been made for wall thicknesses and floor to floor heights for construction methodology, in line with the acoustic engineer's requirements.
4J **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			**Complies**	Balconies along northern façade are deep, which along with thick planters in front provide separation from living areas to the street. Shared way is located on the western side, closest to Anzac Parade, helping provide ground floor units with greater separation from the primary road in the area.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission			**Complies**	Screens and landscaping are provided to assist in diffusing noise transmission. Balconies are of solid construction at the lower levels, helping give both visual and acoustic privacy to those units.
4K **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			**Complies**	A mix of Studios, 1, 2 and 3 bedroom apartments have been provided, spread over the residential floors

	Objective 4K-2 The apartment mix is distributed to suitable locations within the building	**Complies**	Unit mix is spread across the levels with 2 and 3 bedroom units on most levels. The lower 4 levels include studio apartments, that could cater to young professionals and students. These units are closer to the public domain and allow for more units and potentially greater public engagement to the street. The upper levels have more 3 bedroom units, giving potential families and couples more privacy.
4L **Ground Floor Apartments**	**Objective 4L-1** Street frontage activity is maximised where ground floor apartments are located	**Complies**	Street facing ground floor units each have landscaped courtyards within the setback zone adjacent to the street. Each of these units have an additional entrance coming off the public footpath into these courtyards, where corresponding living spaces are also located, promoting activity along streetscape. The commercial tenancy on the corner with its open terrace also helps to activate the street.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	**Complies**	Ground floor units have generous private open space with landscaping and opportunity for sun. Vegetation and a secure metal fence along the street provide a buffer and security to units beyond.
4M **Facades**	**Objective 4M-1** Building facades provide visual interest along the street while respecting the character of the local area	**Complies**	The building façade adds great visual character to the street, providing a contemporary design that uses simple curved elements and landscaping to provide a unique development in the area that is also subtle and does not detract from the street. The use of natural, earthy tones, and solid forms in the balconies and walls, respect the materiality common on the street and area, whilst presenting them in a more contemporary fashion. Refer to Design Verification Statement for more details on the façade.

	Objective 4M-2 Building functions are expressed by the facade	**Complies**	The building is a mixed-use building that is predominantly residential, with much of the façade making up of a series of balconies and terraces. The shared way incorporates a green wall, landscaping, and cobblestone flooring, to give it a more "public" presentation, and distinguish it from the more private residential areas. The entry to the ground floor commercial tenancy has been made open and clear to allow and encourage access, where the ground floor units are presented with solid sandstone walls and landscaping to help manage visual and physical intrusion and emphasise those areas as private.
4N **Roof Design**	**Objective 4N-1** Roof treatments are integrated into the building design and positively respond to the street	**Complies**	The roof slab is curved and follows the balcony line below it, creating a consistent form for the upper levels, distinguishing them from the lower floors. Thinner walls and open balconies with metal rod balustrading, help reduce bulk of the upper mass. Communal open space is located on top of upper most floor on level 6, with landscaping surrounding, in line with the design of the building.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	**Complies**	Communal open space has been located on the roof above Level 5, setback from the outer edge of the roof to not impose on the street and maintain privacy to residents using the space and to the neighbours beyond. Landscaped planters around the open space helps add to that privacy and provide comfort and relief to the occupants.
	Objective 4N-3 Roof design incorporates sustainability features	**Complies**	Roof slab overhangs help provide shading to units in the summer months, whilst allowing for winter sun. PV Solar Panels have been allocated on upper most roof.

4O **Landscape Design**	**Objective 4O-1** Landscape design is viable and sustainable	**Complies**	Landscaping and native plant selection provides shading and relief around the development. Lawns and gardens on the ground floor are populated with, new trees and diverse planting including native plants and open lawns, where additional planters, composters and features can be included. Green roofs and walls have also been included.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	**Complies**	Planting has been located along the boundary towards the street, and along the length of the shared way, to add to the greenery of the area and provide more natural relief to the public domain.
4P **Planting on Structures**	**Objective 4P-1** Appropriate soil profiles are provided	**Complies**	Refer to Landscape Consultant details
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	**Complies**	Refer to Landscape Consultant details
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	**Complies**	Communal open spaces incorporate a variety of planting, providing quality areas for socialising or retreat. Landscaping along boundaries add character to the streetscape.
4Q **Universal Design**	**Objective 4Q-1** Universal design features are included in apartment design to promote flexible housing for all community members	**Complies**	More than 20% of units meet the Livable Housing Guideline's silver level universal design features, including all ground floor units.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	**Complies**	8 of the 39 apartments are adaptable units to meet the DCP requirement. Many of these apartments are all also liveable (complying to silver level universal design features). 4 accessible spaces have been provided to cater to these units.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	**Complies**	All apartments have open plan living/dining areas that allowing flexibility in the use.
4R **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**	New development

	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	**N/A**	New development
4S **Mixed Use**	**Objective 4S-1** Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	**Complies**	Commercial tenancy is located on the north west corner towards the main commercial street at Anzac Parade. It is located adjacent the shared way with a window looking out to help create engagement and activity along the through link. The tenancy opens out to the north towards the street and future plaza, with an open terrace at the front unobstructed by walls and planters, extending the street into the site, promoting interaction and activity along the street.
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	**Complies**	Residential pedestrian entry clearly defined and separate from vehicular entry. Entry into development will require a key, fob or allowed through an intercom system. TBC at CC.
4T **Awnings and Signage**	**Objective 4T-1** Awnings are well located and complement and integrate with the building design	**N/A**	No Awning. Building is setback with landscaping within that area.
	Objective 4T-2 Signage responds to the context and desired streetscape character	**Complies**	Street number is visible on the ground floor near to the entry.
4U **Energy Efficiency**	**Objective 4U-1** Development incorporates passive environmental design	**Complies**	Trees providing shading incorporated throughout development. Adequate light and ventilation to all habitable rooms. Vertical elements on balconies allow for screened outdoor areas for clothes drying.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	**Complies**	BASIX assessment submitted with the development application.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	**Complies**	Apartments designed with appropriate depths, ceiling heights and planning to promote airflow and natural ventilation.
4V **Water Management and Conservation**	**Objective 4V-1** Potable water use is minimised	**Complies**	Water reducing fixtures and low water usage landscaping implemented

	Objective 4V-2 Urban storm-water is treated on site before being discharged to receiving waters	**Complies**	Refer to hydraulic/civil engineer's reports and drawings.
	Objective 4V-3 Flood management systems are integrated into site design	**Complies**	Refer to hydraulic/civil engineer's reports and drawings. OSD located above visitor parking.
4W **Waste Management**	**Objective 4W-1** Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	**Complies**	Waste storage is located in the basement, with garbage chutes located on each level connecting to basement garbage room. Bulky Store Area is located at the centre of the building on ground floor. Garbage collection will happen internally, with the bin storage area on ground floor near the garbage loading bay. No waste facilities are visible from the street.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	**Complies**	Waste management document has been submitted with Development Application.
4X **Building Maintenance**	**Objective 4X-1** Building design detail provides protection from weathering	**Complies**	Materials proposed are robust and hard wearing to minimise maintenance. Building detailing will provide protections to openings.
	Objective 4X-2 Systems and access enable ease of maintenance	**Complies**	Generally, maintenance of the building can be directly accessed via individual units or internal lobbies. Maintenance measure to be detailed during CC stage.
	Objective 4X-3 Material selection reduces on-going maintenance costs	**Complies**	Natural and resilient material selection of concrete, glazing and metal balustrades and detaining reduces need for on-going maintenance.