

69 Trafalgar Street & 2-6 Gover Street,
Peakhurst
apartment design guide compliance table

• August 2024

Part 3 – Siting the Development			
Ref	Item Description	Notes	Compliance
3A	Site Analysis		
3A-1	Objective		
	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		✓ or N/A
Design Guidance			
	Each element in the Site Analysis Checklist should be addressed	Type response / comments in here	YES or NO or ACCEPTABLE
3B	Orientation		
3B-1	Objective		
	Building types and layouts respond to the streetscape and site while optimising solar access within the development		✓
Design Guidance			
	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	The proposed development faces both Gover Street and Trafalgar Street. Buildings are oriented to both street frontages and access is available from both street frontages. The primary pedestrian access is provided via Gover Street, being the larger frontage. Three (3) separate entrances are provided to the three (3) buildings via landscaped paths. Vehicle access and pedestrian access to the basement is provided via Trafalgar Street	YES
	Where the street frontage is to the east or west, rear buildings should be orientated to the north	The street frontages are to the north (Trafalgar Street) and south-west (Gover Street). The proposed development is a corner block and is oriented north and north east	YES
	Where the street frontage is to the north or south overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	The street frontages are to the north (Trafalgar Street) and south-west (Gover Street). The proposed buildings overshadowing is primarily over Gover Street	YES
3B-2	Objective		
	Overshadowing of neighbouring properties is minimised during mid winter		✓
Design Guidance			
	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	The proposed development maintains adequate solar access to the neighbouring properties. There is minimal impact to neighbouring properties due to site conditions such as orientation, falls and locations of surrounding roads. Refer Drawings 0304, 0311, 0312 & 0511	YES
	Solar access to living rooms, balconies and private open spaces of neighbours should be considered	As above	YES
	Where and adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	No adjoining properties receive less than the required amount of solar access as a result of this development.	N/A
	If the proposal will significantly reduce the solar access of neighbours building separation should be increased beyond the minimums contained in section 3F Visual privacy	Proposed development does not significantly reduce the solar access of neighbours	N/A
	Overshadowing should be minimised to the south or down hill by increased upper level setbacks	Solar access to the south is minimised	YES
	It is optimal to orientate buildings 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where buildings are higher than the adjoining development	Building A is orientated 90 degrees to the boundary with neighbours. Building's B and C are orientated towards neighbouring properties to the north east, however, compliant ADG setbacks are provided to limit	YES

		privacy impacts. Orientation does not result in any unacceptable shadowing on neighbouring properties	
	A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	No solar collectors on neighbouring properties. Proposed building does not overshadow neighbouring roofs with the exception of No. 8 Gover Street from 3pm onwards in winter	N/A
3C	Public Domain Interfaces		
3C-1	Objective		
	Transition between private and public domain is achieved without compromising safety and security		✓
Design Guidance			
	Terraces, balconies and courtyard apartments should have direct entry, where appropriate	Due to the indented use of the development as social housing and being a Homes NSW asset. Homes NSW has opted to have all access to units via a central foyer and not to provide direct street access to units	YES
	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)	Level changes and terraces are utilised to provide privacy to units, as well as surveillance to both Gover Street and Trafalgar Street, and communal areas within the development.	YES
	Upper level balconies and windows should overlook the public domain	Balconies and windows of upper level units overlook the public domain, on both street frontages, and communal areas within the development.	YES
	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	No fence is proposed along either frontage	N/A
	Length of solid walls should be limited along street frontages	No solid walls are proposed along either frontage	N/A
	Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	Casual interaction between residents and the public domain is facilitated along both Gover Street and Trafalgar Street frontages.	YES
	In developments with multiple buildings and/ or entries, pedestrian entries and spaces associated with individual buildings/ entries should be differentiated to improve legibility for residents, using a number of the following design solutions: - architectural detailing - changes in materials - plant species - colours	Each entry along Gover Street is clearly defined. All three (3) entries are clearly articulated through indentations in building massing, architectural detailing, material changes and landscaping elements.	YES
	Opportunities for people to be concealed should be minimised	Opportunity for concealment along the street frontages is minimised by maintaining clear sightlines to building entries and enabling surveillance of the public domain as detailed above.	YES
3C-2	Objective		
	Amenity of the public domain is retained and enhanced		✓
Design Guidance			
	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	Planting is provided between the communal open space, pedestrian access and the ground floor units, to soften edges and provide visual privacy	YES
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual entries are provided	Mailboxes are located along the Gover Street frontage which each building having its own mailbox structure that is clearly visible	YES
	The visual prominence of underground car park vents should be minimised and located at a low level where possible	Car park vents are primarily contained within the development and where present, they are provided at low level and screened by landscaped elements	YES
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	All service requirements (bin rooms, pump rooms, storage areas, etc) are located in the basement car park. The substation is located in the south east corner of the site	YES
	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	Due to site topography, some ramping is required however it is always provided in the direction of travel. Switch back ramps have not been used and the visual prominence of this ramping from street frontage has been minimised through siting, materiality, and landscape treatment.	YES
	Durable, graffiti resistant and easily cleanable materials should be used	The proposed materials have been selected for their long term durability and are easily cleanable.	YES

	Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions - street access, pedestrian paths and building entries which are clearly defined - paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space - minimal use of blank walls, fences and ground level parking	N/A	
	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	The car park entry has been located at the lowest point on the site to reduce protrusions. Where there are minimal protrusions, they have been incorporated in the over design of the development.	YES
3D	Communal and Public Open Spaces		
3D-1	Objective		
	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping		✓
	Design Criteria		
	1. Communal Open Space has a minimum area equal to 25% of the site	680.4m ² or 26.5% of the site area is provided as communal open space. Refer Drawings 0301 and 0302	YES
	2. Developments achieve a minimum of 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	The principal useable communal open space receives over 2 hours solar access to over 50% of its area between 9am and 3pm on the winter solstice. Refer Drawings 0303, 0311 and 0312	YES
	Design Guidance		
	Communal open space should be consolidated into a well designed, easily identified and usable area	Communal open space is consolidated in discrete areas including a raised terrace and a series of courtyards. The areas are easily identifiable and are useable for a range of activities. Due to site topography, the principal useable area is accessed via paths and ramping from each building lobby.	YES
	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	All communal open spaces have a minimum dimension of 3m. Some communal open spaces have a minimum dimension of between 5m and 6m.	YES
	Communal open space should be co-located with deep soil areas	Communal open space is co-located with deep soil areas Refer Drawing 0302	YES
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Communal open space can be accessed from all three (3) the lift lobbies via paths and accessible ramping	YES
	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	Due to site topography, the communal open space is located so it connects to existing ground where possible, how is some areas a raised podium is provided. No roof top communal open space has been provided	YES
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense suburban area, they should: - provide communal spaces elsewhere such as a landscaped roof top terrace or a common room - provide larger balconies or increased private open space for apartments - demonstrate good proximity to public open space and facilities and/or provide contributions to public open space		N/A
3D-2	Objective		
	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		✓
	Design Guidance		
	Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F	A range of facilities are provided in the communal open space, including:	YES

	Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbeque areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms	• BBQ facilities • A variety of seating areas • interactive space for broad age range • a variety of communal open spaces	
	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	The communal open spaces contain areas that are • naturally sunny • naturally shaded • covered	YES
	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Services are not proposed within or adjacent to communal open spaces, they are generally integrated into the building	YES
3D-3	Objective		
	Communal open space is designed to maximise safety		✓
	Design Guidance		
	Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies	The communal open spaces are provided with a high level of surveillance from habitable rooms and private open space of adjacent and above apartments. Planting and level changes are utilised to ensure privacy to dwellings.	YES
	Communal open space would be well lit	Communal open spaces will be well lit	YES
	Where communal open space/facilities are provided for children and young people they are safe and contained	Communal open space has been provided children and young people, located away from the Street and with passive surveillance from other areas of the communal open space and private open space.	YES
3D-4	Objective		
	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		N/A
	Design Guidance		
	The public open space should be well connected with public street along at least one edge		N/A
	The public open space should be connected with nearby parks and other landscape elements		N/A
	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid		N/A
	Solar access should be provided year round along with protection from strong winds		N/A
	Opportunities for a range of recreational activities should be provided for all ages		N/A
	A positive address and active street frontages should be provided adjacent to public open space		N/A
	Boundaries should be clearly defined between public open space and private areas		N/A
3E	Deep Soil Zones		
3E-1	Objective		
	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		✓
	Design Criteria		
	1. Deep soil zones are to meet the following minimum requirements:		The proposed development is subject to the provisions of State Environmental Planning Policy (Housing) 2021 Chapter 2 Part 2 Division 1 In-fill affordable housing which take precedence over the provisions of this part.
	Site Area	Minimum Dimension	
	less than 650m ²	-	
	650m ² – 1500m ²	3m	
	> 1500m ²	6m	
		Deep Soil Zone (% of site area)	
			The SEPP requires 15% of the site area to be provided as deep soil, with a minimum dimension of 3m.

			The proposed development provides the following:														
> 1500m ² with significant existing tree cover	6m		• 180.6 m² (or 7% of the site area) of deep soil, with a minimum dimension of 6m • 498.8m² (or 19.4% of the site area) of deep soil with a minimum dimension of 3m														
			The proposed development satisfies the deep soil requirements of both the SEPP and ADG														
Design Guidance																	
On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: • 10% of the site as deep soil on sites with an area of 650m² – 1500m² • 15% of the site as deep soil on sites greater than 1500m²			19.4% of the site area is provided as deep soil with a minimum dimension of 3m as per the requirements of SEPP (Housing) 2021 Chapter 2 Part 2 Division 1 In-fill affordable housing		YES												
Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: • basement and sub basement car park design that is consolidated beneath building foot prints • use of increased front and side setbacks • adequate clearance around trees to ensure long term health • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil			The deep soil zones are primarily located long and the northern and eastern boundaries within the ADG building setbacks, allowing for retention of and existing significant neighbouring tree. The location of the deep soil zones allows for the retention of existing trees and appropriate space for new tree plantings.		YES												
Achieving the design criteria may not be possible on some sites including where: • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas or in centres) • there is 100% site coverage or non residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure					N/A												
3F Visual Privacy																	
3F-1 Objective																	
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy					✓												
Design Criteria																	
1. 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:			The proposed development generally complies with the building separation required by this part.		ACCEPTABLE												
<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 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>			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	There is a minor non-compliance for units 01, 11, 12, 22, 23 and 24, where habitable rooms encroach into non-habitable setbacks. This encroachment is minor, and the windows are either high level, screened or orientated 90 degrees to the boundary ensuring privacy is in accordance with this section.		
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															
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties																	
Design Guidance																	
Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a ‘ziggurat’ appearance			The proposed building is only 3 storeys and does not has vertical steps from building to building due to site topography.		YES												
For residential buildings next to commercial buildings, separation distances should be measured as follow:			N/A														

- for retail office spaces and commercial balconies use the habitable room distances - for service and plant areas use the non habitable room distances	
New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: - site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) - on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	The proposed development has been designed to maximise privacy between buildings on site and neighbouring buildings. The development: - primarily complies with ADG building separation - uses a range of balustrade types and other devices to enhance visual privacy into units
Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping. (see figure 3F.5)	The adjacent zoning permits apartment buildings. Building separations have been provided in accordance with the design criteria
Direct lines of sights should be avoided for windows and balconies across corners	There are no windows or balconies for adjacent units across corners
No separation is required between blank walls	
3F-2 Objective	
Site and building design elements increase privacy without compromising access to light and air balance outlook and views from habitable rooms and private open space	
Design Guidance	
Communal Open Space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: - setbacks - solid or partially solid balustrades to balconies at lower levels - fencing and/or trees and vegetation to separate spaces - screening devices - bay windows or pop out windows to provide privacy in one direction and outlook in another - raising apartments/ private open space above the public domain or communal open space - planter boxes incorporated into walls and balustrades to increase visual separation - pergolas or shading devices to limit overlooking of lower apartments or private open space - on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvers or screen panels to windows and/ or balconies	Communal open spaces, common areas and circulation paths are separated from the private open space and windows to apartments through: - level changes between common areas and private open spaces - planting, including raised planter beds - vertical screening elements
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartments service areas	Habitable rooms of units are located away from circulation spaces where possible. Where habitable rooms are adjacent to circulation spaces. Screening, windows placement, and landscaping elements reduce privacy impacts
Balconies and private terraces should be located in front of living rooms to increase internal privacy	All balconies and private terraces are located in front of and/or adjacent to living rooms as required for building separation and solar access.
Windows should be offset from the windows of adjacent buildings	Where possible, windows have been offset from adjacent buildings, both on site and neighbouring.
Recessed balconies and/or vertical fins should be used between adjacent balconies	Where balconies are located adjacent to one another, they are separated by fins / building indentations and privacy screens.
3G Pedestrian Access and Entries	
3G-1 Objective	
Building entries and pedestrian access connects to and addresses the public domain	
Design Guidance	
Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	Three (3) building entries are provided from Gover Street. Each entry is located at different points along Gover Street as the building step down the site. Entries are clearly defined as identified in part 3C-1 one.

		(1) entry is provided from Trafalgar Street which provides direct access to the basement	
Entry locations relate to the street and subdivision pattern and the existing pedestrian network		YES	
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	The building entries are easily identifiable through building massing, materiality and landscaping.	YES	
Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	Each building has a single and clearly defined entry	YES	
3G-2 Objective			
Access, entries and pathways are accessible and easy to identify			✓
Design Guidance			
Building access including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	Each building lobby is clearly visible from Gover Street and communal open spaces	YES	
The design of ground floor and underground car parks minimise level changes along pathways and entries	The design of the car park does not result in any level changes	YES	
	Due to site topography, ramps and stairs are required to provide access throughout the development.	YES	
Steps and ramps should be integrated into the overall building and landscape design	These are integrated into the overall design of the proposed development and are legible, attractive, and useable. All stair, ramps and pathways are provided with considerable landscaping for amenity and privacy.		
For large developments ‘way finding’ maps should be provided to assist visitors and residents to the development (see figure 4T-1)	Way finding maps will be provided to assist visitors and residents to navigate the development	YES	
For large developments electronic access and audio/video intercom should be provided to manage access	Electronic access and audio/video intercoms will be provided to manage access	YES	
3G-3 Objective			
Large sites provide pedestrian links for access to streets and connection to destinations			N/A
Design Guidance			
Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	Access to and from both street frontages is available only to residents	N/A	
Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	See above	N/A	
3H Vehicle Access			
3H-1 Objective			
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes			✓
Design Guidance			
Car park access should be integrated with the building’s overall facade. Design solutions may include: - the materials and colour palette to minimise visibility from the street - security doors or gates at entries to minimise voids in the facade - where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	The car park entry is recessed has been designed to integrate with overall building design. The materiality of the visible interior is consistent with the facade materials. Pipes and ducts will be concealed.	YES	
Car park entries should be located behind the building line	The car park entry is provided on the Trafalgar Street frontage. The car park is located behind the building line	YES	
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	The vehicle entry is located at the lowest point of the side along Trafalgar Steet	YES	
Car park entry and access should be located on secondary streets or lanes where available	Vehicular entry is provided from a secondary street (Trafalgar Street)	YES	
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	The standing area does encroach into setbacks, however, the location is the most suitable due to vehicle entry separation corner of Trafalgar Street and Gover	ACCEPTABLE	

		Street, also due to the small frontage to Trafalgar Street and being located at the lowest point on the site. It is also utilising as existing driveway crossing	
Access point locations should avoid headlight glare to habitable rooms		There are no ground level units which will be subject to headlight glare.	YES
Adequate separation distances should be provided between vehicle entries and street intersections		The proposed vehicle entry is approximately 20m from the nearest intersection (Trafalgar Street and Gover Street)	YES
The width and number of vehicle access points should be limited to the minimum		One vehicular entry point with a width of approximately 5.4m is provided.	YES
Visual impact of long driveways should be minimised through changing alignments and screen planting		The proposed driveway has a reasonable length that is broken up using a building entry, stepped façade and a portion of the building overhanging the driveway. Reducing the visual impact length	YES
The need for large vehicles to enter or turn around within the site should be avoided		No vehicular access is provided for large vehicles	YES
		Waste collection will be kerb side pick-up from Trafalgar Street	
Garbage collection, loading and servicing areas are screened		Garbage collection is provided from Trafalgar Street and is contained within the basement of the building	YES
Clear sight lines should be provided at pedestrian and vehicle crossings		Clear sightlines are available along the Trafalgar Street frontage for pedestrians and vehicles Refer to traffic report	YES
		Not required	N/A
Traffic calming devices such as changes in paving material or textures should be used where appropriate			
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: - changes in surface materials - level changes - the use of landscaping for separation		The vehicular and pedestrian entries on Trafalgar Street are adjacent. The entries are visually distinct and utilise different materiality to distinguish their uses.	YES

3J Bicycle and Car Parking			
3J-1 Objective			
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas			✓
Design Criteria			
For development in the following locations: - on sites that are within 800 meters of a railway station or light rail stop in the Sydney Metropolitan Area - on land zoned, and sites within 400 meters of land zoned B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirements for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed be the relevant council, whichever is less.		Car parking is provided in accordance with the requirements of SEPP (Housing) 2021 Chapter 2 Part 2 Division 1, which takes precedence over Council’s controls 15 spaces for residents, (4 accessible) All car parking is located off street, in the basement. Refer Drawing 0103, 0301 and the traffic report	YES
Design Guidance			
Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site		No car share spaces have been provided in the development	N/A
Where less car parking is provided in a development, council should not provide on street resident parking permits		Car parking provided as per requirements.	N/A
3J-2 Objective			
Parking and facilities are provided for other modes of transport			✓
Design Guidance			
Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters		No requirements for motorcycle parking has been provided	YES
Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas		16 bicycle spaces are provided within the basement. These spaces are easily accessible from both Trafalgar Street entry and the lift lobbies	YES

	Conveniently located charging stations are provided for electric vehicles where desirable	Provisions for electric charging will be provided in accordance with NCC 2022	YES
3J-3	Objective		
	Car park design and access is safe and secure		✓
	Design Guidance		
	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	All support areas can be accessed without crossing car parking spaces. Refer Drawings 0103	YES
	Direct, clearly visible and well-lit access should be provided into common circulation areas	Clear access is provided throughout the car park	YES
	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	All lifts are provided with clearly defines and adequate waiting areas in the basement.	YES
	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/ or bollards		N/A
3J-4	Objective		
	Visual and environmental impacts of underground car parking are minimised		✓
	Design Guidance		
	Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	The car park protrusion does not exceed 1m Refer Drawing 0213	YES
	Natural ventilation should be provided to basement and sub basement car parking areas	The basement carpark is predominately underground. Mechanical ventilation will be provided in accordance with Australian Standards	YES
	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	Ventilation to the carpark will be fully integrated within the building design	YES
3J-5	Objective		
	Visual and environmental impacts of on-grade car parking are minimised		N/A
	Design Guidance		
	On-grade car parking should be avoided	No on grade car parking proposed	N/A
	Where on-grade car parking is unavoidable, the following design solutions are used: • Parking is located on the side or rear of the lot away from the primary street frontage • Cars are screened from view of streets, buildings, communal and private open space areas • Safe and direct access to building entry points is provided • Parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • Stormwater run off is managed appropriately from car parking surfaces • Bio-swales, rain gardens or on site detention tanks are provided, where appropriate • Light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	As above	N/A
3J-6	Objective		
	Visual and environmental impacts of above ground enclosed car parking are minimised		N/A
	Design Guidance		
	Exposed parking should not be located along primary street frontages	No above ground enclosed car parking is proposed	N/A
	Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • Car parking that is concealed behind the facade design (approach should be limited to developments a where larger floor plate podium is suitable at lower levels • car parking that is wrapped with other uses, such as retail, commercial or two storey small office/home office (SOHO) units along the street frontage (see figure 3J.9)	As above	N/A

	Positive street address and active frontages should be provided at ground level	As above	N/A
Part 4 – Designing the Building			
4A	Solar and Daylight Access		
4A-1	Objective		
	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space		✓
	Design Criteria		
	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	24 out of 33 units (73%) receive at least 2 hours of solar access between 9am and 3pm at mid-winter Refer Drawings 0304 and 0501	YES
	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		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	3 out of 33 units, 9% of the development, do not receive direct sunlight between 9am and 3pm at mid-winter. Refer Drawings 0304 and 0501	YES
	Design Guidance		
	The design maximises north aspect and the number of single aspect south facing apartments is minimised	The proposed development maximises the number of units facing north and reduces the number of single aspect south facing units. Complying with above	YES
	Single aspect, single storey apartments should have a northerly or easterly aspect	7 out of 33 units (21%) of the development are single aspect units and 4 out of 7 have a north east aspect	YES
	Living areas are best located to the north and service areas to the south and west of apartments	Living areas have been primarily oriented to the north-east or north	YES
	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows	26 out of 33 units (79%) are dual aspect apartments.	YES
	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces a minimum of 1m² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	Refer Drawings 0304 and 0501	YES
	Achieving the design criteria may not be possible on some sites. This includes: • where greater residential amenity can be achieved along a busy road or rail line by orienting the living rooms away from the noise source • on south facing sloping sites • where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective	Design Criteria is achieved.	N/A
4A-2	Objective		
	Daylight access is maximised where sunlight is limited		✓
	Design Guidance		
	Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as secondary light sources in habitable rooms	No courtyards or skylights are proposed. high level windows are only proposed as secondary sources of light generally not proposed.	YES
	Where courtyards are used: • use is restricted to kitchens, bathrooms and service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance	Courtyards are not proposed.	N/A

	acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved		
	Opportunities for reflected light into apartments are optimised through: - reflective exterior surfaces on buildings opposite south facing windows - positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light - integrating light shelves into the design - light coloured internal finishes	Windows to units which do not receive direct sunlight between 9am and 3pm at mid-winter have been positioned to maximise daylight.	YES
		Light coloured finishes are proposed throughout a majority of the development.	
4A-3	Objective		
	Design incorporates shading and glare control, particularly for warmer months		✓
	Design Guidance		
	A number of the following design features are used: - balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas - shading devices such as eaves, awnings, balconies, pergolas, external louvers and planting - horizontal shading to north facing windows - vertical shading to east and particularly west facing windows - operable shading to allow adjustment and choice - high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	The following design features are used to incorporate shading and glare control: - balconies are largely projecting and stacked for shading - in many units balconies extend across the face of the living areas providing solar protection to those units	
4B	Natural Ventilation		
4B-1	Objective		
	All habitable rooms are naturally ventilated		✓
	Design Guidance		
	The buildings' orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms.	The development is on a corner block. Most units are capable of capturing prevailing breezes	YES
	Depths of habitable rooms support natural ventilation	Depths of habitable rooms do not exceed 2 x ceiling height. Natural ventilation is supported,	YES
	The area or unobstructed window openings should be equal to at least 5% or the floor area served	All habitable rooms will be provided with adequate natural ventilation in accordance with the NCC.	YES
	Light wells are not the primary air source for habitable rooms	No light wells proposed	YES
	Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: - adjustable windows with large effective openable areas - a variety of window types that provide safety and flexibility such as awnings and louvers - windows which occupants can reconfigure to funnel breezes into the apartment such as vertical louvers, casement windows and externally opening doors	A variety of opening types are proposed, including sliding doors to balconies and sliding / awning windows which provide for flexibility of opening sizes.	YES
4B-2	Objective		
	The layout and design of single aspect apartments maximises natural ventilation		YES
	Design Guidance		
	Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	Single aspect apartments are proposed. They protrude and step along the façade to assist with increased airflow and ventilation	YES
	Natural ventilation to single aspect apartments is achieved with the following design solutions: - Primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) - Stack effect ventilation/ solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries - Courtyards or building indentation have a width to depth ration or 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	Natural ventilation is achieved through steps in the façade, a variety of opening sizes and types as well as shallow balcony ratios	YES

4B-3	Objective		
	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents		✓
	Design Criteria		
	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of a 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.	26 out of 33 units (79%) of the development, are naturally cross ventilated.	YES
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.		YES
	Design Guidance		
	The building should include dual aspect apartments cross through apartments and corner apartments and limit apartment depths	26 out of 33 units (79%) are dual aspect apartments.	YES
	In cross-through apartments external window and door openings sizes/ areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/ areas on the other side of the apartment (outlet side) (see figure 4B.4)	A variety of opening types are proposed, including sliding doors to balconies and sliding / awning windows which provide for flexibility of opening sizes to create airflow.	YES
	Apartment designs are designed to minimise the number of corners, doors and rooms that might obstruct airflow	Apartment designs are capable of facilitating adequate airflow.	YES
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	Apartment depths and ceiling heights are in accordance with the relevant provisions of this guide	YES
4C	Ceiling Heights		
4C-1	Objective		
	Ceiling height achieves sufficient natural ventilation and daylight access		✓
	Design Criteria		
	Measured from finished floor level to finished ceiling level, minimum ceiling heights are;	A floor to floor height of 3.1m has been provided.	YES
	Minimum ceiling height for apartment and mixed use buildings	This is considered capable of providing ceiling heights in accordance with this criteria.	
	Habitable rooms		
	Non-habitable rooms		
	For 2 storey apartments		
	Attic spaces		
	If located in mixed use areas		
	These minimums do not preclude higher ceilings if desired		
	Design Guidance		
	Ceiling height can accommodate use of ceiling fans for cooling and distribution	A floor to floor height of 3.1m has been provided.	YES
		This is considered capable of providing compliant ceiling heights in accordance with this guideline	
4C-2	Objective		
	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		✓
	Design Guidance		
	A number of the following design solutions can be used: - the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces - well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings - ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist.	A floor to floor height of 3.1m has been provided.	YES
		This is considered capable of providing compliant ceiling heights in accordance with this guideline	
4C-3	Objective		

	Ceiling heights contribute to the flexibility of building use over the life of the building		N/A										
Design Guidance													
	Ceiling heights of lower levels apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)		N/A										
4D	Apartment Size and Layout												
4D-1	Objective												
	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity		✓										
Design Criteria													
	1.Apartments are required to have the following minimum internal areas:	All apartments exceed the minimum internal areas required by this criteria.	YES										
	<table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>	Apartment Type	Minimum Internal Area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Refer Drawing 0301	
Apartment Type	Minimum Internal Area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	70m ²												
3 bedroom	90m ²												
	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further, additional bedrooms increase the minimum internal area by 12m ² each												
	2.Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	Adequate glass area will be provided for habitable rooms in accordance with the requirements of the NCC	YES										
Design Guidance													
	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway space or entry space)	Kitchens are not located as part of the main circulation space in larger apartments	YES										
	A window should be visible from any point in a habitable room	All habitable rooms include a window that is visible from any part of that room.	YES										
	Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layout and circulation areas. These circumstances would be assessed on their merits		N/A										
4D-2	Objective												
	Environmental performance of the apartment is maximised		✓										
Design Criteria													
	1.Habitable room depths are limited to a maximum of 2.5 x the ceiling height	All habitable rooms are less than 6.7m deep (2.5 x 2.7) except as allowable by criteria 2 below.	YES										
	2.In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	All open plan layouts have a maximum depth from a window of 7.6m	YES										
Design Guidance													
	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths		N/A										
	All living areas and bedrooms should be located on the external face of the building	All living areas and bedrooms are located on an external face of the building	YES										
	Where possible: - bathrooms and laundries should have an external openable window - main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	Where possible, external window to laundries and bathrooms have been provided. Main living areas are oriented for solar access and views and away from noise sources	YES										
4D-3	Objective												
	Apartment layouts are designed to accommodate a variety of household activities and needs		✓										
Design Criteria													
	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	All master bedrooms have areas greater than 10m ² All other bedroom have areas greater than 9m ²	YES										

	Master bedrooms are generally between 10.1m ² and 12.8m ²																
	Other bedrooms are generally between 9m ² and 10m ²																
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms have a minimum dimension greater than 3m YES															
	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	All living rooms have a minimum width of 3.6 and 4m, as required. YES															
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	YES															
Design Guidance																	
	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	Bedrooms, bathrooms and laundries are accessed from corridors and are located separately to living areas YES															
	All bedrooms allow a minimum length of 1.5m for robes	All bedrooms contain wardrobes capable of complying with the minimum lengths. YES															
	The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	All bedrooms contain wardrobes capable of complying with the minimum lengths. YES															
	Apartment layouts allow flexibility over time, design solutions may include: - dimensions that facilitate a variety of furniture arrangements and removal - spaces for a range of activities and privacy levels between different spaces within the apartment - dual master apartments - dual key apartments (note dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments) - room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) - efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of useable floor space in rooms	Apartments layouts will allow for flexibility over time. Rooms are generally rectangular in proportion to allow for ease and variety of furnishing. Where possible, 'nook' or 'L' shaped spaces have been provided to separate dining and living or provide for different uses. YES															
4E	Private Open Space and Balconies																
4E-1	Objective																
	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	✓															
Design Criteria																	
	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>4m²</td><td>-</td></tr><tr><td>1 bedroom</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3 bedroom</td><td>12m²</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m	Dwelling Type	Minimum Area	Minimum Depth	Studio	4m ²	-	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3 bedroom	12m ²	2.4m	All balconies comply with the minimum area and minimum dimensions required by the ADG YES
Dwelling Type	Minimum Area	Minimum Depth															
Studio	4m ²	-															
1 bedroom	8m ²	2m															
2 bedroom	10m ²	2m															
3 bedroom	12m ²	2.4m															
	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	The proposed development complies with the ADG YES															
Design Guidance																	
	Increased communal open space should be provided where the number or size of balconies are reduced	Design criteria is achieved N/A															
	Storage areas on balconies is additional to the minimum balcony size	No storage incorporated on balconies N/A															
	Balcony use may be limited in some proposals by: - consistently high wind speeds at 10 storeys and above - close proximity to road, rail or other noise sources	N/A															

• exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings • in these situations, Juliet balconies, operable walls, enclosed winter gardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated			
4E-2	Objective		
	Primary private open space and balconies are appropriately located to enhance liveability for residents		✓
	Design Guidance		
	Primary open spaces and balconies should be located adjacent to living room, dining room or kitchen to extend the living space	All primary private open spaces and balconies are located adjacent to living areas.	YES
	Private open spaces and balconies predominantly face north, east and west	Private open spaces and balconies primarily face north east	YES
	Primary open space and balconies should be oriented with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	All private open spaces and balconies are oriented with the long sides facing outwards.	YES
4E-3	Objective		
	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		✓
	Design Guidance		
	Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	Vertical metal balustrades has been used to allow for privacy whilst maximising views and sunlight access.	YES
	Full width full height glass balustrades alone are generally not desirable	Full width full height balustrades are not proposed.	YES
	Projecting balconies should be integrated into the building design and the design of soffits considered	Where the balconies project beyond the building line and they have been incorporated into the overall facade design. Soffits will be considered.	YES
	Operable screens, shutters, hood and pergolas are used to control sunlight and wind	Hoods and pergolas are incorporated where appropriate.	YES
	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue		N/A
	Downpipes and balcony drainage are integrated with the overall facade and building design	Downpipes and balcony drainage will be integrated within the overall facade and building design	YES
	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	Air-conditioning condenser units will be located on the balcony	YES
	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design	Clothes drying racks will be located on balconies with appropriate screening	YES
	Ceilings of apartments below terraces should be insulated to avoid heat loss	Ceilings will be insulated in accordance with the requirements of the NCC and accompanying BASIX certificate.	YES
	Water and gas outlets should be provided for primary balconies and private open spaces	Water and gas outlets will be provided for primary balconies and private open spaces	YES
4E-4	Objective		
	Private open space and balcony design maximises safety		✓
	Design Guidance		
	Changes in ground levels or landscaping are minimised	Changes in ground levels within private open spaces and balconies are minimised.	YES
	Design and detailing of balconies avoids opportunities for climbing and falls	The design of balconies and balustrades will be in accordance with the provisions of the NCC	YES
4F	Common Circulation and Spaces		
4F-1	Objective		
	Common circulation spaces achieve good amenity and properly service the number of apartments		✓
	Design Criteria		
	1. The maximum number of apartments off a circulation core on a single level is eight	The maximum number of apartments off a circulation core on a single level is 5.	YES
	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		N/A

Design Guidance			
	Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	Circulation spaces have been designed to allow for comfortable access and movement. Greater than minimum widths are provided around lift lobbies and apartment doors. Corridors are articulated to create comfortable spaces and spaces for pausing.	YES
	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	Common circulation areas are naturally lit and ventilated	YES
	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	Common circulation areas are provided with windows or openings	YES
	Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: - a series of foyer areas with windows and spaces for seating - wider areas at apartment entry doors and varied ceiling heights	No corridors greater than 12m have been provided	N/A
	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	3 lift cores are provided, one (1) per building. 26 out of 33 units (79%) are dual aspect apartments.	YES
	Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: - sunlight and natural cross ventilation in apartments - access to ample daylight and natural ventilation in common circulation areas - common areas for seating and gathering - generous corridors with greater than minimum ceiling heights - other innovative design solutions that provide high levels of amenity	Design criteria is achieved	N/A
	Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	Design criteria is achieved	N/A
	Primary living room or bedroom windows should not open directly onto common circulation spaces whether open or enclosed. Visual acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	No bedroom or living room windows open on to common circulation space.	YES
4F-2	Objective		
	Common circulation spaces promote safety and provide social interaction between residents		✓
	Design Guidance		
	Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	Corridors between vertical circulation points and apartment entries are short and straight	YES
	Tight corners and spaces are avoided	No tight corners or spaces are proposed.	YES
	Circulation spaces should be well lit at night	Circulation spaces will be well lit at night	YES
	Legible signage should be provided for apartment numbers, common areas and general way finding	Legible signage will be provided to all common areas	YES
	Incidental spaces, for example space for seating in a corridor, at a stair, or near a window are provided	Corridors, particularly corridors to access communal areas are provided which can be utilised for seating or casual interaction. External circulation paths are provided with interstitial communal open space areas and seating opportunities at regular intervals.	YES
	In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space		N/A
	Where external galleries are provided, they are more open than closed above the balustrade along their length		YES
4G	Storage		
4G-1	Objective		
	Adequate, well designed storage is provided in each apartment		✓

Design Criteria			
1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		All units are provided with storage in accordance with the requirements of this criteria.	YES
Dwelling Type	Storage Size Volume	100% of storage is proposed in apartments	
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			
Design Guidance			
Storage is accessible from either circulation or living areas			YES
Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street		No storage on balconies proposed	N/A
Left over space such as under stairs is used for storage			N/A
4G-2	Objective		
Additional storage is conveniently located, accessible and nominated for individual apartments			✓
Design Guidance			
Storage not located in apartments is secure and clearly allocated to specific apartments		100% of storage is proposed in apartments	YES
Storage is provided for larger and less frequently accessed items		A range of storage cupboards are proposed withing apartments	YES
Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible		100% of storage is proposed in apartments	N/A
If communal storage rooms are provided they should be accessible form common circulation areas of the building			N/A
Storage not located in apartments is integrated into the overall building and is not visible from the public domain			N/A
4H	Acoustic Privacy		
4H-1	Objective		
Noise transfer is minimised through the siting of buildings and building layout			✓
Design Guidance			
Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy)		Refer part 3F Visual Privacy	YES
Window and door opening are generally oriented away from noise sources		No significant noise sources	N/A
Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas		Where possible, noisy uses are located adjacent to each other and service areas of apartments are stacked.	YES
Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources		Non-habitable rooms and circulation areas of apartments are located adjacent to common circulation spaces to buffer noise to habitable rooms	YES
The number of party walls (walls shared with other apartments) are limited and are appropriately insulated		Party walls are limited and will be insulated in accordance with the requirements of the NCC	YES
Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms		Noise sources are generally located in the basement, away from bedrooms	YES
4H-2	Objective		
Noise impacts are mitigated within apartments through layout and acoustic treatments			✓
Design Guidance			
Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: - rooms with similar noise requirements are grouped together - doors separate different use zones - wardrobes in bedroom are co-located to act as sound buffers		Like uses are grouped within apartments. Where possible kitchens bathrooms and laundries are co-located and separated from sensitive uses such as bedrooms. Doors and corridors are utilised to separate uses of different noise levels.	YES

Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions:		N/A
• double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements		
4J	Noise and Pollution	
4J-1	Objective	
	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	N/A
	Design Guidance	
	To minimise impacts the following design solutions may be used:	N/A
	• physical separation between buildings ant the noise or pollution source • residential uses are located perpendicular to the noise sources and where possible buffered by other uses • non-residential buildings are sites to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4)	
	Landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry	N/A
	Achieving the design criteria in the Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas:	N/A
	• solar and daylight access • private open space and balconies • natural cross ventilation	
4J-2	Objective	
	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	N/A
	Design Guidance	
	Design solutions to mitigate noise include:	N/A
	• limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvers or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	
4K	Apartment Mix	
4K-1	Objective	
	A range of apartment types and sizes is provided to cater for different household types and into the future	✓
	Design Guidance	
	A variety of apartment types is provided	A mix of apartment types is provided including: • 22 x 2-bedroom units (67%) • 11 x 3-bedroom units (33%) YES

	The apartment mix is appropriate, taking into consideration: - the distance to public transport, employment and education centres - the current market demands and projected future demographic trends - the demand for social and affordable housing different cultural and socioeconomic groups	The mix is considered appropriate for the location and type of development (social housing)	YES
	Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	Apartment layouts are considered appropriate to provide flexibility of use for social housing. For example, a two-bedroom unit could accommodate a couple and allow for a separate TV room or study.	YES
4K-2	Objective		
	The apartment mix is distributed to suitable locations within the building		✓
	Design Guidance		
	Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3)	The location of apartment types achieves cohesive and attractive facade designs and provides adequate solar access. Refer also 4M Facade Design	YES
	Larger apartment types are located on the ground or roof level where there is potential from more open space and on corners where more building frontage is available	Apartment mix is scattered throughout	YES
4L	Ground Floor Apartments		
4L-1	Objective		
	Street frontage is maximised where ground floor apartments are located		✓
	Design Guidance		
	Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: - both street, foyer and other common internal circulation entrances to ground floor apartments - private open space is next to the street - doors and windows face the street	Activity is achieved for the ground floor units facing Gover Street, with large private open spaces, both living room and bedroom windows facing the street, allowing connections to the street	YES
	Retail or home office spaces should be located along the street frontages		N/A
	Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion		N/A
4L-2	Objective		
	Design of ground floor apartments delivers amenity and safety for residents		✓
	Design Guidance		
	Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: - elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) - landscaping and private courtyards - window sill heights that minimise sight lines into apartments - integrating balustrades, safety bars or screens with the exterior design	Ground floor apartments are provided with a high level of privacy whilst allowing for surveillance to and from the public domain and communal open space. Level changes, landscaped element, screens and balustrades are incorporated.	YES
	Solar access should be maximised through: - high ceiling and tall windows - trees and shrubs that allow solar access in winter and shade in summer	Solar access to ground floor apartments is maximised through window type and positioning. Substantial planting is proposed for visual privacy and to allow solar access.	YES
4M	Facades		
4M-1	Objective		
	Building facades provide visual interest along the street while respecting the character of the local area		✓
	Design Guidance		
	Design solutions for front building facades may include: - a composition of varied building elements - a defined base, middle and top of buildings	All building facades are highly articulated, well-considered and visually appealing. The facade compositions utilise a range of design solutions including:	YES

	- revealing and concealing certain elements - changes in texture, material, detail and colour to modify the prominence of elements	- a variety of materials and textures including, face brick, stone, and metal detailing - contrasting material colours, including light and dark elements - a high level of articulation including, projecting balconies, building indentations and architectural roof elements - careful composition of elements and architectural detailing including treatment of windows, balconies and balustrades	
	Building services should be integrated within the overall facade	Building services are not visible from the street frontages	YES
		All building facades, including internal facades, are well resolved with appropriate scale, proportions and detail. Design solutions include: - incorporation and emphasis of vertical elements including stacked balconies and building indentations - incorporation and emphasis of horizontal elements including exposed slab edges to balconies, and roof elements - composition of horizontal and vertical elements to break up the building massing and volume and create a 'human scale' - a high level of architectural detailing including balustrades, windows, vertical screening elements and horizontal shading elements - a variety of materials and textures to create visual interest and differentiate between building elements	YES
	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: - well composed horizontal and vertical elements - variation in floor heights to enhance the human scale - elements that are proportional and arranged in patterns - public artwork or treatments to exterior blank walls - grouping of floors or elements such as balconies and windows to taller buildings		
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	The facades of the proposed development have been conceived of as part of the wider 'streetscape' and relate to both existing and proposed development and the desired future character of the area.	YES
	Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals.	Building articulation including indentations, projecting balconies and horizontal shading elements will create shadow on the facades throughout the day.	YES
4M-2	Objective		
	Building functions are expressed by the facade		✓
	Design Guidance		
	Building entries should be clearly defined	The building entries are highly defined through materiality and landscape treatment.	YES
	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	Building corners visible from both frontages (Trafalgar Street and Gover Street) have been emphasised through materiality change, articulation and architectural detailing.	YES
	The apartment layout should be expressed externally through facade features such as party walls and floor slabs	Apartment layouts are expressed on the facades through exposed slab edges to balconies, window size and location between units.	YES
4N	Roof Design		
4N-1	Objective		
	Roof treatments are integrated into the building design and positively respond to the street		✓
	Design Guidance		
	Roof design relates to the street. Design solutions may include: - special roof features and strong corners - use of skillion or very low pitch hipped roofs - breaking down the massing of the roof by using smaller elements to avoid bulk - using materials or a pitched form complementary to adjacent buildings	The design of the roof relates to both street frontages. Design solutions include: - separate façade features above building entries to break down massing and define entry - strong horizontal elements at the roof line - small overhangs - pitched roof street facing with flat roof concealed	YES
	Roof treatments should be integrated with the building design. Design solutions may include: - roof design proportionate to the overall building size, scale and form - roof materials compliment the building	The design of the roof is integrated with the overall building design. Design solutions include: - complimentary roof materials - integration of service areas, so as not to be visible from the public domain	YES

	service elements are integrated	- separation of the roof into smaller elements to reduce bulk - definition of the roof as a horizontal element of the buildings' composition in some locations as part of facade articulation	
4N-2	Objective		
	Opportunities to use roof space for residential accommodation and open space are maximised		N/A
	Design Guidance		
	Habitable roof space should be provided with good levels of amenity. Design solutions may include: - penthouse apartments - dormer or clerestory windows - openable skylights		N/A
	Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations		N/A
4N-3	Objective		
	Roof design incorporates sustainability features		✓
	Design Guidance		
	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: - the roof lifts to the north - eaves and overhangs shade walls and windows from the summer sun		YES
	Skylights and ventilation systems should be integrated into the roof design	No skylights are proposed. Ventilation where needed can be provided via the roof	YES
4O	Landscape Design		
4O-1	Objective		
	Landscape design is viable and sustainable		✓
	Design Guidance		
	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: - diverse and appropriate planting - bio-filtration gardens - appropriately planted shading trees - areas for residents to plant vegetables and herbs - composting - green roofs and walls	The landscape design will include a variety of planting spaces, in different locations and of different sizes. The landscape design is capable of supporting diverse planting types, including large shade trees, and incorporating a variety of environmental sustainability initiatives. Refer landscape plans	YES
	Ongoing maintenance plans should be prepared	Ongoing maintenance plans will be provided in the future	YES
	Microclimate is enhanced by: - appropriately scaled trees near the eastern and western elevations for shade - a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter - shade structures such as pergolas for balconies and courtyards	The landscape design will include appropriately sized trees a balance of deciduous and evergreen trees and shade structures.	YES
	Tree and shrub selection considers size at maturity and the potential for roots to compete (see table 4)	Plant selection has considered size at maturity and root competition. Refer landscape plans	YES
4O-2	Objective		
	Landscape design contributes to the streetscape and amenity		
	Design Guidance		
	Landscape design responds to the existing site conditions including: - changes of levels - views significant landscape features including trees and rock outcrops	The landscape design responds to existing site conditions, in particular it: - has been designed as a continuous landscape, with a series of connected landscaped areas - supports a range of plant sizes and types - has an emphasis on reflecting existing topography - protects existing trees - provides a balance of active and passive spaces	YES
	Significant landscape features should be protected by: tree protection zones (see figure 4O.5)	Tree protection zones will be employed as per the accompanying arborist report	YES

	appropriate signage and fencing during construction		
	Plants selected should be endemic to the region and reflect the local ecology	Plant selection includes native and endemic species and reflect the ecology of the local area. Refer landscape plans	YES
4P	Planting on Structures		
4P-1	Objective		
	Appropriate soil profiles are provided		✓
	Structures are reinforced for additional saturated soil weight	Structures will be reinforced to allow for sufficient planting	YES
	Soil volume is appropriate for plant growth, considerations include: - modifying depths and widths according to the planting mix and irrigation frequency - free draining and long soil life span - tree anchorage	All planter beds and planting on structures will include soil volumes capable of supporting a variety of plant types and sizes. Refer Landscape plans	YES
	Minimum soil standards for plant sizes should be provided in accordance with Table 5	See above	YES
4P-2	Objective		
	Plant growth is optimised with appropriate selection and maintenance		
	Design Guidance		
	Plants are suited to site conditions, consideration include: - drought and wind tolerance - seasonal changes in solar access - modified substrate depths for a diverse range of plants - plant longevity	Plant selection will include species suited to site conditions.	YES
	A landscape maintenance plan is prepared	The development will be managed by Homes NSW to ensure it is maintained to a high standard. A landscape maintenance plan will form part of the plan of management.	YES
	Irrigation and drainage systems respond to: - changing site conditions - soil profile and the planting regime - whether rainwater, stormwater or recycled grey water is used	The detailed design of the development will be ensure appropriate irrigation systems are installed, including rainwater harvesting	YES
4P-2	Objective		
	Planting on structures contributes to the quality and amenity of communal and public open spaces		✓
	Design Guidance		
	Building design incorporates opportunities for planting on structures. Design solutions may include: - green walls with specialised lighting for indoor green walls - wall design that incorporates planting - green roof, particularly where roofs are visible from the public domain - planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time.	Planting is incorporated on over the basement around communal open space area.	YES
4Q	Universal Design		
4Q-1	Objective		
	Universal design features are included in apartment design to promote flexible housing for all community members		✓
	Design Guidance		
		4 out of 33 units (12%) will comply with the Adaptable housing provisions and comply with AS4299 and AS1428.1. These units are above the minimum LHA requirements	YES
	Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guidelines' silver level universal design features	The remaining 29 out of the 33 units (88%) will be silver level LHA	
4Q-2	Objective		

A variety or apartments with adaptable designs are provided		✓
Design Guidance		
Adaptable housing should be provided in accordance with the relevant council policy	4 out of 33 units (12%) will comply with the Adaptable housing provisions and comply with AS4299 and AS1428.1.	YES
Design solutions for adaptable apartments include: - convenient access to communal and public areas - high level of solar access - minimal structural change and residential amenity loss when adapted - larger car parking spaces for accessibility - parking titled separately from apartments or shared car parking arrangements	The following designs solutions are provided for adaptable units; - lift and ramp access to communal open space - compliance with ADG and SEPP (Housing) 2021 solar access - minimal structural change - retention of high levels of amenity - one parking space provided per adaptable unit	YES
4Q-3 Objective		
Apartment layouts are flexible and accommodate a range of lifestyle needs		✓
Design Guidance		
Apartment design incorporates flexible design solutions which may include: - rooms with multiple functions - dual master bedroom apartments with separate bathrooms - larger apartments with various living space options - open plan ‘loft’ style apartments with only a fixed kitchen, laundry and bathroom	All apartments are larger than the minimum sizes required by the ADG. Apartment layouts have the ability to be flexible for future residents, for example a 2 bedroom unit could allow for a separate TV room for a retired couple.	YES
4R Adaptable Reuse		
4R-1 Objective		
New additions to existing buildings are contemporary and complementary and enhance and area’s identity and sense of place		N/A
Design Guidance		
Design solutions may include: - new elements to align with the existing building - additions that complement the existing character, siting, scale, proportion, pattern, form and detailing - use of contemporary and complementary materials, finishes, textures and colours		N/A
Additions to heritage items should be clearly identifiable from the original building		N/A
New additions allow for the interpretation and future evolution of the building		N/A
4R-2 Objective		
Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A
Design Guidance		
Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: - generously sized voids in deeper buildings - alternative apartment types when orientation is poor - using additions to expand the existing building envelope		N/A
Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation)		N/A

- alternatives to providing deep soil zones where less that the minimum requirement is currently available on the site
- building and visual separation – subject to demonstrating alternative design approaches to achieving privacy
- common circulation
- car parking
- alternative approaches to private open space and balconies

4S Mixed Use	
4S-1 Objective	
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	
Design Guidance	
Mixed use development should be concentrated around public transport and centres	
Mixed use developments positively contribute to the public domain. Design solutions may include: - development addresses the street - active frontages are provided - diverse activities and uses - avoiding blank walls at the ground level - live/work apartments on the ground level, rather than commercial	
4S-2 Objective	
Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	
Design Guidance	
Residential circulation areas should be clearly defined. Design solutions may include: - residential entries are separated from commercial entries and directly accessible form the street - commercial service areas are separates from residential components - residential car parking and communal facilities are separated or secured - security at entries and safe pedestrian routes are provided - concealment opportunities are avoided	
Landscaped communal open space should be provided at podium or roof levels	

4T Awnings and Signage	
4T-1 Objective	
Awning are well located and complement and integrate with the building design	
Design Guidance	
Awnings should be located along streets with high pedestrian activity and active frontage	
A number of the following design solutions are used: - continuous awnings are maintained and provided in areas with an existing pattern - height, depth, material and form complements the existing street character - protection from the sun and rain is provided - awning are wrapped around the secondary frontages of corner sites - awnings are retractable in areas without an established pattern	
Awnings should be located over building entries for building address and public domain amenity	
Awnings relate to residential windows, balconies, street tree planting , power poles and street infrastructure	

	Gutters and down pipes should be integrated and concealed		N/A
	Lighting under awnings should be provided for pedestrian safety		N/A
4T-2	Objective		
	Signage responds to the context and desired streetscape character		N/A
	Design Guidance		
	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development		N/A
	Legible and discrete way finding should be provided for larger developments		N/A
	Signage is limited to being on and below awnings and a single facade sign on the primary frontage		N/A
4U	Energy Efficiency		
4U-1	Objective		
	Development incorporates passive environmental design		✓
	Design Guidance		
	Adequate natural light is provided to habitable rooms (see 4A Solar and Daylight access)	Adequate natural light is provided to habitable rooms in accordance with part 4A and the requirements of the NCC	YES
	Well located, screened outdoor areas should be provided for clothes drying	Areas for clothes drying will be incorporated within balconies and private open space, behind appropriate screening.	YES
4U-2	Objective		
	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		✓
	Design Guidance		
	A number of the following design solutions are used: - the use of smart glass or other technologies on north and west elevations - thermal mass in the floors and walls of north facing rooms is maximised - polished concrete floors, tiles or timber rather carpet - insulated roofs, walls and floors and seals on window and door openings - overhangs and shading devices such as awnings, blinds and screens	The proposed development is subject to the provisions of SEPP 2004 BASIX. Appropriate solar design and energy efficiency measures will be provided in accordance with the BASIX Certificate. BASIX commitments are aligned with requirements of NCC 2022	YES
	Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	Heating and cooling infrastructure is provided on unit balconies	YES
4U-3	Objective		
	Adequate natural ventilation minimises the need for mechanical ventilation		✓
	Design Guidance		
	A number of the following design solutions are used: - rooms with similar usage are grouped together - natural cross ventilation for apartments is optimised - natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	Adequate natural ventilation is provided to habitable rooms in accordance with part 4B and the requirements of the NCC	
4V	Water Management and Conservation		
4V-1	Objective		
	Potable water use is minimised		✓
	Design Guidance		
	Water efficient fittings, appliances and wastewater reuse should be incorporated	The proposed development is subject to the provisions of SEPP 2004 BASIX. Appropriate solar design and energy efficiency measures will be provided in accordance with the BASIX Certificate. BASIX commitments are aligned with the requirements of NCC 2022	YES
	Apartments should be individually metered	Apartments will be individually metered	YES
	Rainwater should be collected, stored and reused on site	Rainwater harvesting will be provided	YES
	Drought tolerant, low water use plants should be used within landscaped areas	Drought tolerant, low water use plants will be used within landscaped areas	YES

4V-2	Objective		
	Urban stormwater is treated on site before being discharged		✓
	Design Guidance		
	Water sensitive urban design systems are designed by a suitably qualified professional	An On-Site Detention Tank has been provided and will be designed by a qualified engineer	YES
	A number of the following design solutions are used: - runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation - porous and open paving materials is maximised - on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	As Above	YES
4V-3	Objective		
	Flood management systems are integrated into site design		✓
	Design Guidance		
	Detention tanks should be located under paved areas, driveways or in basement car parks	An On-Site Detention Tank has been provided in the basement and will be designed by a qualified engineer	YES
	On large sites parks or open spaces are designed to provide temporary on site detention basins		N/A
4W	Waste Management		
4W-1	Objective		
	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity or residents		✓
	Design Guidance		
	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	Adequate provision of rubbish bins and storage areas ae located in the basement, in accordance with Council requirements.	YES
	Waste and recycling storage areas should be well ventilated	As above.	YES
	Circulation design allows bins to be easily manoeuvred between storage and collection points	Bins will be collected from within the basement by Council via the Trafalgar street frontage.	YES
	Temporary storage should be provided for large bulk items such as mattresses	A bulky waste goods room is provided in the basement	YES
	A waste management plan should be prepared	A waste management plan will be provided	YES
4W-2	Objective		
	Domestic waste is minimised by providing safe and convenient source separation and recycling		✓
	Design Guidance		
	All dwelling should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling	Kitchen layouts are capable of providing sufficient temporary storage for rubbish and recycling.	YES
	Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	Waste storage is located in the basement accessible by all residents.	YES
	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses		N/A
	Alternative waste disposal methods such as composting should be provided	Composting bins will be incorporated within the design	YES
4X	Building Maintenance		
4X-1	Objective		
	Building design detail provides protection from weathering		✓
	Design Guidance		
	A number of the following design solutions are used: - roof overhangs to protect walls - hoods over windows and doors to protect openings - detailing horizontal edges with drip lines to avoid staining of surfaces - methods to eliminate or reduce planter box leaching - appropriate design and material selection for hostile locations	The proposed building material selection, building design, architectural detailing and roof design will provide appropriate protection from weathering.	
4X-2	Objective		
	Systems and access enable ease of maintenance		✓
	Design Guidance		
	Window design enables cleaning from the inside of the building	Windows and doors either open to a balcony or are sliding type, enabling cleaning from inside the building	YES

	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade	The buildings have been designed to minimise the need for external maintenance of the facade	YES
	Design solutions do not require external scaffolding for maintenance access	The buildings have been designed to minimise the need for external scaffolding	YES
	Manually operated systems such as blinds, sunshade and curtains are used in preference to mechanical systems	The units will be designed to minimise the need for mechanical blinds and the like	YES
	Centralised maintenance services and storage should be provided for communal open space areas within the building	The development will be managed by Homes NSW through a detailed Plan of Management, which will include maintenance of all communal open spaces.	YES
4X-3	Objective		
	Material selection reduces ongoing maintenance costs		✓
	Design Guidance		
	A number of the following design solutions are used: - sensors to control artificial lighting in common circulation and spaces - natural materials that weather well and improve with time such as face brickwork - easily cleaned surfaces that are graffiti resistant - robust and durable materials and finishes are used in location which receive heavy wear and tear, such as common circulation areas and lift interiors	The proposed material pallet includes materials that are durable and easy to maintain	YES