

# Compliance with Design Principles for Residential Apartment Development

## AFFORDABLE HOUSING - RESIDENTIAL FLAT BUILDING

Project Site Address

**80-82 Showground Road  
GOSFORD NSW 2250**

Prepared on behalf of

**Homes NSW**

Date

**07.03.2025**

Prepared by



Nominated Architect: Daniel Donai | NSWARB 9068 | ARBV 19868 | NSW DEP0002060

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## SECTION 1.0 – DESIGN VERIFICATION STATEMENT

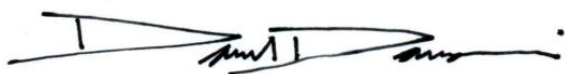
General Manager  
Central Coast Council  
91-99 Mann Street  
Gosford NSW 2250

**80-82 Showground Road**  
**GOSFORD NSW 2250**  
**Application for Homes NSW**  
**Zone: R4 – High Density Residential**

### DESIGN VERIFICATION STATEMENT

In accordance with Clause 50(1AB) of the Environmental Planning and Assessment Regulations 2000, I, Daniel Donai (NSW Architects Registration Board No. 9068), nominated architect for DTA Architects, verify that the residential apartment building, as shown in Architectural Drawing sheets 1 – 34, amendment A dated 26.02.2025, was designed under my direction with regards to Schedule 9 of State Environmental Planning Policy (Housing) 2021- Design Principles for Residential Apartment Development, associated Apartment Design Guide and Design Excellence under Section 5.45 of State Environmental Planning Policy (Precincts-Regional) 2021.

Yours Faithfully,



**Daniel Donai** AIA  
**Director** | Architect  
NSWARB 9068 | ARBV 19868 | DEP0002060  
B.Architecture (Hons) UTS  
Learning Environments Australasia Member  
Nominated Architect

## SECTION 2.0 – DESIGN PRINCIPLES FOR RESIDENTIAL APARTMENT DEVELOPMENT

### Principle 1 - Context and Neighbourhood Character

- (1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.*
- (2) Responding to context involves identifying the desirable elements of an area's existing or future character.*
- (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.*
- (4) Consideration of local context is important for all sites, including sites in the following areas—*
  - (a) established areas,*
  - (b) areas undergoing change,*
  - (c) areas identified for change.*

The design of the proposed residential flat building located at 80-82 Showground Road, Gosford contributes to its context by responding to the existing buildings and future built forms defined in the Central Coast DCP 2022.

The site consists of 2 lots fronting Showground Road and is currently occupied by 2 fibro cement single storey buildings consisting of eight studio dwellings. The combined site area is 1214m<sup>2</sup>. The site is regular in shape with a depth of 40.55m and a frontage of 29.97m. The site is elevated above Showground Road with no existing vehicular access. The site is located between multi-residential developments to the North and the Gosford Hospital car park to the South. The site is 100m from bus stops to the North and 400m from Gosford Station, overlooking the Central Coast Train Line to the East. 600m to the South is Gosford CBD with access to local businesses and shops. Gosford Hospital complex is adjacent the site to the East and Waterview Park is located 700m to the South with access to a large public open space.

There are a number of older single and 2-storey residential developments along Showground Road. The neighbourhood is experiencing pockets of high density urban renewal with apartment developments constructed around Gosford Train Station. Notably there is a number of multi storey mixed use developments recently built to the East of the station with additional large vacant or disused sites adjacent, presenting further evidence of ongoing high density urban renewal.

### Principle 2 - Built Form & Scale

- (1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*
- (2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following—*
  - (a) building alignments and proportions,*
  - (b) building type,*
  - (c) building articulation,*
  - (d) the manipulation of building elements.*
- (3) Appropriate built form—*
  - (a) defines the public domain, and*
  - (b) contributes to the character of streetscapes and parks, including their views and vistas, and*
  - (c) provides internal amenity and outlook.*

The bulk and height of the proposed building has been designed to complement the scale of the existing and future surrounding residential apartment developments. The design proposal for the residential building has emerged from a close and detailed contextual analysis of the existing and future urban form, streetscape, and environmental impacts.

The building alignments have been carefully considered with respect to neighbouring setbacks, articulation to the street, and to establish territorial reinforcement.

The proposed development has been carefully crafted to maintain the view & privacy of the adjoining neighbours. The building elements address Showground Road frontage and have been manipulated to further reduce the visual bulk and scale.

The street façade is designed with balcony projections and a composition of materials to provide articulation to the streetscape. Changes to the façade material, awning height and proportions of external walls articulate and emphasize the residential entry. The building is serviced by a foyer that is accessed both from the street on basement level and from the communal open space on ground level, assisting with amenity and accessibility.

The design comprises a composition of building elements including projections, batten screens, and compatible material variation. The building is defined with a clearly articulated and defined base, middle and top with colour, materials and building projections to modify the prominence of building elements. The rhythm and proportion of projections provide relief in the façade by adding depth and layering, concealing, and revealing the façade to add visual interest of the building and character of the local area. The proportions and articulation of the external walls and façade elements reflect the use, internal layout, and structure of the building.

### **Principle 3 - Density**

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

*(2) Appropriate densities are consistent with the area's existing or projected population.*

*(3) Appropriate densities are sustained by the following—*

*(a) existing or proposed infrastructure,*

*(b) public transport,*

*(c) access to jobs,*

*(d) community facilities,*

*(e) the environment.*

The design and density is consistent with Council's LEP requirements. The proposed development density is 1.7:1, lower than the maximum FSR of 2.5:1 and includes a single level basement car park accessed from the street with 12 car parking spaces, 3 bicycle and 2 motorcycle parking spaces, nine 2x bedroom and seventeen 1x bedroom apartments over four storeys.

The site is located in close proximity to the public transport network with bus stops located 100m to the North along Racecourse Road and Gosford Train Station 400m to the south of the site along Showground Road. 100m North is Gosford High School and 600m to the South is Gosford CBD with access to local businesses and shops. Gosford Hospital complex is adjacent the site to the East and Waterview Park is located 700m to the South with access to a large public open space.

### **Principle 4 - Sustainability**

*(1) Good design combines positive environmental, social and economic outcomes.*

- (2) *Good sustainable design includes—*
- (a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and*
  - (b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.*
- (3) *Good sustainable design also includes the following—*
- (a) recycling and reuse of materials and waste,*
  - (b) use of sustainable materials,*
  - (c) deep soil zones for groundwater recharge and vegetation.*

The proposed development has carefully considered many environmental design initiatives as listed below:

- Orientation of the majority of units to the north, allowing living spaces to optimise solar access, reduce heating and artificial lighting requirements.
- Sun-screening devices to reduce solar gains and increase control of the internal environment against late afternoon sun.
- Cross ventilation is achieved to 77% of apartments.
- Reduction in water use via efficient fittings, low water demand landscaping and efficient irrigation.
- Deep soil zones adjacent to the northern boundary for groundwater recharge and vegetation.
- Rainwater storage tanks for toilets and common landscaping areas.
- Energy efficient lighting, heating and instantaneous electric hot water.
- Reuse and recycle of construction and demolition waste.
- Photovoltaic panel system to assist with energy demand.

#### **Principle 5 - Landscape**

- (1) *Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.*
- (2) *A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.*
- (3) *Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following—*
- (a) the local context,*
  - (b) co-ordinating water and soil management,*
  - (c) solar access,*
  - (d) micro-climate,*
  - (e) tree canopy,*
  - (f) habitat values,*
  - (g) preserving green networks.*
- (4) *Good landscape design optimises the following—*
- (a) usability,*
  - (b) privacy and opportunities for social interaction,*
  - (c) equitable access,*
  - (d) respect for neighbours' amenity.*
- (5) *Good landscape design provides for practical establishment and long term management.*

The rear communal space has been designed with landscaped and seating areas to be experienced and viewed by the residents, providing opportunity for social interaction. The area offers good connectivity to the common foyer. The landscaping responds to the contextual topography and provides deep soil for vegetation along the northern boundary to soften and layer the built form. The landscaping assists with the territorial reinforcement through layering and the careful selection of plant species that are endemic to the region

and that reflects the local ecology. Tree species have been selected for their ability to provide shade in summer and solar access throughout winter. Tree and shrub species selection considers size and maturity, structural root zones, and that offer low maintenance for long term management.

### **Principle 6 - Amenity**

- (1) Good design positively influences internal and external amenity for residents and neighbours.*
- (2) Good amenity contributes to positive living environments and resident well-being.*
- (3) Good amenity combines the following—*
  - (a) appropriate room dimensions and shapes,*
  - (b) access to sunlight,*
  - (c) natural ventilation,*
  - (d) outlook,*
  - (e) visual and acoustic privacy,*
  - (f) storage,*
  - (g) indoor and outdoor space,*
  - (h) efficient layouts and service areas,*
  - (i) ease of access for all age groups and degrees of mobility.*

Greater than 70% of apartments receive a minimum of three hours of solar access to the living areas and private open spaces during mid-winter, and 77% of apartments are cross ventilated. The secured residential entry foyers are defined and articulated serving the apartments and basement level. The common circulation spaces provide the opportunity for casual seating and social interaction between residents.

The majority of apartments will enjoy access to both sunlight and daylight, cross ventilation, protection from prevailing weather, outlook, and casual surveillance of the public domain. Internal apartment layouts are efficient with room sizes aligned with ADG requirements.

Consideration to acoustic and visual privacy between apartments and adjoining developments is achieved by appropriate use of glazing, privacy screening and balcony blade walls that redirect sightlines away from neighbours. Private open space is connected to living areas by way of either a terrace or balcony with dimensions exceeding the minimum ADG requirements. Storage is provided within the apartments.

The development consists of four adaptable apartments and is supported by a communal open space that is accessible to all age groups and degrees of mobility. The well landscaped communal open space provides opportunity for social interaction between residents and is located at ground floor level and connected to the common foyer. The development is placed sensitively upon the site to ensure visual site lines, solar access, and privacy of adjoining neighbours is maintained. Each apartment is designed to maximise solar access, natural ventilation, private open space, whilst ensuring privacy and overlooking is protected.

### **Principle 7 - Safety**

- (1) Good design optimises safety and security within the development and the public domain.*
- (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.*
- (3) Opportunities to maximise passive surveillance of public and communal areas promote safety.*

*(4) A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.*

The design of the buildings optimises safety and security, of both the development and the public domain. Safety and security have also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management. The safety of the public is enhanced by the dwelling design that improves casual surveillance of the street by orientating habitable rooms and private open space towards the street frontage. Courtyard fencing and landscaping treatment at ground level defines the private and public domain. The safety and security of residents and visitors to the building is enhanced by providing clearly articulated and unobscured access to lobbies. The communal open space is overlooked by living rooms and courtyard spaces. Controlled vehicular access to the development is provided by secured car park accessed from Showground Road. Audio intercom system will be located at the main entries to provide visitor communication with residents.

### **Principle 8 - Housing Diversity and Social Interaction**

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

*(2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.*

*(3) Good design involves practical and flexible features, including—*

*(a) different types of communal spaces for a broad range of people, and*

*(b) opportunities for social interaction among residents.*

The site is located close to all necessary facilities such as public transport, schools, healthcare, supermarkets, and leisure facilities. The site is located in close proximity to the public transport network with bus stops to the North along Racecourse Road and Gosford Train Station to the south of the site along Showground Road. The mix of one-bedroom and two-bedroom apartments is considered appropriate for its context, catering for the diverse needs to address social housing requirements in the Central Coast LGA. The development consists of four adaptable apartments and is supported by a communal open space that is accessible to all age groups and degrees of mobility. The well landscaped communal open space provides opportunity for social interaction between residents and is located at ground level. The communal open space contributes to the appeal of the development, will contribute positively to the wellbeing of residents, and offers the opportunity for passive use and outlook.

### **Principle 9 - Aesthetics**

*(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.*

*(2) Good design uses a variety of materials, colours and textures.*

*(3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

The proposed development has been carefully considered with respect to the surrounding natural and built environment. The use of a range of materials and textures such as brick, timber look screening, colorbond cladding and slab projections bring a richness and character to the site that sets a high standard of design. The design is contemporary in nature, sits comfortably in with the adjacent developments and will enhance the streetscape. The intent of the design is that both on a macro and micro level the detailing of the finishes and planning of the site will lift the standard of the surrounding area into the



future and provide a high-quality example for development in the area. The built form is well proportioned with a balanced composition of elements that reflects the internal apartment layout and building structure. The building alignments have been carefully considered with respect to neighbouring setbacks, articulation, and establish territorial reinforcement.

The street façade is designed with balcony projections and a composition of materials to provide articulation to the streetscape. The rhythm and proportion of balcony projections provide relief in the façade by adding depth and layering, concealing, and revealing the façade to add visual interest of the building and character of the local area. The building is serviced by a foyer that is accessed both from the street on basement level and from the communal open space on ground level, assisting with amenity and accessibility. Changes to the façade material, awning height and proportions of external walls articulate and emphasize the residential entry. The building is defined with a clearly articulated base, middle and top with colour, materials, and projections to modify the prominence of building elements. The colorbond material and colour change on the top floor coupled with landscaped planter boxes aims to create the appearance of a recessive building top.

## SECTION 3.0 – APARTMENT DESIGN GUIDE COMPLIANCE TABLE

**ADG Compliance Table**

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
<b>PART 3</b>	<b>SITING THE DEVELOPMENT</b>				
<b>3A</b>	<b>SITING ANALYSIS</b>				
<b>3A-1</b> 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				
<b>3A-1.1</b>	Each element in the Site Analysis Checklist should be addressed (see Appendix 1 in ADG)		•		✓
<b>3B</b>	<b>ORIENTATION</b>				
<b>3B-1</b> Objective	Building types and layouts respond to the streetscape and site while optimizing solar access within the development				
<b>3B-1.1</b>	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1 in ADG)		•		✓
<b>3B-1.2</b>	Where the street frontage is to the east or west, rear buildings are orientated to the north		•		✓
<b>3B-1.3</b>	Where the street frontage is to the north or south, overshadowing to the south should be minimized and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2 in ADG)		•		n/a
<b>3B-2</b> Objective	Overshadowing of neighbouring properties is minimized during mid winter				
<b>3B-2.1</b>	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		•		✓
<b>3B-2.2</b>	Solar access to living rooms, balconies and private open spaces of neighbours should be considered		•		✓
<b>3B-2.3</b>	Where an 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%		•		✓
<b>3B-2.4</b>	If the proposal will reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy		•		n/a
<b>3B-2.5</b>	Overshadowing is minimized to the south or downhill by increased upper level setback		•		✓
<b>3B-2.6</b>	It is optimal to orientate buildings at 90 degrees to the boundary with neighboring properties to minimize overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development		•		✓
<b>3B-2.7</b>	A minimum of 4 hours of solar access should be retained to solar collectors on neighboring buildings		•		n/a

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
<b>3C</b>	<b>PUBLIC DOMAIN INTERFACE</b>				
<b>3C-1</b> Objective	<b>Transition between private and public domain is achieved without compromising safety and security</b>				
<b>3C-1.1</b>	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate		•		✓
<b>3C-1.2</b>	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 in ADG)		•		✓
<b>3C-1.3</b>	Upper level balconies and windows should overlook the public domain		•		✓
<b>3C-1.4</b>	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls is limited to 1m		•		n/a
<b>3C-1.5</b>	Length of solid walls should be limited along street frontages		•		✓
<b>3C-1.6</b>	Opportunities should be provided for casual interaction between residents & the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets		•		✓
<b>3C-1.7</b>	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		•		✓
<b>3C-1.8</b>	Opportunities for people to be concealed should be minimised		•		✓
<b>3C-2</b> Objective	<b>Amenity of the public domain is retained and enhanced</b>				
<b>3C-2.1</b>	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking		•		✓
<b>3C-2.2</b>	Mail boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided		•		✓
<b>3C-2.3</b>	The visual prominence of underground car park vents should be minimised and located at a low level where possible		•		✓
<b>3C-2.4</b>	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view		•		✓
<b>3C-2.5</b>	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels		•		✓
<b>3C-2.6</b>	Durable, graffiti resistant and easily cleanable materials should be used		•		✓
<b>3C-2.7</b>	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
<b>3C-2.8</b>	On sloping sites protrusion of car parking above ground level should be minimized by using split levels to step underground car parking		•		✓
<b>3D</b>	<b>COMMUNAL AND PUBLIC OPEN SPACE</b>				
<b>3D-1</b> Objective	<b>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</b>				
<b>3D-1.1</b>	Communal open space has a minimum area equal	•			✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
	to 25% of the site (see figure 3D.3 in ADG)				
3D-1.2	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter)	•			✓
3D-1.3	Communal open space should be consolidated into a well designed, easily identified and usable area		•		✓
3D-1.4	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions		•		✓
3D-1.5	Communal open space should be collocated with deep soil areas		•		✓
3D-1.6	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies		•		✓
3D-1.7	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof		•		n/a
3D-1.8	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: <ul style="list-style-type: none"> <li>provide communal spaces elsewhere such as a landscaped roof top terrace or a common room</li> <li>provide larger balconies or increased private open space for apartments</li> <li>demonstrate good proximity to public open space and facilities and/or provide contributions to public open space</li> </ul>		•		n/a
3D-2 Objective	<b>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</b>				
3D-2.1	Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: <ul style="list-style-type: none"> <li>eating for individuals or groups</li> <li>barbecue areas</li> <li>play equipment or play areas</li> <li>swimming pools, gyms, tennis courts or common rooms</li> </ul>		•		n/a
3D-2.2	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		•		✓
3D-2.3	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks		•		✓
3D-3 Objective	<b>Communal open space is designed to maximize safety</b>				
3D-3.1	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: <ul style="list-style-type: none"> <li>bay windows</li> <li>corner windows</li> <li>balconies</li> </ul>		•		✓
3D-3.2	Communal open space should be well lit		•		✓
3D-3.3	Where communal open space / facilities are provided for children and young people they are safe and contained		•		✓
3D-4 Objective	<b>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</b>				
3D-4.1	The public open space should be well connected with public streets along at least one edge		•		n/a
3D-4.2	The public open space should be connected with nearby parks and other landscape elements		•		n/a

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗														
3D-4.3	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid		•		n/a														
3D-4.4	Solar access should be provided year round along with protection from strong winds		•		n/a														
3D-4.5	Opportunities for a range of recreational activities should be provided for people of all age		•		n/a														
3D-4.6	A positive address and active frontages should be provided adjacent to public open space		•		n/a														
3D-4.7	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																		
3E-1.1	Deep soil zones are to meet the following minimum requirements: <table><tr><td>Site area</td><td>Minimum dim</td><td>Deep soil zone (% of Site area)</td></tr><tr><td>&lt; 650m<sup>2</sup></td><td></td><td>7%</td></tr><tr><td>650m<sup>2</sup>-1500m<sup>2</sup></td><td>3m</td><td>7%</td></tr><tr><td>&gt; 1,500m<sup>2</sup></td><td>6m</td><td>7%</td></tr><tr><td>&gt; 1,500m<sup>2</sup></td><td>6m</td><td>7%</td></tr></table> with significant existing tree cover	Site area	Minimum dim	Deep soil zone (% of Site area)	< 650m <sup>2</sup>		7%	650m <sup>2</sup> -1500m <sup>2</sup>	3m	7%	> 1,500m <sup>2</sup>	6m	7%	> 1,500m <sup>2</sup>	6m	7%	•		✓
Site area	Minimum dim	Deep soil zone (% of Site area)																	
< 650m <sup>2</sup>		7%																	
650m <sup>2</sup> -1500m <sup>2</sup>	3m	7%																	
> 1,500m <sup>2</sup>	6m	7%																	
> 1,500m <sup>2</sup>	6m	7%																	
3E-1.2	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: <ul style="list-style-type: none"><li>10% of the site as deep soil on sites with an area of 650m<sup>2</sup>-1,500m<sup>2</sup></li><li>15% of the site as deep soil on sites greater than 1,500m<sup>2</sup></li></ul>		•		n/a														
3E-1.3	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: <ul style="list-style-type: none"><li>basement and sub basement car park design that is consolidated beneath building footprints</li><li>use of increased front and side setbacks</li><li>adequate clearance around trees to ensure long term health</li><li>co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil</li></ul>		•		✓														
3E-1.4	Achieving the design criteria may not be possible on some sites including where: <ul style="list-style-type: none"><li>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)</li><li>there is 100% site coverage or non-residential uses at ground floor level</li></ul> 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																		
3F-1.1	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:	•			✓														
	<table><tr><td>Building height</td><td>Habitable rooms and balconies</td><td>Non-habitable rooms</td></tr><tr><td>4 storeys (Up to 12m)</td><td>6m</td><td>3m</td></tr><tr><td>5-8 storeys (Up to 25m)</td><td>9m</td><td>4.5m</td></tr><tr><td>9+ storeys (Over 25m)</td><td>12m</td><td>6m</td></tr></table> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see	Building height	Habitable rooms and balconies	Non-habitable rooms	4 storeys (Up to 12m)	6m	3m	5-8 storeys (Up to 25m)	9m	4.5m	9+ storeys (Over 25m)	12m	6m	•			✓		
Building height	Habitable rooms and balconies	Non-habitable rooms																	
4 storeys (Up to 12m)	6m	3m																	
5-8 storeys (Up to 25m)	9m	4.5m																	
9+ storeys (Over 25m)	12m	6m																	

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
	figure 3F.2 in ADG) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties				
3F-1.2	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		•		✓
3F-1.3	For residential buildings next to commercial buildings, separation distances should be measured as follows: <ul style="list-style-type: none"> <li>for retail, office spaces and commercial balconies use the habitable room distances</li> <li>for service and plant areas use the non-habitable room distances</li> </ul>		•		n/a
3F-1.4	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: <ul style="list-style-type: none"> <li>site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)</li> <li>on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4 in ADG)</li> </ul>		•		✓
3F-1.5	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 (figure 3F.5 in ADG)		•		n/a
3F-1.6	Direct lines of sight should be avoided for windows and balconies across corners		•		✓
3F-1.7	No separation is required between blank walls		•		n/a
3F-2 Objective	<b>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</b>				
3F-2.1	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: <ul style="list-style-type: none"> <li>setbacks</li> <li>solid or partially solid balustrades to balconies at lower levels</li> <li>fencing and/or trees and vegetation to separate spaces</li> <li>screening devices</li> <li>bay windows or pop out windows to provide privacy in one direction and outlook in another</li> <li>raising apartments/private open space above the public domain or communal open space</li> <li>planter boxes incorporated into walls and balustrades to increase visual separation</li> <li>pergolas or shading devices to limit overlooking of lower apartments or private open space</li> <li>on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies</li> </ul>		•		✓
3F-2.2	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas		•		✓
3F-2.3	Balconies and private terraces should be located in front of living rooms to increase internal privacy		•		✓
3F-2.4	Windows should be offset from the windows of adjacent buildings		•		✓
3F-2.5	Recessed balconies and / or vertical fins should be		•		✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
	used between adjacent balconies				
<b>3G</b>	<b>PEDESTRIAN ACCESS AND ENTRIES</b>				
<b>3G-1 Objective</b>	<b>Building entries and pedestrian access connects to and addresses the public domain</b>				
<b>3G-1.1</b>	Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge		•	Two residential entry points are located on the street frontage	✓
<b>3G-1.2</b>	Entry locations relate to the street and subdivision pattern and the existing pedestrian network		•		✓
<b>3G-1.3</b>	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries		•		✓
<b>3G-1.4</b>	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		•		✓
<b>3G-2 Objective</b>	<b>Access, entries and pathways are accessible and easy to identify</b>				
<b>3G-2.1</b>	Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces		•		✓
<b>3G-2.2</b>	The design of ground floors and underground car parks minimize level changes along pathways and entries		•		✓
<b>3G-2.3</b>	Steps and ramps should be integrated into the overall building and landscape design		•		✓
<b>3G-2.4</b>	For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3 in ADG)		•		n/a
<b>3G-3 Objective</b>	<b>Large sites provide pedestrian links for access to streets and connection to destinations</b>				
<b>3G-3.1</b>	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport		•		✓
<b>3G-3.2</b>	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		•		✓
<b>3H</b>	<b>VEHICLE ACCESS</b>				
<b>3H-1 Objective</b>	<b>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</b>				
<b>3H-1.1</b>	Car park access should be integrated with the building's overall facade. Design solutions may include: <ul style="list-style-type: none"> <li>the materials and colour palette to minimise visibility from the street</li> <li>security doors or gates at entries that minimise voids in the facade</li> <li>where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed</li> </ul>		•		✓
<b>3H-1.2</b>	Car park entries should be located behind the building line		•		✓
<b>3H-1.3</b>	Vehicle entries should be located at the lowest point of the site minimizing ramp lengths, excavation and impacts on the building form and layout		•		✓
<b>3H-1.4</b>	Car park entry and access should be located on secondary streets or lanes where available		•		n/a
<b>3H-1.5</b>	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided		•		✓
<b>3H-1.6</b>	Access point locations should avoid headlight glare to habitable rooms		•		✓
<b>3H-1.7</b>	Adequate separation distances should be provided between vehicle entries and street intersections		•		✓
<b>3H-1.8</b>	The width and number of vehicle access points should be limited to the minimum		•		✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
3H-1.9	Visual impact of long driveways should be minimised through changing alignments and screen planting		•		n/a
3H-1.10	The need for large vehicles to enter or turn around within the site should be avoided		•	Garbage truck collection within the basement has been provided in accordance with Council requirements.	✗
3H-1.11	Garbage collection, loading and servicing areas are screened		•	Garbage collection located in the basement	✓
3H-1.12	Clear sight lines should be provided at pedestrian and vehicle crossings		•		✓
3H-1.13	Traffic calming devices such as changes in paving material or textures should be used where appropriate		•		✓
3H-1.14	Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: <ul style="list-style-type: none"> <li>• changes in surface materials</li> <li>• level changes</li> <li>• the use of landscaping for separation</li> </ul>		•		✓
3J	<b>BICYCLE AND CAR PARKING</b>				
3J-1 Objective	<b>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</b>				
3J-1.1	For developments in the following locations: <ul style="list-style-type: none"> <li>• on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> <li>• on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</li> </ul> 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 offstreet	•		Car parking provided in accordance with Housing SEPP	✓
3J-1.2	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site		•		n/a
3J-1.3	Where less car parking is provided in a development, council should not provide on street resident parking permit		•		✓
3J-2 Objective	<b>Parking and facilities are provided for other modes of transport</b>				
3J-2.1	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters		•		✓
3J-2.2	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas		•	Bicycle parking provided to the front setback	✓
3J-2.3	Conveniently located charging stations are provided for electric vehicles, where desirable		•		n/a
3J-3 Objective	<b>Car park design and access is safe and secure</b>				
3J-3.1	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		•		✓
3J-3.2	Direct, clearly visible and well lit access should be provided into common circulation areas		•		✓
3J-3.3	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs		•		✓
3J-3.4	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards		•		✓
3J-4 Objective	<b>Visual and environmental impacts of underground car parking are minimised</b>				



Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
3J-4.1	Excavation should be minimized through efficient car park layouts and ramp design		•		✓
3J-4.2	Car parking layout should be well organized, using a logical, efficient structural grid and double loaded aisles		•		✓
3J-4.3	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		•		✓
3J-4.4	Natural ventilation should be provided to basement and sub basement car parking areas		•		✓
3J-4.5	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design		•		n/a
3J-5 Objective	<b>Visual and environmental impacts of on-grade car parking are minimised</b>				
3J-5.1	On-grade car parking should be avoided		•		✓
3J-5.2	Where on-grade car parking is unavoidable, the following design solutions are used: <ul style="list-style-type: none"> <li>• parking is located on the side or rear of the lot away from the primary street frontage</li> <li>• cars are screened from view of streets, buildings, communal and private open space areas</li> <li>• safe and direct access to building entry points is provided</li> <li>• parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space</li> <li>• stormwater run-off is managed appropriately from car parking surfaces</li> <li>• bio-swailes, rain gardens or on site detention tanks are provided, where appropriate</li> <li>• 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</li> </ul>		•		n/a
3J-6 Objective	<b>Visual and environmental impacts of on-grade car parking are minimised</b>				
3J-6.1	Exposed parking should not be located along primary street frontages		•		n/a
3J-6.2	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: <ul style="list-style-type: none"> <li>• car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels)</li> <li>• 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 in ADG)</li> </ul>		•		n/a
3J-6.3	Positive street address and active frontages should be provided at ground level		•		✓
<b>PART 4</b>	<b>DESIGNING THE BUILDING</b>				
<b>4A</b>	<b>SOLAR AND DAYLIGHT</b>				
4A-1 Objective	<b>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</b>				
4A-1.1	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	•			✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
4A-1.2	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	•			✓
4A-1.3	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	•			✓
4A-1.4	The design maximises north aspect and the number of single aspect south facing apartments is minimised		•		✓
4A-1.5	Single aspect, single storey apartments should have a northerly or easterly aspect		•		✓
4A-1.6	Living areas are best located to the north and service areas to the south and west of apartments				✓
4A-1.7	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: <ul style="list-style-type: none"> <li>• dual aspect apartments</li> <li>• shallow apartment layouts</li> <li>• two storey and mezzanine level apartments</li> <li>• bay windows</li> </ul>		•		✓
4A-1.8	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m <sup>2</sup> of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes		•		✓
4A-1.9	Achieving the design criteria may not be possible on some sites. This includes: <ul style="list-style-type: none"> <li>• where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source</li> <li>• on south facing sloping sites</li> <li>• where significant views are oriented away from the desired aspect for direct sunlight</li> <li>• Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective</li> </ul>		•		✓
4A-2 Objective	<b>Daylight access is maximised where sunlight is limit</b>				
4A-2.1	Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms		•		✓
4A-2.2	Where courtyards are used: <ul style="list-style-type: none"> <li>• use is restricted to kitchens, bathrooms and service areas</li> <li>• building services are concealed with appropriate detailing and materials to visible walls</li> <li>• courtyards are fully open to the sky</li> <li>• access is provided to the light well from a communal area for cleaning and maintenance</li> <li>• acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved</li> </ul>		•		n/a
4A-2.3	Opportunities for reflected light into apartments are optimised through: <ul style="list-style-type: none"> <li>• reflective exterior surfaces on buildings opposite south facing windows</li> <li>• positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light</li> <li>• integrating light shelves into the design</li> <li>• light coloured internal finishes</li> </ul>		•		✓
4A-3 Objective	<b>Design incorporates shading and glare control, particularly for warmer months</b>				

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
4A-3.1	<p>A number of the following design features are used:</p> <ul style="list-style-type: none"> <li>balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas</li> <li>shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting</li> <li>horizontal shading to north facing windows</li> <li>vertical shading to east and particularly west facing windows</li> <li>operable shading to allow adjustment and choice</li> <li>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)</li> </ul>		•		✓
<b>4B</b>	<b>NATURAL VENTILATION</b>				
<b>4B-1</b> Objective	<b>All habitable rooms are naturally ventilated</b>				
<b>4B-1.1</b>	The building's orientation maximizes capture and use of prevailing breezes for natural ventilation in habitable rooms		•		✓
<b>4B-1.2</b>	Depths of habitable rooms support natural ventilation		•		✓
<b>4B-1.3</b>	The area of unobstructed window openings should be equal to at least 5% of the floor area served		•		✓
<b>4B-1.4</b>	Light wells are not the primary air source for habitable rooms		•		✓
<b>4B-1.5</b>	<p>Doors and openable windows maximise natural ventilation opportunities by using the following design solutions:</p> <ul style="list-style-type: none"> <li>adjustable windows with large effective openable areas</li> <li>a variety of window types that provide safety and flexibility such as awnings and louvres</li> <li>windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors</li> </ul>		•		✓
<b>4B-2</b> Objective	<b>The layout and design of single aspect apartments maximises natural ventilation</b>				
<b>4B-2.1</b>	Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3 in ADG)		•		✓
<b>4B-2.2</b>	<p>Natural ventilation to single aspect apartments is achieved with the following design solutions:</p> <ul style="list-style-type: none"> <li>primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation)</li> <li>stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries</li> <li>courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells</li> </ul>		•		n/a
<b>4B-3</b> Objective	<b>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</b>				
<b>4B-3.1</b>	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	•			✓
<b>4B-3.2</b>	Overall depth of a cross-over or cross through apartment does not exceed 18m, measured glass line to glass line	•			✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✕										
4B-3.3	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths		•		✓										
4B-3.4	In cross-through apartments external window and door opening 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 in ADG)		•		✓										
4B-3.5	Apartments are designed to minimize the number of corners, doors and rooms that might obstruct airflow		•		✓										
4B-3.6	Apartment depths, combined with appropriate ceiling heights, maximize cross ventilation and airflow		•		✓										
4C	CEILING HEIGHTS														
4C-1 Objective	Ceiling height achieves sufficient natural ventilation and daylight access														
4C-1.1	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <p>Min. ceiling heights for apartment and mixed use buildings</p> <table><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> <p>These minimums do not preclude higher ceilings if desired</p>	Habitable rooms	2.7m	Non-habitable	2.4m	2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum slope	If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	•			✓
Habitable rooms	2.7m														
Non-habitable	2.4m														
2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area														
Attic spaces	1.8m at edge of room with a 30 degree minimum slope														
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use														
4C-1.2	Ceiling height can accommodate use of ceiling fans for cooling and heat distribution		•		✓										
4C-2 Objective	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms														
4C-1.1	<p>A number of the following design solutions can be used:</p> <ul style="list-style-type: none"><li>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</li><li>well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings</li><li>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</li></ul>		•		✓										
4C-3 Objective	Ceiling heights contribute to the flexibility of building use over the life of the building														
4C-3.1	Ceiling heights of lower level 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 in ADG)		•		n/a										
4D	APARTMENT SIZE AND LAYOUT														
4D-1 Objective	The layout of rooms within an apartment is functional, well organized and provides a high standard of amenity														
4C-1.1	<p>Apartments are required to have the following minimum internal areas:</p> <table><tr><td>Apartment type</td><td>Min. internal area</td></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></table>	Apartment type	Min. internal area	Studio	35m2	1 bedroom	50m2	2 bedroom	70m2	•			✓		
Apartment type	Min. internal area														
Studio	35m2														
1 bedroom	50m2														
2 bedroom	70m2														

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
	3 bedroom 90m2  The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each				
4C-1.2	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	•			✓
4C-1.3	Kitchens should not be located as part of the main circulation space in larger apartments such as hallway or entry space		•		✓
4C-1.4	A window should be visible from any point in a habitable room		•		✓
4C-1.5	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 layouts and circulation areas. These circumstances would be assessed on their merits		•		n/a
4D-2 Objective	<b>Environmental performance of the apartment is maximised</b>				
4D-2.1	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	•			✓
4D-2.2	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	•			✓
4D-2.3	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths		•		n/a
4D-2.4	All living areas and bedrooms should be located on the external face of the building		•		✓
4D-2.5	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		•		✓
4D-3 Objective	<b>Apartment layouts are designed to accommodate a variety of household activities and needs</b>				
4D-3.1	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	•			✓
4D-3.2	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•			✓
4D-3.3	Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	•			✓
4D-3.4	The width of cross-over or cross through apartments are at least 4m internally to avoid deep narrow apartment layouts	•			✓
4D-3.5	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas		•		✓
4D-3.6	All bedrooms allow a minimum length of 1.5m for robes		•		✓
4D-3.7	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		•		✓
4D-3.8	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		•		✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗															
	apartment <ul style="list-style-type: none"><li>dual master apartments</li><li>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</li><li>room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1))</li><li>efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms</li></ul>																			
4E	PRIVATE OPEN SPACE AND BALCONIES																			
4E-1 Objective	Apartments provide appropriately sized private open space and balconies to enhance residential amenity																			
4E-1.1	All apartments are required to have primary balconies as follows:  <table><tr><td>Dwelling type</td><td>Minimum area</td><td>Minimum depth</td></tr><tr><td>Studio apartments</td><td>4m2</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m2</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m2</td><td>2m</td></tr><tr><td>3+bedroom apartments</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 apartments	4m2	-	1 bedroom apartments	8m2	2m	2 bedroom apartments	10m2	2m	3+bedroom apartments	12m2	2.4m	•			✓
Dwelling type	Minimum area	Minimum depth																		
Studio apartments	4m2	-																		
1 bedroom apartments	8m2	2m																		
2 bedroom apartments	10m2	2m																		
3+bedroom apartments	12m2	2.4m																		
4E-1.2	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	•			✓															
4E-1.3	Increased communal open space should be provided where the number or size of balconies are reduced		•		n/a															
4E-1.4	Storage areas on balconies is additional to the minimum balcony size		•		n/a															
4E-1.5	Balcony use may be limited in some proposals by: <ul style="list-style-type: none"><li>consistently high wind speeds at 10 storeys and above</li><li>close proximity to road, rail or other noise sources</li><li>exposure to significant levels of aircraft noise</li><li>heritage and adaptive reuse of existing buildings</li></ul> In these situations, juliet balconies, operable walls, enclosed wintergardens 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		•		n/a															
4E-2 Objective	Primary private open space and balconies are appropriately located to enhance livability for residents																			
4E-2.1	Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space		•		✓															
4E-2.2	Private open spaces and balconies predominantly face north, east or west		•		✓															
4E-2.3	Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms		•		✓															
4E-3 Objective	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building																			
4E-3.1	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		•		✓															

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
4E-3.2	Full width full height glass balustrades alone are generally not desirable		•		✓
4E-3.3	Projecting balconies should be integrated into the building design and the design of soffits considered		•		✓
4E-3.4	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind		•		✓
4E-3.5	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue		•		✓
4E-3.6	Downpipes and balcony drainage are integrated with the overall facade and building design		•		✓
4E-3.7	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design		•	A/C units located on balconies and screened	✗
4E-3.8	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design		•		✓
4E-3.9	Ceilings of apartments below terraces should be insulated to avoid heat loss		•		✓
4E-3.10	Water and gas outlets should be provided for primary balconies and private open space		•		✓
4E-4 Objective	<b>Private open space and balcony design maximises safety</b>				
4E-4.1	Changes in ground levels or landscaping are minimised		•		✓
4E-4.2	Design and detailing of balconies avoids opportunities for climbing and falls		•		✓
4F	<b>PRIVATE OPEN SPACE AND BALCONIES</b>				
4F-1 Objective	<b>Common circulation spaces achieve good amenity and properly service the number of apartments</b>				
4F-1.1	The maximum number of apartments off a circulation core on a single level is eight	•			✓
4F-1.2	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	•			✓
4F-1.3	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		•		✓
4F-1.4	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground		•		✓
4F-1.5	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors		•		✓
4F-1.6	Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: <ul style="list-style-type: none"> <li>a series of foyer areas with windows and spaces for seating</li> <li>wider areas at apartment entry doors and varied ceiling heights</li> </ul>		•		✓
4F-1.7	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments		•		✓
4F-1.8	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: <ul style="list-style-type: none"> <li>sunlight and natural cross ventilation in apartments access to ample daylight and natural ventilation in common circulation spaces</li> <li>common areas for seating and gathering</li> <li>generous corridors with greater than minimum ceiling heights</li> </ul>		•		✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
	<ul style="list-style-type: none"><li>other innovative design solutions that provide high levels of amenity</li></ul>				
4F-1.9	Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level		•		✓
4F-1.10	Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled		•		✓
4F-2 Objective	Common circulation spaces promote safety and provide for social interaction between residents				
4E-2.1	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		•		✓
4F-2.2	Tight corners and spaces are avoided		•		✓
4F-2.3	Circulation spaces should be well lit at night		•		✓
4F-2.4	Legible signage should be provided for apartment numbers, common areas and general wayfinding		•		✓
4F-2.5	Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided		•	No seating provided in corridor spaces.	✗
4F-2.6	In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally collocated with communal open space		•		n/a
4F-2.7	Where external galleries are provided, they are more open than closed above the balustrade along their length		•		✓
4G	STORAGE				
4G-1 Objective	Adequate, well designed storage is provided in each apartment				
4G-1.1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:  Dwelling type                      Storage size volume Studio apartments                      4m3 1 bedroom apartments                      6m3 2 bedroom apartments                      8m3 3+ bedroom apartments                      10m3	•			✓
4G-1.2	Storage is accessible from either circulation or living areas		•		✓
4G-1.3	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		•		n/a
4G-1.4	Left over space such as under stairs is used for storage		•		✓
4G-2 Objective	Additional storage is conveniently located, accessible and nominated for individual apartments				
4G-2.1	Storage not located in apartments is secure and clearly allocated to specific apartments		•		n/a
4G-2.2	Storage is provided for larger and less frequently accessed items		•		✓
4G-2.3	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		•		n/a
4G-2.4	If communal storage rooms are provided they should be accessible from common circulation areas of the building		•		n/a
4G-2.5	Storage not located in an apartment is integrated into the overall building design 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				



Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
4H-1.1	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)		•		✓
4H-1.2	Window and door openings are generally orientated away from noise sources		•		✓
4H-1.3	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		•		✓
4H-1.4	Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources		•		✓
4H-1.5	The number of party walls (walls shared with other apartments) are limited and are appropriately insulated		•		✓
4H-1.6	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		•		✓
4H-2 Objective	Noise impacts are mitigated within apartments through layout and acoustic treatments				
4H-2.1	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: <ul style="list-style-type: none"> <li>rooms with similar noise requirements are grouped together</li> <li>doors separate different use zones</li> <li>wardrobes in bedrooms are collocated to act as sound buffers</li> </ul>		•		✓
4H-2.2	Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: <ul style="list-style-type: none"> <li>double or acoustic glazing</li> <li>acoustic seals</li> <li>use of materials with low noise penetration properties</li> <li>continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements</li> </ul>		•		✓
4J	<b>NOISE AND POLLUTION</b>				
4J-1 Objective	<b>In noisy or hostile environments the impacts of external noise and pollution are minimized through the careful siting and layout of buildings</b>				
4J-1.1	To minimise impacts the following design solutions may be used: <ul style="list-style-type: none"> <li>physical separation between buildings and the noise or pollution source</li> <li>residential uses are located perpendicular to the noise source and where possible buffered by other uses</li> <li>non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces</li> <li>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</li> <li>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</li> <li>where solar access is in the same direction as the noise source, dual aspect apartments with</li> </ul>		•		✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
	<p>shallow building depths are preferable (see figure 4J.4 in ADG)</p> <ul style="list-style-type: none"> <li>landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry</li> </ul>				
4J-1.2	<p>Achieving the design criteria in this 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:</p> <ul style="list-style-type: none"> <li>solar and daylight access</li> <li>private open space and balconies</li> <li>natural cross ventilation</li> </ul>		•		n/a
4J-2 Objective	<b>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</b>				
4J-2.1	<p>Design solutions to mitigate noise include:</p> <ul style="list-style-type: none"> <li>limiting the number and size of openings facing noise sources</li> <li>providing seals to prevent noise transfer through gaps</li> <li>using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)</li> <li>using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits</li> </ul>		•		✓
4K	<b>APARTMENT MIX</b>				
4K-1 Objective	<b>A range of apartment types and sizes is provided to cater for different household types now and into the future</b>				
4K-1.1	A variety of apartment types is provided		•		✓
4K-1.2	<p>The apartment mix is appropriate, taking into consideration:</p> <ul style="list-style-type: none"> <li>the distance to public transport, employment and education centres</li> <li>the current market demands and projected future demographic trends</li> <li>the demand for social and affordable housing</li> <li>different cultural and socioeconomic groups</li> </ul>		•		✓
4K-1.3	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		•		✓
4K-2 Objective	The apartment mix is distributed to suitable locations within the building				
4K-2.1	Different apartment types are located to achieve successful façade composition and to optimise solar access (see figure 4K.3 in ADG)		•		✓
4K-2.2	Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available		•		✓
4L	<b>GROUND FLOOR APARTMENTS</b>				
4L-1 Objective	<b>Street frontage activity is maximised where ground floor apartments are located</b>				
4L-1.1	Direct street access should be provided to ground floor apartments		•		n/a
4L-1.2	<p>Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include:</p> <ul style="list-style-type: none"> <li>both street, foyer and other common internal circulation entrances to ground floor apartments</li> <li>private open space is next to the street</li> <li>doors and windows face the street</li> </ul>		•		✓
4L-1.3	Retail or home office spaces should be located along street frontages		•		n/a

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
4L-1.4	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	<b>Design of ground floor apartments delivers amenity and safety for residents</b>				
4L-2.1	Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: <ul style="list-style-type: none"> <li>elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4 in ADG)</li> <li>landscaping and private courtyards</li> <li>window sill heights that minimize sight lines into apartments</li> <li>integrating balustrades, safety bars or screens with the exterior design</li> </ul>		•		✓
4L-2.2	Solar access should be maximized through: <ul style="list-style-type: none"> <li>high ceilings and tall windows</li> <li>trees and shrubs that allow solar access in winter and shade in summer</li> </ul>		•		✓
4M	<b>FACADES</b>				
4M-1 Objective	<b>Building facades provide visual interest along the street while respecting the character of the local area</b>				
4M-1.1	Design solutions for front building facades may include: <ul style="list-style-type: none"> <li>a composition of varied building elements</li> <li>a defined base, middle and top of buildings</li> <li>revealing and concealing certain elements</li> <li>changes in texture, material, detail and colour to modify the prominence of elements</li> </ul>		•		✓
4M-1.2	Building services should be integrated within the overall facade		•		✓
4M-1.3	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: <ul style="list-style-type: none"> <li>well composed horizontal and vertical elements</li> <li>variation in floor heights to enhance the human scale</li> <li>elements that are proportional and arranged in patterns</li> <li>public artwork or treatments to exterior blank walls</li> <li>grouping of floors or elements such as balconies and windows on taller buildings</li> </ul>		•		✓
4M-1.4	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights		•		✓
4M-1.5	Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals		•		✓
4M-2 Objective	<b>Building functions are expressed by the facade</b>				
4M-2.1	Building entries should be clearly defined		•		✓
4M-2.2	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height		•		✓
4M-2.3	The apartment layout should be expressed externally through facade features such as party walls and floor slabs		•		✓
4N	<b>ROOF DESIGN</b>				
4N-1 Objective	<b>Roof treatments are integrated into the building design and positively respond to the street</b>				
4N-1.1	Roof design relates to the street. Design solutions may include:		•		✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
	<ul style="list-style-type: none"> <li>special roof features and strong corners</li> <li>use of skillion or very low pitch hipped roofs</li> <li>breaking down the massing of the roof by using smaller elements to avoid bulk</li> <li>using materials or a pitched form complementary to adjacent buildings</li> </ul>				
4N-1.2	Roof treatments should be integrated with the building design. Design solutions may include: <ul style="list-style-type: none"> <li>roof design proportionate to the overall building size, scale and form</li> <li>roof materials complement the building</li> <li>service elements are integrated</li> </ul>		•		✓
4N-2 Objective	<b>Opportunities to use roof space for residential accommodation and open space are maximised</b>				
4N-2.1	Habitable roof space should be provided with good levels of amenity. Design solutions may include: <ul style="list-style-type: none"> <li>penthouse apartments</li> <li>dormer or clerestory windows</li> <li>openable skylights</li> </ul>		•		n/a
4N-2.2	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	<b>Roof design incorporates sustainability features</b>				
4N-3.1	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: <ul style="list-style-type: none"> <li>the roof lifts to the north</li> <li>eaves and overhangs shade walls and windows from summer sun</li> </ul>		•		✓
4N-3.2	Skylights and ventilation systems should be integrated into the roof design		•		✓
4O	<b>LANDSCAPE DESIGN</b>				
4O-1 Objective	<b>Landscape design is viable and sustainable</b>				
4O-1.1	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: <ul style="list-style-type: none"> <li>diverse and appropriate planting</li> <li>bio-filtration gardens</li> <li>appropriately planted shading trees</li> <li>areas for residents to plant vegetables and herbs</li> <li>composting</li> <li>green roofs or walls</li> </ul>		•		✓
4O-1.2	Ongoing maintenance plans should be prepared		•		✓
4O-1.3	Microclimate is enhanced by: <ul style="list-style-type: none"> <li>appropriately scaled trees near the eastern and western elevations for shade</li> <li>a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter</li> <li>shade structures such as pergolas for balconies and courtyards</li> </ul>		•		✓
4O-1.4	Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4 in ADG)		•		✓
4O-2 Objective	<b>Landscape design contributes to the streetscape and amenity</b>				
4O-2.1	Landscape design responds to the existing site conditions including: <ul style="list-style-type: none"> <li>changes of levels</li> <li>views</li> <li>significant landscape features including trees and rock outcrops</li> </ul>		•		✓
4O-2.2	Significant landscape features should be protected by:		•		

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
	<ul style="list-style-type: none"> <li>tree protection zones (see figure 40.5 in ADG)</li> <li>appropriate signage and fencing during construction</li> </ul>				✓
4Q-2.3	Plants selected should be endemic to the region and reflect the local ecology		•		✓
4P	<b>PLANTING ON STRUCTURES</b>				
4P-1 Objective	<b>Appropriate soil profiles are provided</b>				
4P-1.1	Structures are reinforced for additional saturated soil weight		•		✓
4P-1.2	Soil volume is appropriate for plant growth, considerations include: <ul style="list-style-type: none"> <li>modifying depths and widths according to the planting mix and irrigation frequency</li> <li>free draining and long soil life span</li> <li>tree anchorage</li> </ul>		•		✓
4P-1.3	Minimum soil standards for plant sizes should be provided in accordance with Table 5 (in ADG)		•		✓
4P-2 Objective	<b>Plant growth is optimised with appropriate selection and maintenance</b>				
4P-2.1	Plants are suited to site conditions, considerations include: <ul style="list-style-type: none"> <li>drought and wind tolerance</li> <li>seasonal changes in solar access</li> <li>modified substrate depths for a diverse range of plants</li> <li>plant longevity</li> </ul>		•		✓
4P-2.2	A landscape maintenance plan is prepared		•		✓
4P-2.3	Irrigation and drainage systems respond to: <ul style="list-style-type: none"> <li>changing site conditions</li> <li>soil profile and the planting regime</li> <li>whether rainwater, stormwater or recycled grey water is used</li> </ul>		•		✓
4P-3 Objective	<b>Planting on structures contributes to the quality and amenity of communal and public open spaces</b>				
4P-3.1	Building design incorporates opportunities for planting on structures. Design solutions may include: <ul style="list-style-type: none"> <li>green walls with specialized lighting for indoor green walls</li> <li>wall design that incorporates planting</li> <li>green roofs, particularly where roofs are visible from the public domain</li> <li>planter boxes</li> </ul> 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		•		✓
4Q	<b>UNIVERSAL DESIGN</b>				
4Q-1 Objective	Universal design features are included in apartment design to promote flexible housing for all community members				
4Q-1.1	Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features		•		✓
4Q-2 Objective	<b>A variety of apartments with adaptable designs are provided</b>				
4Q-2.1	Adaptable housing should be provided in accordance with the relevant council policy		•		✓
4Q-2.2	Design solutions for adaptable apartments include: <ul style="list-style-type: none"> <li>convenient access to communal and public areas</li> <li>high level of solar access</li> <li>minimal structural change and residential amenity loss when adapted</li> <li>larger car parking spaces for accessibility</li> <li>parking titled separately from apartments or shared car parking arrangements</li> </ul>		•		✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
<b>4Q-3</b> Objective	<b>Apartment layouts are flexible and accommodate a range of lifestyle needs</b>				
<b>4Q-3.1</b>	Apartment design incorporates flexible design solutions which may include: <ul style="list-style-type: none"> <li>rooms with multiple functions</li> <li>dual master bedroom apartments with separate bathrooms</li> <li>larger apartments with various living space options</li> <li>open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom</li> </ul>		•		✓
<b>4R</b>	<b>ADAPTIVE REUSE</b>				
<b>4R-1</b> Objective	<b>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</b>				
<b>4R-1.1</b>	Design solutions may include: <ul style="list-style-type: none"> <li>new elements to align with the existing building</li> <li>additions that complement the existing character, siting, scale, proportion, pattern, form and detailing</li> <li>use of contemporary and complementary materials,</li> <li>finishes, textures and colours</li> </ul>		•		n/a
<b>4R-1.2</b>	Additions to heritage items should be clearly identifiable from the original building		•		n/a
<b>4R-1.3</b>	New additions allow for the interpretation and future evolution of the building		•		n/a
<b>4R-2</b> Objective	<b>Adapted buildings provide residential amenity while not precluding future adaptive reuse</b>				
<b>4R-2.1</b>	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: <ul style="list-style-type: none"> <li>generously sized voids in deeper buildings</li> <li>alternative apartment types when orientation is poor</li> <li>using additions to expand the existing building envelope</li> </ul>		•		n/a
<b>4R-2.2</b>	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: <ul style="list-style-type: none"> <li>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)</li> <li>alternatives to providing deep soil where less than the minimum requirement is currently available on the site</li> <li>building and visual separation – subject to demonstrating alternative design approaches to achieving privacy</li> <li>common circulation</li> <li>car parking</li> <li>alternative approaches to private</li> <li>open space and balconies</li> </ul>		•		n/a
<b>4S</b>	<b>MIXED USE</b>				
<b>4S-1</b> Objective	<b>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</b>				
<b>4S-1.1</b>	Mixed use development should be concentrated around public transport and centres		•		n/a
<b>4S-1.2</b>	Mixed use developments positively contribute to the public domain. Design solutions may include: <ul style="list-style-type: none"> <li>development addresses the street</li> <li>active frontages are provided</li> </ul>		•		n/a

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
	<ul style="list-style-type: none"> <li>diverse activities and uses</li> <li>avoiding blank walls at the ground level</li> <li>live/work apartments on the ground floor level, rather than commercial</li> </ul>				
<b>4S-2 Objective</b>	<b>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</b>				
<b>4S-2.1</b>	Residential circulation areas should be clearly defined. Design solutions may include: <ul style="list-style-type: none"> <li>residential entries are separated from commercial entries and directly accessible from the street</li> <li>commercial service areas are separated from residential components</li> <li>residential car parking and communal facilities are separated or secured</li> <li>security at entries and safe pedestrian routes are provided</li> <li>concealment opportunities are avoided</li> </ul>		•		n/a
<b>4S-2.2</b>	Landscaped communal open space should be provided at podium or roof levels		•		n/a
<b>4T</b>	<b>AWNINGS AND SIGNAGE</b>				
<b>4T-1 Objective</b>	<b>Awnings are well located and complement and integrate with the building design</b>				
<b>4T-1.1</b>	Awnings should be located along streets with high pedestrian activity and active frontages		•		n/a
<b>4T-1.2</b>	A number of the following design solutions are used: <ul style="list-style-type: none"> <li>continuous awnings are maintained and provided in areas with an existing pattern</li> <li>height, depth, material and form complements the existing street character</li> <li>protection from the sun and rain is provided</li> <li>awnings are wrapped around the secondary frontages of corner sites</li> <li>awnings are retractable in areas without an established pattern</li> </ul>		•		✓
<b>4T-1.3</b>	Awnings should be located over building entries for building address and public domain amenity		•		✓
<b>4T-1.4</b>	Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure		•		✓
<b>4T-1.5</b>	Gutters and down pipes should be integrated and concealed		•		✓
<b>4T-1.6</b>	Lighting under awnings should be provided for pedestrian safety		•		✓
<b>4T-2 Objective</b>	<b>Signage responds to the context and desired streetscape character</b>				
<b>4T-2.1</b>	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development		•		✓
<b>4T-2.2</b>	Legible and discrete way finding should be provided for larger developments		•		✓
<b>4T-2.3</b>	Signage is limited to being on and below awnings and a single façade sign on the primary street frontage		•		✓
<b>4U</b>	<b>ENERGY EFFICIENCY</b>				
<b>4U-1 Objective</b>	<b>Development incorporates passive environmental design</b>				
<b>4U-1.1</b>	Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)		•		✓
<b>4U-1.2</b>	Well located, screened outdoor areas should be provided for clothes drying		•		✓
<b>4U-2 Objective</b>	<b>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</b>				
<b>4U-2.1</b>	A number of the following design solutions are used: <ul style="list-style-type: none"> <li>the use of smart glass or other technologies</li> </ul>		•		✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
	on north and west elevations <ul style="list-style-type: none"> <li>thermal mass in the floors and walls of north facing rooms is maximised</li> <li>polished concrete floors, tiles or timber rather than carpet</li> <li>insulated roofs, walls and floors and seals on window and door openings</li> <li>overhangs and shading devices such as awnings, blinds and screens</li> </ul>				
4U-2.2	Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)		•		n/a
4U-3 Objective	<b>Adequate natural ventilation minimises the need for mechanical ventilation</b>				
4U-3.1	A number of the following design solutions are used: <ul style="list-style-type: none"> <li>rooms with similar usage are grouped together</li> <li>natural cross ventilation for apartments is optimised</li> <li>natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible</li> </ul>		•		✓
4V	<b>WATER MANAGEMENT AND CONSERVATION</b>				
4V-1 Objective	<b>Potable water use is minimised</b>				
4V-1.1	Water efficient fittings, appliances and wastewater reuse should be incorporated		•		✓
4V-1.2	Apartments should be individually metered		•		✓
4V-1.3	Rainwater should be collected, stored and reused on site		•		✓
4V-1.4	Drought tolerant, low water use plants should be used within landscaped areas		•		✓
4V-2 Objective	<b>Urban stormwater is treated on site before being discharged to receiving waters</b>				
4V-2.1	Water sensitive urban design systems are designed by a suitably qualified professional		•		✓
4V-2.2	A number of the following design solutions are used: <ul style="list-style-type: none"> <li>runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation</li> <li>porous and open paving materials is maximised</li> <li>on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits</li> </ul>		•		✓
4W	<b>WATER MANAGEMENT AND CONSERVATION</b>				
4W-1 Objective	<b>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</b>				
4W-1.1	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement carpark		•		✓
4W-1.2	Waste and recycling storage areas should be well ventilated		•		✓
4W-1.3	Circulation design allows bins to be easily maneuvered between storage and collection points		•		✓
4W-1.4	Temporary storage should be provided for large bulk items such as mattresses		•		✓
4W-1.5	A waste management plan should be prepared		•		✓
4W-2 Objective	<b>Domestic waste is minimised by providing safe and convenient source separation and recycling</b>				
4W-2.1	All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling		•		✓



Ref	Item Description	Design Criteria	Design Guidance	Notes	Achieved ✓ / ✗
4W-2.2	Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core		•		✓
4W-2.3	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses		•		n/a
4W-2.4	Alternative waste disposal methods such as composting should be provided		•	Waste bins located in basement for collection	✗
4X	<b>BUILDING MAINTENANCE</b>				
4X-1 Objective	<b>Building design detail provides protection from weathering</b>				
4X-1.1	A number of the following design solutions are used: <ul style="list-style-type: none"> <li>• roof overhangs to protect walls</li> <li>• hoods over windows and doors to protect openings</li> <li>• detailing horizontal edges with drip lines to avoid staining of surfaces</li> <li>• methods to eliminate or reduce planter box leaching</li> <li>• appropriate design and material selection for hostile locations</li> </ul>		•		✓
4X-2 Objective	<b>Systems and access enable ease of maintenance</b>				
4X-2.1	Window design enables cleaning from the inside of the building		•		✓
4X-2.2	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade		•		✓
4X-2.3	Design solutions do not require external scaffolding for maintenance access		•		✓
4X-2.4	Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems		•		✓
4X-2.5	Centralised maintenance, services and storage should be provided for communal open space areas within the building		•		✓
4X-3 Objective	<b>Material selection reduces ongoing maintenance costs</b>				
4X-3.1	A number of the following design solutions are used: <ul style="list-style-type: none"> <li>• sensors to control artificial lighting in common circulation and spaces</li> <li>• natural materials that weather well and improve with time such as face brickwork</li> <li>• easily cleaned surfaces that are graffiti resistant</li> <li>• robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors</li> </ul>		•		✓