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APARTMENT DESIGN GUIDE COMPLIANCE TABLE
PROJECT: 1-7 ANDREWS AVENUE & 26 GLEN STREET, BONDI, NSW 2026
PREPARED BY: MHN DESIGN UNION

REV	NAME	DATE
A	DA SUBMISSION	16/08/2023
B	SECTION 34	08/08/2024
C	S4.55 APPLICATION	16/10/2024

TABLE 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVES AND DESIGN CRITERIA

	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 their relationship to the surrounding context		The site analysis generally addresses the items in Appendix 1 “Site Analysis Checklist”.	**Objective achieved**
3B **Orientation**	**Objective 3B-1** Building types and layouts respond to the streetscape and site while optimising solar access within the development		The building conforms to the private natures of Andrews Avenue and Glen Lane, and in proportion to the nature of each. The design reflects the bulk and scale of its immediate Glen Street neighbours formally reinterpreting the contextual character. The apartments have been oriented north-east where possible with balconies taking full advantage of the view out towards Bondi Beach and of the ocean. The orientation permits desirable sunlight, views and wind conditions while blade elements shield apartments from undesirable afternoon sun, winds, and overlooking.	**Objective achieved**
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		The proposed building bulk has minimal overshadowing impact between 9am – 3pm during winter solstice upon neighboring windows and private outdoor spaces, and notably less overshading impact compared to the DCP compliant envelope, especially upon no. 9-11 Andrews Avenue.	**Objective achieved**
3C	**Objective 3C-1** Transition between private and public domain is achieved without compromising safety and security		Ground floor residents on the Andrews Avenue frontage area afforded partial privacy by the change in level and	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Public Domain Interface			landscaping while upper-level apartments passively sirveo; Andrews Avenue and Glen Street. The easement to the apartment building on the south affords a character of refuge to the spaces immediately prior to entering or upon exiting the building proper, whilst the low solid wall heights admit a purview of the street. Through the same means the private outdoor spaces fronting Andrews Avenue achieve similar qualities of refuge with a visual scope. Upper-level balconies and windows overlook onto Andrews Avenue and Glen Lane with the surrounding footpaths, building entry and street, providing passive surveillance.	
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Mailboxes are located inside the lobby from Andrews Avenue. Garbage rooms, storage areas and service rooms are located within the building envelope. Car parking is located completely below ground and the driveway comes off the rear lane, so that any associated structures are concealed from Andrews Avenue maintaining the residential street frontage. The car-park entry has been positioned with clear sight lines for front exiting cars. Durable materials are used through-out the public domain (stone, concrete, paving).	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
3D **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)	Site Area: 1635m^2 Communal Open Space: 251m^2 (15%) Achieves 15% of site area as is consistent with Waverley DCP 2022 C2.10 The principle usable part of the communal open space achieves direct sunlight to at least 50% of its area between the hours of 10 am and 12 pm on 21 June (mid-winter). Communal area is enveloped by deep soil areas, is completely equitably accessible for residents,	**Partially complies**
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		Pool for laps and leisure are provided, plus amenities, a small lawn, and seating.	**Objective achieved**
	Objective 3D-3 Communal open space is designed to maximise safety		Visibility obtains from balconies and windows, and proximity to private open spaces. Secure gate access provided to residents only.	**Objective achieved**
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		Not applicable	**N/A**
3E **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 650m^2 / - / 7%	Site Area: 1635m^2 Deep Soil Control: 114.5m^2 (7%) Deep Soil: 379m^2 (23%) While not providing a consistent width of 6m, the area along the eastern boundary measures 33.5m x 2.2-1.65m, totalling to an area of 63m^2. This is not counting any of the additional deep soil provided on the remainder of the site.	**Partially complies**

	OBJECTIVE	DESIGN CRITERIA			PROPOSED	COMMENT
		650m^2 – 1500m^2	3m		We consider this as a significant deep soil provision and thereby achieving the intent of the control. The large deep soil zones resulting from the provision of a substantial rear setback, as well as the increased eastern side setback, allow for the development of healthy root systems, providing anchorage and stability for mature trees. A consolidated basement beneath the main building footprint further supports the maximization of deep soil.	
		Greater than 1500m^2	6m			
		Greater than 1500m^2 with significant tree cover	6m			
3F **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:			The proposal comprises of four stories, hence the ADG separation requirements are as follows: 12m Habitable to Habitable 9m Habitable to Non-Habitable 6m Non-Habitable to Non-Habitable Proposed non-habitable rooms on the western elevation are separated from Glen Street apartment buildings' habitable rooms and balconies by at least 9m. The main building line along the eastern elevation has been set back an additional 2.5m beyond the min 2m setback requirement of the DCP, bringing the setback to the boundary to a total of 4.5m. This results in a separation of 6m between the main building line of the proposal and the main building line of 9/11 Andrews Ave. This separation is further supported by the provision of extensive deep planter beds and angled screen blades achieving the objective of external and internal visual privacy between the two properties.	**Partially complies**
		Building height	Habitable rooms and balconies	Non-habitable rooms		
		Up to 12m (4 storeys)	12m	3m		
		Up to 25m (5-8 storeys)	18m	9m		
		Over 25m (9+ storeys)	24m	12m		

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	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		Balconies are in front of living areas to maintain privacy. Solid walls and landscaping separate communal spaces and walkways from private opens spaces. Planter boxes on the eastern façade separate those apartments from the neighbouring property. Solid balustrades on balconies afford visual privacy to private open spaces from below apartment interiors. Windows between proposed apartments are staggered and angled away from each other to avoid onlooking between them and they are oriented to take advantage of views and northern light.	**Objective achieved**
3G **Pedestrian Access and Entries**	**Objective 3G-1** Building entries and pedestrian access connects to and addresses the public domain		The front building entrance is clearly identifiable from the sheltering overhang and is articulated by the low walls. Rear entrance is clearly identifiable by awning cover and by the private nature of Glen Lane, fences tend to be solid, thus any permeability stands out. The lightness of the pedestrian gate sits in contrast with the stone wall.	**Objective achieved**
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		All entry points are compliant for Accessibility. Electronic key access and intercom points are provided at residential and vehicular entrances. Building access areas including lift lobbies, stairwells, and carpark entrances are clearly visible from the public domain.	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			Entry to carpark is on Glen Lane, the lowest point of the site.	
3H **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		The car-park entry has been positioned to the rear at Glen Lane, clear of high pedestrian traffic areas, with clear sight lines for front exiting cars.	**Objective achieved**
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 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.	Not applicable	**N/A**
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Under-cover bicycle parking for residents is provided within the basement storage area.	**Objective achieved**
	Objective 3J-3 Car park design and access is safe and secure		The proposed car park layout is efficient, safe and secure. Security gates are located at the entry.	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			Circulation areas within the carpark are direct, clearly visible and well-lit. Lobby areas, including lifts and stairs, are clearly visible from the circulation areas. Lighting, signage, line markings and bollards will be included in the car park design.	
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		The efficiency of the basement design has been maximised, including the layout of the car parking spaces, service and storage areas. Car parking is located entirely below ground. Mechanical ventilation is provided to the basement.	**Objective achieved**
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		Not applicable	**N/A**
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		Not applicable	**N/A**
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 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	6 / 8 (75%) of apartments receive minimum 2 hours direct sunlight to living areas between 9am and 3pm at mid winter.	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
		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	Not applicable	N/A
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	0 apartments receive no direct sunlight between 9 am and 3 pm on June 21.	**Objective achieved**
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Light well is fully open to the sky and located adjacent to communal circulation core.	**Objective achieved**
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		The extent of balconies and deep window reveals and a wraparound awning on the top floor provide shading from summer sun to living areas.	**Objective achieved**
4B **Natural Ventilation**	**Objective 4B-1** All habitable rooms are naturally ventilated		Habitable rooms are designed to support natural ventilation. All habitable rooms are provided with openable windows. The area of unobstructed window openings is at least 5% minimum of the floor area served.	**Objective achieved**
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		8 / 11 apartments (100%) are naturally cross ventilated.	**Objective achieved**
	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	8 / 8 apartments (100%) are naturally cross ventilated.	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
		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	There are no cross-through/cross-over apartments in this development.	N/A
4C **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:	The proposed ceiling heights are as follows: Habitable rooms = 2.7 metres Non-habitable rooms = 2.4 metres	**Objective achieved**
		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			**Objective achieved**
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		The ceiling height is appropriate to the building type and zoning of the neighbourhood.	**Objective achieved**

<table>
<tr><th></th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td rowspan="4">4D
Apartment Size and Layout</td><td rowspan="3">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 Types</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m^3</td></tr><tr><td>1 bedroom</td><td>50m^3</td></tr><tr><td>2 bedroom</td><td>70m^3</td></tr><tr><td>3 bedroom</td><td>90m^3</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>The proposed apartment sizes are as follows:
107-305m² for 3 bed 2-5 bath</td><td>Objective achieved</td></tr>
<tr><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>All habitable rooms 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 are accessed through the window and are not borrowed from adjoining rooms.</td><td>Objective achieved</td></tr>
<tr><td></td><td></td><td></td></tr>
<tr><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</td><td>All apartments comply.</td><td>Objective achieved</td></tr>
<tr><td></td><td>2. In open plan layouts (where the living, dining and kitchen are combined) the</td><td>All apartments comply.</td><td>Objective achieved</td></tr>
</table>

<table>
<tr><th></th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td></td><td></td><td>maximum habitable room depth is 8m from a window</td><td></td><td></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 10m^2 and other bedrooms 9m^2 (excluding wardrobe space)</td><td>Complies</td><td>Objective achieved</td></tr>
<tr><td></td><td></td><td>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td>Complies</td><td>Objective achieved</td></tr>
<tr><td></td><td></td><td>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</td><td>Complies</td><td>Objective achieved</td></tr>
<tr><td></td><td></td><td>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>Not applicable</td><td>N/A</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</td><td>4m^3</td><td>-</td></tr>
<tr><td>1 bedroom</td><td>8m^3</td><td>2m</td></tr>
<tr><td>2 bedroom</td><td>10m^3</td><td>2m</td></tr>
<tr><td>3+ bedroom</td><td>12m^3</td><td>2.4m</td></tr>
</table></td><td>All apartments are provided with balconies that comply or exceed the design criteria.</td><td>Objective achieved</td></tr>
</table>

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
		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 15m^2 and a minimum depth of 3m.	Complies	**Objective achieved**
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		Balconies are always located adjacent to living and dining rooms to extend these spaces. Balconies are oriented so that the longest side faces outwards to optimise daylight access into adjacent rooms.	**Objective achieved**
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		The balconies form an integral part of the architectural expression of the building	**Objective achieved**
	Objective 4E-4 Private open space and balcony design maximises safety		The design of the balustrades does not facilitate climbing. All balconies are provided with balustrades to BCA compliance.	**Objective achieved**
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	The maximum number of apartments served by a single Lift is: Ground = 2 Level 1 = 3 Level 2 = 2 Level 3 = 1	**Objective achieved**

<table>
<tr><th></th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td></td><td></td><td>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</td><td>Not applicable</td><td>N/A</td></tr>
<tr><td></td><td colspan="2">Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents</td><td>Circulation occurs around a central “spine”, promoting communal interaction.

Direct and legible access is provided between lifts and apartment entries by minimising corridor length and providing short, straight, clear lines of sight.

Lobby areas are well lit at night.

Legible signage is provided for apartment numbers, common areas and general wayfinding.</td><td>Objective achieved</td></tr>
<tr><td>4G

Storage</td><td>Objective 4G-1 Adequate, well designed storage is provided in each apartment</td><td>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</td><td>Each apartment is provided with the required volume of storage.

Storage for each apartment is split between the apartment interior and storage areas within the basement

Storage within each apartment is accessible from circulation or living spaces.</td><td>Objective achieved</td></tr>
</table>

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Storage located within apartments, on balconies and secure basement storage areas. Each unit will have their own individual storage cages that are clearly identified with signage.	**Objective achieved**
4H **Acoustic Privacy**	**Objective 4H-1** Noise transfer is minimised through the siting of buildings and building layout		Windows and door openings are generally oriented away from noise sources. Party walls between apartments are limited and are appropriately insulated. Non-habitable rooms are generally used as a buffer from noise sources.	**Objective achieved**
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Apartment layouts are arranged to group bedrooms together and located away from living areas. Acoustic treatment of walls, windows, doors, floors and ceilings to future acoustic consultant's advice.	**Objective achieved**
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		The siting is very amicable, fronting a cul-de-sac and a rear lane, apartments are buffered from any potential noise pollution by their prominent balconies.	**Objective achieved**
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Methods of mitigating noise impacts from Andrews Avenue could include: • Significant setback from the street • Acoustic seals to doors and windows • A substantial stone and concrete skin provide an adequate noise buffer.	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
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		8 x 3 bed apartments are proposed with a big variation of size and amenities, representing an appropriate mix for the urban context.	**Objective achieved**
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		The apartment types are distributed appropriately through-out the building.	**Objective achieved**
4L **Ground Floor Apartments**	**Objective 4L-1** Street frontage activity is maximised where ground floor apartments are located		The street frontage is maximised through the provision private open spaces and doors and windows facing the street	**Objective achieved**
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		The private open spaces along the street front are protected by concrete walls. Landscaping is also utilised to maintain visual privacy.	**Objective achieved**
4M **Facades**	**Objective 4M-1** Building facades provide visual interest along the street while respecting the character of the local area		Building facades have been designed with regard to the following: • Variations in materiality, texture, and detail create visual interest and express the different elements of the building facade. • Using material and form to delineate between ground floor, middle floors, and top floor breaks down the scale of the building and creates visual interest. • The west façade shelters the building from onlooking.	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			• Façade articulation provides contrasting solid/void, light/ shadow. • Building composition and elements are well proportioned and playful.	
	Objective 4M-2 Building functions are expressed by the facade		Building entries are clearly defined and highlighted by architectural features such as awnings. The façade of the building expresses its internal functions.	**Objective achieved**
4N **Roof Design**	**Objective 4N-1** Roof treatments are integrated into the building design and positively respond to the street		The proposal responds to the existing adjacent context by utilising a receded upper-level roof form that's well-integrated with the rest of the building.	**Objective achieved**
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Large balcony spaces are facilitated by the receded upper floor.	**Objective achieved**
	Objective 4N-3 Roof design incorporates sustainability features		Eaves shade glazing from summer sun.	**Objective achieved**
4O **Landscape Design**	**Objective 4O-1** Landscape design is viable and sustainable		Refer to Landscape plan prepared by Landscape Architect. The planting palette has been carefully selected to suit the local context and to contribute to the environmental biodiversity of the area. A landscape maintenance plan will be prepared as part of future stages of the project.	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		The proposed landscape design has taken into consideration the following: Views from the public and private open spaces. Plant selections are generally endemic to the region and reflect the local ecology.	**Objective achieved**
4P **Planting on Structures**	**Objective 4P-1** Appropriate soil profiles are provided		Appropriate soil profiles are provided, in accordance with Landscape Architect's specifications.	**Objective achieved**
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Plant selections have been specified by a qualified Landscape Architect. A landscape maintenance plan will be prepared as part of future stages of the project. Appropriate irrigation and drainage to planter beds will be incorporated into the design.	**Objective achieved**
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Planter boxes feature prominently on the east façade and on the topmost floor as well as within the central circulation core.	**Objective achieved**
4Q **Universal Design**	**Objective 4Q-1** Universal design features are included in apartment design to promote flexible housing for all community members		The apartments generally comply with the Living Housing Guideline's silver level universal design features. These include: 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.	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			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 hob-less (step-free) shower recess. 6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab-rails at a later date 7. A continuous handrail on one side of any stairway where there is a rise of more than one metre.	
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		Two adaptable apartments are proposed.	**Objective achieved**
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Apartments accommodate a range of lifestyles.	**Objective achieved**
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		Not applicable.	**N/A**
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		Not applicable.	**N/A**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
4S **Mixed Use**	**Objective 4S-1** Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		Not applicable	N/A
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		Not applicable.	N/A
4T **Awnings and Signage**	**Objective 4T-1** Awnings are well located and complement and integrate with the building design		Awnings are proposed above the building entry to highlight the entry to the approaching pedestrian and provide shelter.	**Objective achieved**
	Objective 4T-2 Signage responds to the context and desired streetscape character		Signage is integrated into the design and responds to the scale, proportion and detailing of the development.	**Objective achieved**
4U **Energy Efficiency**	**Objective 4U-1** Development incorporates passive environmental design		The proposed design incorporates the following passive environmental design principles: Solar and daylight access provided to habitable rooms. Natural ventilation provided to apartments.	**Objective achieved**
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		The design incorporates the following passive heat storage strategies: Thermal mass through concrete and stone construction and through north facing rooms. Balconies and deep window reveals provide shading from summer sun to the apartments. Insulated walls and roofs Seals on windows and doors	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		Natural ventilation is provided to all habitable rooms.	**Objective achieved**
4V **Water Management and Conservation**	**Objective 4V-1** Potable water use is minimised		Water efficient fittings and appliances are proposed. Apartments are individually metered. Drought tolerant, low water use plants have been specified by the Landscape Architect.	**Objective achieved**
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters		Porous paving material is maximised.	
	Objective 4V-3 Flood management systems are integrated into site design		Detention tank is proposed within the landscape.	**Objective achieved**
4W **Waste Management**	**Objective 4W-1** Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		A Waste Management Plan has been prepared as part of the DA. Adequately sized storage areas for residential rubbish bins are located in the basement. Waste storage areas are provided with mechanical ventilation to mechanical consultant's specifications. Bins can be easily moved between waste rooms and the collection point. Storage areas for large, bulky items are also provided.	**Objective achieved**
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		All dwellings are to be provided with temporary waste storage areas.	**Objective achieved**

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			Recycling room is easily accessible via the lift to the basement.	
4X **Building Maintenance**	**Objective 4X-1** Building design detail provides protection from weathering		Balcony overhangs and deep window reveals provide protection to glazing. Selected materials are durable and include stone and concrete.	**Objective achieved**
	Objective 4X-2 Systems and access enable ease of maintenance		Glazing design to generally allow cleaning from inside of building. Service areas are accessed from common circulation space.	**Objective achieved**
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Lighting in common areas is controlled via timers and motion sensors. Common areas, including corridors and lift car interiors are finished in durable hard-wearing materials.	**Objective achieved**