

Appendix O – Apartment Design Guide Compliance Table

The following table is an assessment of the proposal's compliance/consistency with the key objectives and provisions under the Apartment Design Guide (ADG).

Objectives and Design Criteria	Compliance/Response
Part 3 Siting the development	
3A Site Analysis	
Objective 3A-1 <i>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</i>	Complies. Refer to the Detailed Architectural Plans at Appendix B , which includes a site analysis that illustrates the existing Site conditions and its relationship to the surrounding context. The development has been designed to respond to the Site's conditions and context.
3B Orientation	
Objective 3B-1 <i>Building types and layouts respond to the streetscape and site while optimising solar access within the development</i>	Complies. The building types and layouts have been appropriately selected and designed to respond to the existing and desired future character of the streetscape, whilst maintaining suitable levels of solar access to surrounding and future residents. Refer to the Detailed Architectural Plans at Appendix B and the Urban Design Report at Appendix D .
Objective 3B-2 <i>Overshadowing of neighbouring properties is minimised during mid-winter</i>	Complies. The development has been designed to minimise overshadowing on neighbouring properties during mid-winter. This has included a deliberate massing of the tallest building elements centrally, as well as the provision of generous setbacks between proposed buildings forms, as well as to the Site's boundaries. Refer to further details or assessment within the Urban Design Report at Appendix D, Section 5.54 of the Statement of Environmental Effects (SEE) and the Leichhardt Development Control Plan (LDCP) Table of Compliance at Appendix BB .
3C Public domain and interface	
Objective 3C-1 <i>Transition between private and public domain is achieved without compromising safety and security</i>	Complies. The development successfully provides transition between the public and private domains without compromising the safety and security of future residents, visitors and workers. This is achieved through the strategic positioning of facades, to delineate public and private spaces, whilst also ensuring high levels of

Objectives and Design Criteria	Compliance/Response
<p>Objective 3C-2 <i>Amenity of the public domain is retained and enhanced</i></p>	<p>activation to and surveillance of the public domain. Refer to the Detailed Architectural Plans at Appendix B and the Urban Design Report at Appendix D.</p> <p>Complies. The amenity of the public domain is enhanced by the development, through the provision of new publicly accessible through site links and spaces, which connect into the surrounding pedestrian network. Further, upgrades to and extension of the public domain surrounding the Site is proposed, through embellishing of footpaths, new landscaped areas and provision of seating areas. Refer to the Detailed Architectural Plans at Appendix B and the Urban Design Report at Appendix D.</p>
3D Communal and public open space	
<p>Objective 3D-1 <i>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</i></p>	<p>Complies. The development provides for adequate areas of communal open space (COS) throughout the respective buildings. This includes in the form of rooftop areas and at the ground floor. The COS provided includes extensive landscaping zones and seating areas to provide for user amenity and to encourage social interaction. Refer to the Detailed Architectural Plans at Appendix B and the Landscape Plan at Appendix E.</p>
Design Criteria	
<p>1. <i>Communal open space has a minimum area equal to 25% of the site</i></p>	<p>Variation sought. Refer to the Design Verification Statement at Appendix C for further details.</p> <p>Overall, the development provides for a total COS area of 15% (1,045m²), which does not meet the 25% (1,706m²) requirement. Whilst not achieving consistency with this criteria, the amount of COS provided to the development is considered appropriate in this case, as per the relevant Objective of the ADG as follows:</p> <ul style="list-style-type: none"> • Several publicly accessible through site links and a centrally located public square is proposed, which assists to supplement the amount of COS provided; • The Site is opposite Callan Park, which is a regional area of open space, which can cater for a range of activities including exercise, relaxation and socialising; and • Private open space (POS) areas provided are typically above the minimum requirements of the ADG.
<p>2. <i>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)</i></p>	<p>Complies. Refer to the Detailed Architectural Plans at Appendix B.</p>
<p>Objective 3D-2 <i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</i></p>	<p>Complies. The COS areas provided have been designed to allow for a variety of activities, which is supported by seating, shade devices/structures and landscaping. They support socialising, relaxation and physical activity. Refer to the Detailed Architectural Plans at Appendix B.</p>

Objectives and Design Criteria	Compliance/Response
<p>Objective 3D-3 Communal open space is designed to maximise safety</p>	Complies. The COS at ground level has been designed to receive passive surveillance from surrounding industrial tenancies and residential apartments above. The COS at upper levels will not be accessible to the public. Refer to the Detailed Architectural Plans at Appendix B .
<p>Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>	Complies. The new publicly accessible through site links and square are responsive to the surrounding public domain and users of the neighbourhood. It will encourage active connections to and through the Site and support the well-being of the community and residents. Refer to the Detailed Architectural Plans at Appendix B and Urban Design Report at Appendix D .
3E Deep Soil Zones	
<p>Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality</p>	Complies. The deep soil zones include areas that will enable healthy plant and tree growth. These zones will assist to provide for the amenity of residents, visitors and workers through shade provision, improved air quality and stormwater impact mitigation. Refer to the Landscape Plan at Appendix E .
<p>Design Criteria Site areas greater than 1,500m² are required to provide 7% of the site as deep soil.</p>	<p>Variation sought. Refer to the Design Verification Statement at Appendix C for further details.</p> <p>Overall, the development provides for a total deep soil of 4.5% (310m²), which does not meet the 7% (477.6m²) requirement. Whilst not achieving consistency with this criteria, the amount of deep soil provided for the development is considered appropriate in this case, as per this Objective of the ADG as follows:</p> <ul style="list-style-type: none"> • The need to provide for a basement to service the parking and servicing requirements of the development has restricted the ability to include additional areas of deep soil; and • The development provides for extensive on structure planting including green walls and roofs, to offset the deep soil variation. Refer to the Landscape Plan at Appendix E.
3F Visual privacy	
<p>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p>	Complies. The building separation provided allows for satisfactory levels of external and internal privacy. Refer to the Detailed Architectural Plans at Appendix B .
<p>Design Criteria</p> <ul style="list-style-type: none"> • Up to 12m (4 storeys): 6m (habitable rooms & balconies)/3m (non-habitable). • Up to 25m (5-8 storeys): 9m (habitable rooms & balconies)/4.5m (non-habitable). 	Mostly complies. The development complies with the setback/separation requirements set out in the Design Guidelines (Appendix DD), which differ from the ADG requirements. Specifically, at the upper levels, 6m is provided between balconies within Buildings A and B, respectively. Notwithstanding, where compliance isn't achieved, suitable design measures such as solid walls, screen

Objectives and Design Criteria	Compliance/Response
	walls and blade elements are provided to ensure suitable levels of visual privacy. Refer to the Design Verification Statement at Appendix C for further details.
Objective 3F-2 <i>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</i>	Complies. The building elements provided to ensure privacy do not inhibit apartments from receiving adequate levels of light and air, in addition to views. Refer to the Detailed Architectural Plans at Appendix B .
3G Pedestrian access and entries	
Objective 3G-1 <i>Building entries and pedestrian access connects to and addresses the public domain</i>	Complies. Building entries and associated lobbies address the street or the proposed, publicly accessible through site links. Refer to the Detailed Architectural Plans at Appendix B .
Objective 3G-2 <i>Access, entries and pathways are accessible and easy to identify</i>	Complies. All access points and through site links are accessible and are provided primarily at grade to ensure accessibility and ease of movement. Refer to the Detailed Architectural Plans at Appendix B and the Access Report at Appendix T .
Objective 3G-3 <i>Large sites provide pedestrian links for access to streets and connection to destinations</i>	Complies. The development provides multiple publicly accessible though site links that stitch in with the surrounding pedestrian network and provide access for future residents, visitors, workers and the community. Refer to Section 5.8 of the SEE and the Detailed Architectural Plans at Appendix B .
3H Vehicle access	
Objective 3H-1 <i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</i>	Complies. The development consolidates multiple vehicle points that currently service the Site into a single vehicle access point from Alberto Street. This assists to ensure pedestrian safety and minimises conflicts between vehicles and pedestrians. It also enables the remaining Site frontages to be unburdened by vehicle access, which improves the quality of the respective streetscapes. Refer to the Transport Impact Assessment (TIA) at Appendix F and the Detailed Architectural Plans at Appendix B .
3J Bicycle and car parking	
Objective 3J-1 <i>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</i>	Complies. The development provides for the required amount of bicycle and car parking in accordance with the LDCP (refer to Table of Compliance at Appendix BB).
Design Criteria 1. For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre	Complies. The development provides for the required amount of car parking in accordance with the LDCP (refer to Table of Compliance at Appendix BB).

Objectives and Design Criteria	Compliance/Response
<p><i>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street</i></p>	
<p>Objective 3J-2 <i>Parking and facilities are provided for other modes of transport</i></p>	<p>Complies. The development provides for parking and facilities servicing other modes of transport, including motorcycles, bicycles and car share. It also includes end of trip (EOT) facilities to encourage active transport access to the Site. Refer to the TIA at Appendix F and the Detailed Architectural Plans at Appendix B.</p>
<p>Objective 3J-3 <i>Car park design and access is safe and secure</i></p>	<p>Complies. The design of the car parking areas is within the basement, with a separation being provided between employment and residential parking areas. Parking areas provided comply with the relevant Australian Standards and design requirements under the LDCP. Refer to the TIA at Appendix F and the Detailed Architectural Plans at Appendix B.</p>
<p>Objective 3J-4 <i>Visual and environmental impacts of underground car parking are minimised</i></p>	<p>Complies. The proposed basement parking area is discreetly located underground so as not to affect the streetscape appearance or ground plane of the development. Refer to the Detailed Architectural Plans at Appendix B.</p>
<h2>Part 4 Designing the Buildings</h2>	
<p>Objective 4A-1 <i>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</i></p>	<p>Complies. The development has been designed to ensure the maximisation of the number of apartments receiving sunlight access. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<h3>Design Criteria</h3>	
<p>1. <i>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</i></p>	<p>Complies. 74% of apartments (66 of 89) meet this requirement. Refer to the Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<p>3. <i>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter</i></p>	<p>Complies 12.5% of apartments (11 of 89) receive no direct sunlight between 9am and 3pm at mid-winter. Refer to the Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<h3>4A Solar and daylight access</h3>	
<p>Objective 4A-2 <i>Daylight access is maximised where sunlight is limited</i></p>	<p>Complies. Skylights are proposed, in addition to high level windows, to offset no direct sunlight being received to certain apartments. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<p>Objective 4A-3</p>	<p>Complies. Windows have been designed to be recessed or shaded by articulation elements to ensure suitable shading and glare control. Refer to the Detailed</p>

Objectives and Design Criteria	Compliance/Response
<i>Design incorporates shading and glare control, particularly for warmer months</i>	Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
4B Natural ventilation	
Objective 4B-1 <i>All habitable rooms are naturally ventilated</i>	Complies. All habitable rooms are provided with a natural source of ventilation. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
Objective 4B-2 <i>The layout and design of single aspect apartments maximises natural ventilation</i>	Complies. The layout of single aspect apartments have been designed to maximise natural ventilation.
Objective 4B-3 <i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</i>	Complies. The design ensures the maximisation of apartments receiving natural ventilation. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
Design Criteria	
1. <i>At least 60% of apartments are naturally cross ventilated in the first nine stories of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed</i>	Complies. 83% of apartments (74 of 89) are naturally cross ventilated. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
2. <i>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</i>	Complies. Refer to the Detailed Architectural Plans at Appendix B .
4C Ceiling heights	
Objective 4C-1 <i>Ceiling height achieves sufficient natural ventilation and daylight access</i>	Complies. Adequate ceiling heights are provided to all apartments to ensure satisfactory levels of natural ventilation and daylight access. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement Appendix C .
Design Criteria	
1. <i>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</i> <ul style="list-style-type: none"> - Habitable rooms: 2.7m - Non-habitable rooms: 2.4m - Mixed use areas: 3.3m (ground floor) 	Complies. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
Objective 4C-2 <i>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</i>	Complies. The ceiling heights provided to all apartments either comply or exceed the minimum requirements as prescribed by the ADG. This assists to ensure well proportioned rooms. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
Objective 4C-3 <i>Ceiling heights contribute to the flexibility of building use over the life of the building</i>	Complies.

Objectives and Design Criteria	Compliance/Response
4D Apartment size and layout	
<p>Objective 4D-1 <i>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</i></p>	Complies. All room layouts within apartments have been designed to be functional, well organised and provide for high levels of amenity. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
Design Criteria	
<p>1. Apartments are required to have the following minimum internal areas:</p> <ul style="list-style-type: none"> - Studio: 35m² - 1 bedroom: 50m² - 2 bedrooms: 70m² - 3-bedroom 90m² 	Complies. All apartments meet or exceed the minimum internal area requirements. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
<p>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</p>	Complies. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
<p>Objective 4D-2 <i>Environmental performance of the apartment is maximised</i></p>	Complies. Each apartment provided has been designed to maximise environmental performance.
Design Criteria	
<p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p>	Mostly complies. 2 out of 89 apartments do not meet these requirements, however, the breach is resultant to a small extension of kitchens, which does not detrimentally impact the environmental performance. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
<p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	Complies. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
<p>Objective 4D-3 <i>Apartment layouts are designed to accommodate a variety of household activities and needs</i></p>	Complies. All apartments have been designed to ensure a variety of household activities and needs are satisfied.
Design Criteria	
<p>1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</p>	Complies. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
<p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p>	Complies. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .

Objectives and Design Criteria	Compliance/Response
<p>3. <i>Living rooms or combined living/dining rooms have a minimum width of:</i></p> <ul style="list-style-type: none"> - <i>3.6m for studio and 1-bedroom apartments</i> - <i>4m for 2- and 3-bedroom apartments</i> 	<p>Mostly complies. 2 of the two bedroom apartments do not meet these requirements, however; this is offset by expanses of glazing, large balconies and good outlook from living areas.</p>
4E Private open space and balconies	
<p>Objective 4E-1 <i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</i></p>	<p>Complies. All apartments are provided with generously sized open space or balconies to enhance resident amenity. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
Design Criteria	
<p>1. <i>All apartments are required to have primary balconies as follows:</i></p> <ul style="list-style-type: none"> - Studio: 4m² - 1 bedroom: 8m² (area) / 2m (depth) - 2 bedroom: 10m² / 2m (depth) - 3 bedroom: 12m² / 2.4m 	<p>Complies. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<p>2. <i>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m</i></p>	<p>Mostly complies. Not all apartments at ground or podium level meet the increased requirements as per this design criteria. Notwithstanding, this is offset by generous living areas/apartment sizes. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<p>Objective 4E-2 <i>Primary private open space and balconies are appropriately located to enhance liveability for residents</i></p>	<p>Complies. Private open space and balconies are appropriately located to maximise views and solar access. The majority of balconies address the public domain or through site links. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<p>Objective 4E-3 <i>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</i></p>	<p>Complies. Balconies provided assist to articulate the massing and façade. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<p>Objective 4E-4 <i>Private open space and balcony design maximises safety</i></p>	<p>Complies. Private open space and balconies will be accessible internally or are suitably secured with fencing or screening measures. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
4F Common circulation and spaces	
<p>Objective 4F-1 <i>Common circulation spaces achieve good amenity and properly service the number of apartments</i></p>	<p>Complies. Common circulation throughout each building has been designed to provide good amenity and to service the amount of apartments proposed. This is achieved through generously sized lobbies, in addition to efficiently designed hallways and accessways. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
Design Criteria	

Objectives and Design Criteria	Compliance/Response
<p>1. <i>The maximum number of apartments off a circulation core on a single level is eight</i></p>	<p>Complies. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<p>Objective 4F-2 <i>Common circulation spaces promote safety and provide for social interaction between residents</i></p>	<p>Complies. The circulation areas provided are legible and direct, and avoid areas of concealment. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<p>4G Storage</p>	
<p>Objective 4G-1 <i>Adequate, well designed storage is provided in each apartment</i></p>	<p>Complies. Satisfactory amounts of storage are provided to each apartment. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<p>Design Criteria</p>	
<p>1. <i>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</i></p> <ul style="list-style-type: none"> - Studio: 4m³ - 1 bedroom: 6m³ - 2 bedroom: 8m³ - 3 + bedroom: 10m³ <p>- <i>At least 50% of the required storage is to be located within the apartment.</i></p>	<p>Complies. All apartments are provided with the required amount of storage. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C.</p>
<p>Objective 4G-2 <i>Additional storage is conveniently located, accessible and nominated for individual apartments</i></p>	<p>Complies. Additional storage is provided within the basement, which includes secure cages adjacent to parking areas. Refer to the Detailed Architectural Plans at Appendix B.</p>
<p>4H Acoustic privacy</p>	
<p>Objective 4H-1 <i>Noise transfer is minimised through the siting of buildings and building layout</i></p>	<p>Complies. The buildings have been designed to mitigate noise transfer, which includes measures such as increased slab thickness between employment and residential levels; as required by the Design Guidelines (Appendix DD). Refer to the Detailed Architectural Plans at Appendix B and Noise Impact Assessment at Appendix I.</p>
<p>Objective 4H-2 <i>Noise impacts are mitigated within apartments through layout and acoustic treatments</i></p>	<p>Complies. The development has been designed to ensure satisfactory noise impacts for future residents, including the grouping of bedrooms where appropriate and separating them from living areas. Refer to the Detailed Architectural Plans at Appendix B and the Noise Impact Assessment at Appendix I.</p>
<p>4J Noise and Pollution</p>	
<p>Objective 4J-1 <i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</i></p>	<p>Complies. Apartments addressing Balmain Road are setback at upper levels from the Site's boundaries to provide for additional separation. Further, the development has been designed to satisfy the relevant, noise legislative requirements, in addition to the provisions under the Design Guidelines (Appendix DD). Refer to the Detailed Architectural Plans at Appendix B and the Noise Impact Assessment at Appendix I.</p>

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<p>Objective 4J-2 <i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</i></p>	Complies. Refer to the Noise Impact Assessment at Appendix I .
4K Apartment mix	
<p>Objective 4K-1 <i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i></p>	Complies. A mix of apartment sizes and types have been provided to cater for a range of users. Refer to Section 5.5.6 of the SEE and the Detailed Architectural Plans at Appendix B .
<p>Objective 4K-2 <i>The apartment mix is distributed to suitable locations within the building</i></p>	Complies. An appropriate mix of apartments have been provided throughout the development. Refer to Section 5.5.6 of the SEE and the Detailed Architectural Plans at Appendix B .
4L Ground Floor Apartments	
<p>Objective 4L-1 <i>Street frontage activity is maximised where ground floor apartments are located</i></p>	Complies. Ground level apartments are designed to address the street or the publicly accessible through site links. Refer to the Detailed Architectural Plans at Appendix B .
<p>Objective 4L-2 <i>Design of ground floor apartments delivers amenity and safety for residents</i></p>	Complies. Ground floor apartments are mostly orientated toward landscaped areas, whilst receiving good levels of light and ventilation. Suitable security measures have also been provided where required. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
4M Facades	
<p>Objective 4M-1 <i>Building facades provide visual interest along the street while respecting the character of the local area</i></p>	Complies. The building facades provided enhance the the desired future character of the area, in addition to being complimentary to the retained character buildings on the Site. Refer to the Detailed Architectural Plans at Appendix B and Urban Design Report at Appendix D .
<p>Objective 4M-2 <i>Building functions are expressed by the facade</i></p>	Complies. The employment and residential functions of the buildings are expressed by the facades. This is achieved through a variety and mix of materials that assist to define the different uses, including at the podium and upper levels. Refer to Section 4.8 of the SEE, the Detailed Architectural Plans at Appendix B and the Urban Design Report at Appendix D .
4N Roof Design	
<p>Objective 4N-1 <i>Roof treatments are integrated into the building design and positively respond to the street</i></p>	Complies. Flat roofs are proposed to minimise environmental impacts. However, certain architectural treatments are incorporated within the roof design to create visual interest. Refer to the Detailed Architectural Plans at Appendix B and the Urban Design Report at Appendix D .

Objectives and Design Criteria	Compliance/Response
Objective 4N-2 <i>Opportunities to use roof space for residential accommodation and open space are maximised</i>	Complies. Rooftop gardens, in addition to communal open space, is provided to support the amenity and social interaction of residents. Refer to the Detailed Architectural Plans at Appendix B and the Urban Design Report at Appendix D .
Objective 4N-3 <i>Roof design incorporates sustainability features</i>	Complies. High level windows are provided to maximise daylight access. Solar panel zones are also proposed. Refer to the Detailed Architectural Plans at Appendix B and the Urban Design Report at Appendix D .
4O Landscapae deisgn	
Objective 4O-1 <i>Landscape design is viable and sustainable</i>	Complies. The development is supported by a detailed landscaped design that enhances the amenity of residents, visitors and workers. Refer to the Landscape Plan at Appendix E .
Objective 4O-2 <i>Landscape design contributes to the streetscape and amenity</i>	Complies. Generous landscaped and deep soil areas with a variety of planting is provided throughout development. Refer to the Landscape Plan at Appendix E .
4P Planting on structures	
Objective 4P-1 <i>Appropriate soil profiles are provided</i>	Complies. Appropriate soil profiles are provided. Refer to the Landscape Plan at Appendix E .
Obejective 4P-2 <i>Plant growth is optimised with appropriate selection and maintenance</i>	Complies. Plant growth will be optimised in the development through the suitable selection of mostly native trees and plants, in addition to non-native trees species. Refer to the Landscape Plan at Appendix E .
Obejective 4P-3 <i>Planting on structures contributes to the quality and amenity of communal and public open spaces</i>	Complies. Extensive roof top planting, including green roofs, are proposed to enhance the amenity and outlook of the communal open spaces. Refer to the Landscape Plan at Appendix E .
4Q Universal design	
Objective 4Q-1 <i>Universal design features are included in apartment design to promote flexible housing for all community members</i>	Complies. Universal design features have been included throughout the development to promote flexible housing types to cater for all residents. Refer to the Detailed Architectural Plans at Appendix B and the Access Report at Appendix T .
Objective 4Q-2 <i>A variety of apartments with adaptable designs are provided</i>	Complies. A variety of apartment types are proposed as part of the development, including liveable and adaptable apartments. Refer to the Detailed Architectural Plans at Appendix B .
Objective 4Q-3 <i>Apartment layouts are flexible and accommodate arrange of lifestyle needs</i>	Complies. The layout of all apartments are flexible and have the ability to accommodate the changing needs of residents. Refer to the Detailed Architectural Plans at Appendix B .
4R Adpative Reuse	

Objectives and Design Criteria	Compliance/Response
Objective 4R-1 <i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</i>	Complies. The proposal enhances the existing character buildings and reflects the unique features of the Nanny Goat Hill Character Area and nearby industrial uses. Refer to the Detailed Architectural Plans at Appendix B and Urban Design Report at Appendix D .
4S Mixed Use	
Objective 4S-1 <i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</i>	Complies. The Site is well located nearby to several existing and future public transport options, including buses, light rail and metro rail. Active street frontages have been provided through the positioning of tenancies that address the street and that are serviced by expanses of glazing. Several new publicly accessible through site links are provided to encourage pedestrian movement. Refer to the Detailed Architectural Plans at Appendix B and Urban Design Report at Appendix D .
Objective 4S-2 <i>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</i>	Complies. The residential levels of the development have been thoughtfully integrated into the development. Safety and amenity of each apartment has been prioritised and maximised throughout. Refer to the Detailed Architectural Plans at Appendix B and Urban Design Report at Appendix D .
4T Awnings and signage	
Objective 4T-1 <i>Awnings are well located and complement and integrate with the building design</i>	Complies. Suitable undercroft or awning type elements are provided to complement the architectural composition of the buildings. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
Objective 4T-2 <i>Signage responds to the context and desired streetscape character</i>	Complies. Signage zones are provided to support the future employment uses on the Site. Refer to the Detailed Architectural Plans at Appendix B and Urban Design Report at Appendix D .
4U Energy Efficiency	
Objective 4U-1 <i>Development incorporates passive environmental design</i>	Complies. The development achieves the minimum solar access and cross ventilation requirements under the ADG. It also complies with relevant BASIX requirements. Refer to the Section 5.2 under the SEE and the Design Verification Statement at Appendix C .
Objective 4U-2 <i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i>	Complies. Passive solar design is maximised through various measures, including orientation of apartments, use of insulation and overhangs. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
Objective 4U-3 <i>Adequate natural ventilation minimises the need for mechanical ventilation</i>	Complies. Adequate natural ventilation is achieved and has reduced the need for mechanical ventilation. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
4V Water management and conservation	

Objectives and Design Criteria	Compliance/Response
Objective 4V-1 <i>Potable water use is minimised</i>	Complies. Water sensitive urban design (WSUD) measures are proposed to support the development. Refer to the Civil Design Engineering Report at Appendix Y .
Objective 4V-2 <i>Urban stormwater is treated on site before being discharged to receiving waters</i>	Complies. Suitable stormwater design and management measures are proposed. Refer to the Civil Design Engineering Report at Appendix Y .
4W Waste Management	
Objective 4W-1 <i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</i>	Complies. Suitable waste management facilities are provided within the basement. Refer to the Detailed Architectural Plans at Appendix B and Operational Waste Management Plan (OWMP) at Appendix R .
Objective 4W-2 <i>Domestic waste is minimised by providing safe and convenient source separation and recycling</i>	Complies. Suitable waste management areas in the basement are provided to enable safe and convenient source separation and recycling. Refer to the Detailed Architectural Plans at Appendix B and OWMP at Appendix R .
4X Building Maintenance	
Objective 4X-1 <i>Building design detail provides protection from weathering</i>	Complies. The design of the building provides protection from weathering through an appropriate choice of materials and façade elements. Refer to the Detailed Architectural Plans at Appendix B and Design Verification Statement at Appendix C .
Objective 4X-2 <i>Systems and access enable ease of maintenance</i>	Complies. Provision has been made on the roofs of buildings to enable ease of maintenance. Refer to the Detailed Architectural Plans at Appendix B .
Objective 4X-3 <i>Material selection reduces ongoing maintenance costs</i>	Complies. Appropriate selection of materials including primarily masonry and metal elements have been selected to reduce maintenance costs. Refer to the Detailed Architectural Plans at Appendix B .