*The following table outlines the compliance of the proposed development at with the SEPP 65 Apartment Design Guide Criteria, subject to Development Consent. The report is to be read in conjunction with Architectural Drawings.*

***Design Criteria:*** *shown in grey tone provide the measurable requirements for how an objective can be achieved.*

***Design Guidance:*** *provides advice on how the objectives and design criteria can be achieved through appropriate design responses, or in cases where design criteria cannot be met*

**N/A:** means this clause is not applicable to this application

**Complies:** means this proposal fully complies with the adjacent clause

**Assumed to comply:** means this proposal is able to comply with the clause, but the fulfilment of such is likely to occur later in the project in future documentation and not at DA stage

**Partial Compliance:** means this proposal complies with the clause in some areas but not in others, detail is then given to explain non compliance

**Does not comply:** means this proposal does not comply with the essential parts of this clause.

| ***Objective 3C-1 Public Domain Interface***<br>***Transition between private and public domain is achieved without compromising safety and security*** | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Terraces, balconies and courtyard apartments should have direct street entry, where appropriate | **N/A terraces are on upper floor – street level contains access to retail and lobbies.** |
| 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) | **N/A** |
| Upper level balconies and windows should overlook the public domain | **Complies** |
| Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m | **N/A no fences on ground level – street level contains access to retail and lobbies.** |
| Length of solid walls should be limited along street frontages | **Complies** |
| Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets | **Complies – casual seating built in near residential entry** |
| 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 | **N/A – single residential entrance only** |
| Opportunities for people to be concealed should be minimised | **Complies** |

| *Objective 3C-2 Public Domain Interface*<br>*Amenity of the public domain is retained and enhanced* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking | **N/A terraces are on upper floor – street level contains access to retail and lobbies.** |
| Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided | **Complies** |
| The visual prominence of underground car park vents should be minimised and located at a low level where possible | **Complies – car park is able to be ventilated from Railway side of site** |
| Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view | **Complies** |
| Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels | **Complies** |
| Durable, graffiti resistant and easily cleanable materials should be used | **Assumed to comply – drawings do not extend to that level of detail** |
| Where development adjoins public parks, open space or bushland, the design positively addresses this interface | **N/A** |
| On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking | **Complies** |

| *Objective 3D-1 Communal and Public Open Space*<br>*An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping* | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| Communal open space has a minimum area equal to 25% of the site | **Complies – Site Area 1416 x0.25 = 354m² required. 380m² provided** |
| Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter) | **Complies** |

| *Design Guidance* | *Proposed Design* |
|---|---|
| Communal open space should be consolidated into a well designed, easily identified and usable area | **Complies** |
| Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions | **Complies** |
| Communal open space should be co-located with deep soil areas | **Partial Compliance – deep soil zone is located on ground level below all communal open spaces. The communal open spaces look down onto deep soil zone and have potential to benefit from full size tree planting.** |
| Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies | **Complies** |
| Where communal open space cannot be provided at ground level, it should be provided on a podium or roof | **Complies** |
| 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... | **N/A** |

| *Objective 3D-2 Communal and Public Open Space*<br>*Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting* | |
|---|---|
| *Design Guidance* | *Proposed Design* |
| Facilities are provided within communal open spaces and common spaces for a range of age groups incorporating some of the following elements:<br>• seating for individuals or groups<br>• barbecue areas<br>• play equipment or play areas<br>• swimming pools, gyms, tennis courts or common rooms | **Complies – multiple spaces including internal and external facilities provided.** |
| 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 | **Complies – orientation, shade and shelter devices incorporated to design of communal spaces** |
| Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks | **Complies –ventilation is achievable from Railway side of site** |

| *Objective 3D-3 Communal and Public Open Space*<br>*Communal open space is designed to maximise safety* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. | **Complies – Main communal area on Hunter Street side is readily visible from upper floors.** |
| Communal open space should be well lit | **Assumed to comply – drawings do not extend to that level of detail** |
| Where communal open space/facilities are provided for children and young people they are safe and contained | **Complies –balustrades, passive surveillance and placement of entries contribute to safety and containment.** |

| *Objective 3D-4 Communal and Public Open Space*<br>*Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| The public open space should be well connected with public streets along at least one edge | **Complies – public open space directly connected to Hunter Street** |
| The public open space should be connected with nearby parks and other landscape elements | **Complies – Wickham Park is accessible approx 250m from site, additional green open space is accessible directly across the road on the corner of Hunter, Parry and Selma Streets. Green landscaped are provides pedestrian access thought to Hamilton Railway Station** |
| Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid | **Complies – refer also to above** |
| Solar access should be provided year round along with protection from strong winds | **Complies – Open spaces typically located on the Northwest corner of the site ensuring solar access. Wind protection provided by awnings and pergolas.** |
| Opportunities for a range of recreational activities should be provided for people of all ages | **Complies – multiple spaces of multiple intended uses provided for communal use.** |
| A positive address and active frontages should be provided adjacent to public open space. | **Complies – public open space directly connected to Hunter Street and retail tenancies on street level.** |
| Boundaries should be clearly defined between public open space and private areas | **Complies – private areas all located on levels above the street.** |

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| *Objective 3E-1 Deep Soil Zones*<br>*Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth.* | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| Deep soil zones are to meet the following minimum requirements:<br><br>Site area / Minimum dimensions / Deep soil zone (% of site area)<br>less than 650m² / - / 7%<br>650m² - 1,500m² / 3m<br>greater than 1,500m² / 6m<br>greater than 1,500m² with significant existing tree cover / 6m | **Does not comply – Deep soil zone is limited to Northwest corner of allotment. 3% of site area is achieved for deep soil planting and a further 4% of site area is achieved for landscaping in planter boxes in public and private communal spaces around the building. Design guidance below allows for limited availability of deep soil planting by attention to stormwater management and alternative planting.** |
| ***Design Guidance*** | ***Proposed Design*** |
| Achieving the design criteria may not be possible on some sites including where:<br>• 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)<br>• there is 100% site coverage or non-residential uses at ground floor level<br>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 | **Assumed to comply** |

| *Objective 3F-1 Visual Privacy*<br>*Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy* | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| 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:<br><br>Building height: up to 12m (4 storeys) — Habitable rooms and balconies: 6m — Non-habitable rooms: 3m<br>up to 25m (5-8 storeys) — 9m — 4.5m<br>over 25m (9+ storeys) — 12m — 6m | **Complies – 6m setback from side boundary typically maintained. Windows which encroach into setback are angled away from adjacent property to prevent overlooking. Balconies are augmented with privacy screens.** |

| *Objective 3F-2 Visual Privacy*<br>*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* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. | **Complies – Communal Open Space on Fourth Floor is separated from private open space by screening. Communal Open Space on upper floors is adjacent only to lift lobbies.** |
| Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas | **Complies** |
| Balconies and private terraces should be located in front of living rooms to increase internal privacy | **Complies** |
| Windows should be offset from the windows of adjacent buildings | **N/A – there are no buildings adjacent which will affect the residential levels of the proposal** |

| | |
|---|---|
| Recessed balconies and/or vertical fins should be used between adjacent balconies | **Complies** |

| *Objective 3G-1 Pedestrian Access and Entries*<br>*Building entries and pedestrian access connects to and addresses the public domain* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge | **Complies – Multiple entries exist to access carpark, lobby, and retail tenancies** |
| Entry locations relate to the street and subdivision pattern and the existing pedestrian network | **Complies – entries all address Hunter Street.** |
| Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries | **Complies** |
| 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 | **N/A – street frontage is ample** |

| *Objective 3G-2 Pedestrian Access and Entries*<br>*Access, entries and pathways are accessible and easy to identify* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces | **Assumed to comply – the proposal complies generally except on the carparking levels along the southern edge of the site. The visibility of the lift lobbies and entrances from these points may require assistance through signage.** |
| The design of ground floors and underground car parks minimise level changes along pathways and entries | **Complies** |
| Steps and ramps should be integrated into the overall building and landscape design | **Complies** |
| For large developments 'way finding' maps should be provided to assist visitors and residents. | **N/A – proposal is not considered to be a large development** |
| For large developments electronic access and audio/video intercom should be provided to manage access | **N/A – proposal is not considered to be a large development** |

| *Objective 3G-3 Pedestrian Access and Entries*<br>*Large sites provide pedestrian links for access to streets and connection to destinations* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport | **N/A – proposal is not considered to be a large development & does not require through-site links** |
| 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 | **N/A – proposal is not considered to be a large development & does not require through-site links** |

| *Objective 3H-1 Vehicle access*<br>*Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Car park access should be integrated with the building's overall facade. | Partial compliance **– While carpark access is recessed into the facade, it is minimised in height. Decorative screening to the carpark facades ensure the entry point is integrated into the overall composition.** |
| Car park entries should be located behind the building line | **Complies** |
| Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout | **Complies** |
| Car park entry and access should be located on secondary streets or lanes where available | **Complies – secondary street or lane not available** |
| Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided | **Complies** |
| Access point locations should avoid headlight glare to habitable rooms | **Complies – all habitable rooms are well away from carpark entry** |
| Adequate separation distances should be provided between vehicle entries and street intersections | **Complies** |
| The width and number of vehicle access points should be limited to the minimum | **Complies – minimised to one lane in and one lane out.** |

| | |
|---|---|
| Visual impact of long driveways should be minimised through changing alignments and screen planting | **N/A** |
| The need for large vehicles to enter or turn around within the site should be avoided | **Complies – service vehicles remain on Hunter Street** |
| Garbage collection, loading and servicing areas are screened | **Partial compliance – garbage storage areas are within the building, but garbage collection is on the kerbside.** |
| Clear sight lines should be provided at pedestrian and vehicle crossings | **Complies – landscaping and obstructions have been moved away from carpark entry** |
| Traffic calming devices such as changes in paving material or textures should be used where appropriate | **Assumed to comply – drawings do not extend to that level of detail** |
| Pedestrian and vehicle access should be separated and distinguishable. | **Complies** |

| ***Objective 3J-1 Bicycle and Car Parking***<br>***Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas*** | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| For development on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street | **Complies - 100 car parking spaces are provided (77 required).** |
| ***Design Guidance*** | ***Proposed Design*** |
| Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site | **Assumed to comply – space is available if such a scheme is provided.** |
| Where less car parking is provided in a development, council should not provide on street resident parking permits | **N/A – provided parking is ample** |

| *Objective 3J-2 Bicycle and Car Parking*<br>*Parking and facilities are provided for other modes of transport* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters | **Complies – 6 Motorcycle spaces (4 required) and 87 bicycle spaces (84 required) are provided** |
| Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas | **Complies – bicycle parking provided undercover in secure car parking area.** |
| Conveniently located charging stations are provided for electric vehicles, where desirable | **N/A** |

| *Objective 3J-3 Bicycle and Car Parking*<br>*Car park design and access is safe and secure* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| 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 | Partial compliance **– generally complies except for cleaner's room on ground level** |
| Direct, clearly visible and well lit access should be provided into common circulation areas | Assumed to comply **– drawings do not extend to that level of detail** |
| A clearly defined and visible lobby or waiting area should be provided to lifts and stairs | **N/A** |
| For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards | **N/A – proposal is not considered to be a large development** |

| *Objective 3J-4 Bicycle and Car Parking*<br>*Visual and environmental impacts of underground car parking are minimised* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Excavation should be minimised through efficient car park layouts and ramp design | **N/A – slope of land on site allows basement carpark to be open on railway side of the site.** |
| Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles. | **Partial compliance – due to site area and dimension limitations, circulation is as efficient as possible and double loading occurs whenever possible. A Traffic Consultant has been engaged to assist with the carpark layout and access design.** |
| 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 | **N/A – slope of land on site allows basement carpark to be open on railway side of the site.** |
| Natural ventilation should be provided to basement and sub basement car parking areas | **Complies** |
| Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design | **Complies – screening on elevation integrates with the facade of the building.** |

| *Objective 3J-5 Bicycle and Car Parking*<br>*Visual and environmental impacts of on-grade car parking are minimised* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| On-grade car parking should be avoided | **Complies** |
| Where on-grade car parking is unavoidable, the following design solutions are used:... | **N/A** |

| *Objective 3J-6 Bicycle and Car Parking*<br>*Visual and environmental impacts of above ground enclosed car parking are minimised* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Exposed parking should not be located along primary street frontages | Partial compliance **– Due to site area and dimension limitations and in order to achieve efficient circulation of carpark aisles, exposed parking along the primary street frontage (Hunter Street) is unavoidable. Screening is used to minimise the visual impact of the above ground carparking.** |
| Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade:... | **Complies – Screening is provided to carpark levels which integrates with the facade design.** |
| Positive street address and active frontages should be provided at ground level | **Complies – frontage to actual car parking area is minimised in order to maximise active frontages to other parts of the building.** |

| *Objective 4A-1 Solar and daylight access*<br>*To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space* | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| 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. | **Complies – 71% of apartments (54 of 76) achieve solar access requirements** |
| In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter. | **Not Applicable** |
| A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter. | **Complies – units on Hunter Street frontage will still achieve a glimpse of direct sunlight in mid winter and more throughout the rest of the year.** |
| ***Design Guidance*** | ***Proposed Design*** |
| The design maximises north aspect and the number of single aspect south facing apartments is minimised | **Complies – site shape and orientation naturally maximised northern aspect. South aspect is actually aouthwest which enables some solar access late in the day.** |

| | |
|---|---|
| Single aspect, single storey apartments should have a northerly or easterly aspect | Partial compliance **– 44 out of 76 apartments are considered to be single aspect, single storey apartments. Of the 44 identified, 31 have northerly or easterly aspect, 13 have southerly or westerly aspect.** |
| Living areas are best located to the north and service areas to the south and west of apartments | **Note only** |
| To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used<br>• dual aspect apartments<br>• shallow apartment layouts<br>• two storey and mezzanine level apartments<br>• bay windows | **Complies** |
| To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes | **Complies** |
| Achieving the design criteria may not be possible on some sites. | **N/A – as noted above, design criteria have been complied with** |

| ***Objective 4A-2 Solar and daylight access***<br>***Daylight access is maximised where sunlight is limited*** | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms | **Complies – Habitable rooms all have glazing with sill heights lower than 1500mm.** |
| Where courtyards are used : | **N/A** |
| Opportunities for reflected light into apartments are optimised through:<br>• reflective exterior surfaces on buildings opposite south facing windows<br>• positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light<br>• integrating light shelves into the design<br>• light coloured internal finishes | Assumed to comply **– drawings do not extend to that level of detail** |

| *Objective 4A-3 Solar and daylight access*<br>*Design incorporates shading and glare control, particularly for warmer months* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| A number of the following design features are used:<br>• balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas<br>• shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting<br>• horizontal shading to north facing windows<br>• vertical shading to east and particularly west facing windows<br>• operable shading to allow adjustment and choice<br>• 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) | Partial compliance **– orientation of building means that solar penetration of living areas is typically early or late in the day thus at a lower elevation. Shading devices are provided for some units to assist with the shading of living areas in the warmer months.** |

| *Objective 4B-1 Natural Ventilation*<br>*All habitable rooms are naturally ventilated* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms | Partial compliance **– Apartments are able to capture Easterly breezes for cooling in Summer.** |
| Depths of habitable rooms support natural ventilation | **Complies – as discussed above living spaces comply with maximum 8 metre depths** |
| The area of unobstructed window openings should be equal to at least 5% of the floor area served | **Complies – details of opening window sashes are given in a spreadsheet in Appendix Item 2 of the Architectural documents.** |
| Light wells are not the primary air source for habitable rooms | **Complies – light wells not used** |
| Doors and openable windows maximise natural ventilation opportunities | Complies **– recessed balconies with openings on multiple sides of the balcony combine with openings on the boundary faces of the building to maximise natural ventilation opportunities** |

| *Objective 4B-2 Natural Ventilation*<br>*The layout and design of single aspect apartments maximises natural ventilation* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Apartment depths are limited to maximise ventilation and airflow | **Complies – as discussed above living spaces comply with maximum 8 metre depths** |
| Natural ventilation to single aspect apartments is achieved with the following design solutions:<br>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 | **Partial compliance – apartment balconies are typically indented into the facade. With the exception of 6 apartments they typically display a width to depth ration of 2:1** |

| *Objective 4B-3 Natural Ventilation*<br>*The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents* | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| 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. | **Does not comply. On average 36% of apartments in the first 9 storeys are cross ventilated. Cross ventilation requires an apartment have multiple aspects however 44 out of the total 76 apartments are Single Aspect. Natural ventilation opportunities are maximised despite natural cross ventilation numbers being limited.** |
| Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line | **Complies.** |
| ***Design Guidance*** | ***Proposed Design*** |
| The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths | **Complies – Corner apartments are locates on each floor, apartment depths have been limited for light and ventilation** |
| 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) | **N/A – central access corridor precludes cross—through apartments** |
| Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow | **Does not comply – apartments which do achieve ventilation are constricted by corners, doors and corridors which potentially limit ventilation. This situation is largely unavoidable due to the difficult shape of the subject site.** |

| | |
|---|---|
| Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow | **Complies** |

| ***Objective 4C-1 Ceiling Heights*** ***Ceiling height achieves sufficient natural ventilation and daylight access*** | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| Measured from finished floor level to finished ceiling level, minimum ceiling heights are:<br><br>Minimum ceiling height for apartment and mixed use buildings<br>Habitable rooms: 2.7m<br>Non-habitable: 2.4m<br>For 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor, where its area does not exceed 50% of the apartment area<br>Attic spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope<br>If located in mixed used areas: 3.3m for ground and first floor to promote future flexibility of use | **Complies**<br>**Complies**<br>**Not Applicable**<br>**Not Applicable**<br>**Not Applicable**<br>**Does not comply – 3.3 floor to floor in Retail 1 & 2 means 3.3m ceiling impossible. 3.7 floor to floor in Retail 3 is still considered too tight to achieve 3.3m ceiling. Criteria has not been met due to the priorities of achieving level pedestrian access to the tenancies as well as achieving stair and ramp access to upper levels of the building. The ceiling height which will be available within the retail tenancies is still considered to sufficient for natural ventilation and daylight access and will still be adequate to promote flexibility of use.** |
| ***Design Guidance*** | ***Proposed Design*** |
| Ceiling height can accommodate use of ceiling fans for cooling and heat distribution | **Complies - 2.7m ceiling easily achievable in apartments which will accommodate ceiling fans** |

| ***Objective 4C-2 Ceiling Heights*** ***Ceiling height increases the sense of space in apartments and provides for well proportioned rooms*** | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |

| | |
|---|---|
| A number of the following design solutions can be used: | Assumed to comply – **3.3m floor to floor will allow great flexibility in ceiling heights. Drawings do not extend to that level of detail** |
| ***Objective 4C-3 Ceiling Heights***<br>***Ceiling height increases the sense of space in apartments and provides for well proportioned rooms*** | |
| ***Design Guidance*** | ***Proposed Design*** |
| 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 | Partial Compliance – **Street level is already designed as commercial (retail) use. The floor to floor height is not necessarily larger than the other floor to floor heights (e.g. Retail 1 & 2) however is larger than the minimum required.** |

| | |
|---|---|
| ***Objective 4D-1 Apartment Size and Layout***<br>***The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity*** | |
| ***Design Criteria*** | ***Proposed Design*** |
| Apartments are required to have the following minimum internal areas:<br>Apartment type / Minimum internal area<br>Studio – 35m²<br>1 bedroom – 50m²<br>2 bedroom – 70m²<br>3 bedroom – 90m²<br>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m$^2$ each.<br>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m$^2$ each | **Complies**<br>**Complies**<br>**Complies**<br>**Complies** |
| 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 | **Complies** |
| ***Design Guidance*** | ***Proposed Design*** |

| | |
|---|---|
| Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space) | **Complies** |
| A window should be visible from any point in a habitable room | **Complies** |
| 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** |

| ***Objective 4D-2 Apartment Size and Layout***<br>***Environmental performance of the apartment is maximised*** | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| Habitable room depths are limited to a maximum of 2.5 x the ceiling height. | **Complies** |
| In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. | **Complies** |
| ***Design Guidance*** | ***Proposed Design*** |
| Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths | **Complies – floor to floor height of 3.3m allows for taller ceilings and increased depths. Maximum apartment depth still complies with 8m maximum.** |
| All living areas and bedrooms should be located on the external face of the building | **Complies – the utilisation of recessed balconies allows all habitable rooms to be located on the external face of the building.** |
| Where possible:<br>• bathrooms and laundries should have an external openable window<br>• main living spaces should be oriented toward the primary outlook and aspect and away from noise sources | **Complies**<br>**Partial compliance – primary outlook and solar access is to the North and East which is adjacent to the railway line + noise source. This situation is unavoidable due to the site constraints.** |

| *Objective 4D-3 Apartment Size and Layout*<br>*Apartment layouts are designed to accommodate a variety of household activities and needs* | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| Master bedrooms have a minimum area of $10m^2$ and other bedrooms $9m^2$ (excluding wardrobe space) | Partial compliance – **5 out of 76 apartments have undersized bedrooms** |
| Bedrooms have a minimum dimension of 3m (excluding wardrobe space) | Partial compliance – **5 out of 76 apartments have bedrooms which have a minimum dimension less than 3m** |
| Living rooms or combined living/dining rooms have a minimum width of:<br>• 3.6m for studio and 1 bedroom apartments<br>• 4m for 2 and 3 bedroom apartments | Partial compliance – **11 out of 76 apartments have undersized living/dining rooms. This is offset by the availability of multiple areas of community spaces which cater for larger gatherings and are available to the residents.** |
| The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts | **N/A** |
| ***Design Guidance*** | ***Proposed Design*** |
| Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas | **Complies** |
| All bedrooms allow a minimum length of 1.5m for robes | Partial compliance – **5 out of 76 apartments have a bedroom with an undersized robe**<br>**9 out of 76 apartments have one of their bedrooms without a robe.** |
| 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 | Partial compliance - **5 out of 76 apartments have no wardrobe in their main bedroom, though may be designated elsewhere in the apartment** |
| Apartment layouts allow flexibility over time: | **Complies** |

| *Objective 4E-1 Private open space and balconies*<br>*Apartments provide appropriately sized private open space and balconies to enhance residential amenity* | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| All apartments are required to have primary balconies as follows:<br><br>Dwelling type / Minimum area / Minimum depth<br>Studio apartments / 4m² / -<br>1 bedroom apartments / 8m² / 2m<br>2 bedroom apartments / 10m² / 2m<br>3+ bedroom apartments / 12m² / 2.4m | **Complies**<br>**Complies**<br>**Complies**<br>Partial Compliance **–3 out of 6 3+ bedroom apartments fall short of 2.4m minimum dimension although minimum area is achieved. This is offset by the provision of larger community external spaces which are available to the residents for larger gatherings.** |
| For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m$^2$ and a minimum depth of 3m. | **Complies** |
| ***Design Guidance*** | ***Proposed Design*** |
| Increased communal open space should be provided where the number or size of balconies are reduced | **N/A** |
| Storage areas on balconies is additional to the minimum balcony size | **N/A** |
| Balcony use may be limited in some proposals by:<br>• consistently high wind speeds at 10 storeys and above<br>• close proximity to road, rail or other noise sources<br>• exposure to significant levels of aircraft noise<br>• heritage and adaptive reuse of existing buildings<br>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.<br>Natural ventilation also needs to be demonstrated | **N/A – balconies or terraces provided to each apartment.** |

| *Objective 4E-2 Private open space and balconies*<br>*Primary private open space and balconies are appropriately located to enhance liveability for residents* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space | **Complies** |
| Private open spaces and balconies predominantly face north, east or west | **Complies** |
| 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. | **Complies** |

| *Objective 4E-3 Private open space and balconies*<br>*Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| 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 | **Complies** |
| Full width full height glass balustrades alone are generally not desirable | **Complies** |
| Projecting balconies should be integrated into the building design and the design of soffits considered | **Complies** |
| Operable screens, shutters, hoods and pergolas are used to control sunlight and wind | **Complies** |
| Balustrades are set back from the building or balcony edge where overlooking or safety is an issue | **N/A** |
| Downpipes and balcony drainage are integrated with the overall facade and building design | **Assumed to comply – drawings do not extend to that level of detail** |
| Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design | **Assumed to comply – drawings do not extend to that level of detail** |

| | |
|---|---|
| Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design | **Assumed to comply – drawings do not extend to that level of detail** |
| Ceilings of apartments below terraces should be insulated to avoid heat loss | **Complies – insulation requirement noted in BASIX documents** |
| Water and gas outlets should be provided for primary balconies and private open space | **Assumed to comply – drawings do not extend to that level of detail** |

| *Objective 4E-4 Private open space and balconies*<br>*Private open space and balcony design maximises safety* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Changes in ground levels or landscaping are minimised | **Complies – landscaping typically on street frontage and on flat podium level** |
| Design and detailing of balconies avoids opportunities for climbing and falls | **Assumed to comply – drawings do not extend to that level of detail** |

| *Objective 4F-1 Common circulation and spaces*<br>*Common circulation spaces achieve good amenity and properly service the number of apartments* | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| The maximum number of apartments off a circulation core on a single level is eight. | **Partial Compliance – Fourth Floor has 9 apartments accessing the common circulation core. All other levels comply** |
| For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 | **Complies – two to three lifts are provided to serve 76 apartments. The third lift serves the floor adjacent to the car park** |
| ***Design Guidance*** | ***Proposed Design*** |
| 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 | **Complies** |
| Daylight and natural ventilation should be provided to all common circulation spaces that are above ground | **Complies** |

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| Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors | **Complies** |
| Longer corridors greater than 12m in length from the lift core should be articulated. | **Complies** |
| Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments | **Does not comply – The difficult narrow triangular shape of the site does not allow for multiple core apartment layouts or crossover apartment layouts thus limiting the opportunities for dual aspect apartments by these methods. The common circulation spaces do maximise the opportunities for dual aspect apartments which are available by their location at building corners** |
| 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 | **N/A – with the exception of a ninth apartment on Fourth Floor level, the design criteria are achieved.** |
| Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level | **Complies** |
| 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 | **Complies – Apartment 5.3.B1 has part of its balcony visible from the common circulation space.** |

| ***Objective 4F-2 Common circulation and spaces***<br>***Common circulation spaces promote safety and provide for social interaction between residents*** | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| 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 | **Partial compliance – circulation corridors comply on lower and upper levels. Fourth floor to Ninth floor have compromised sight lines** |
| Tight corners and spaces are avoided | **Complies – chamfers are introduced to avoid tight corners in the circulation core.** |
| Circulation spaces should be well lit at night | **Assumed to comply – drawings do not extend to that level of detail** |
| Legible signage should be provided for apartment numbers, common areas and general wayfinding. | **Assumed to comply – drawings do not extend to that level of detail** |
| Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided | **Complies – common areas are located adjacent to lift lobbies.** |

| | |
|---|---|
| In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space | **Complies** |
| Where external galleries are provided, they are more open than closed above the balustrade along their length | **N/A** |

| ***Objective 4G-1 Storage***<br>**Adequate, well designed storage is provided in each apartment** | |
|---|---|
| ***Design Criteria*** | ***Proposed Design*** |
| In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:<br>Dwelling type / Storage size volume<br>Studio apartments — 4m³<br>1 bedroom apartments — 6m³<br>2 bedroom apartments — 8m³<br>3+ bedroom apartments — 10m³<br>At least 50% of the required storage is to be located within the apartment. | **Complies**<br>**Complies**<br>**Complies**<br>**Complies**<br>**Complies** |
| ***Design Guidance*** | ***Proposed Design*** |
| Storage is accessible from either circulation or living areas | **Complies** |
| 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** |
| Left over space such as under stairs is used for storage | **N/A** |

| *Objective 4G-2 Storage*<br>*Additional storage is conveniently located, accessible and nominated for individual apartments* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Storage not located in apartments is secure and clearly allocated to specific apartments | Assumed to comply **– storage is located securely in the basement. Allocation of storage units is not detailed in drawings** |
| Storage is provided for larger and less frequently accessed items | **Complies** |
| 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 | **Complies** |
| If communal storage rooms are provided they should be accessible from common circulation areas of the building | **Complies** |
| Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain | **Complies** |

| *Objective 4H-1 Acoustic Privacy*<br>*Noise transfer is minimised through the siting of buildings and building layout* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses | **Complies** |
| Window and door openings are generally orientated away from noise sources | Does not comply **– by necessity for solar access and because of site constraints, window and door openings need to be oriented towards the noise sources of Hunter Street and the Railway Line. An Acoustic consultant has considered solutions to this unavoidable issue.** |
| 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 | **Complies** |
| Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources | Partial compliance **– Storage and circulation spaces have been used to buffer habitable rooms from internal noise sources, but the main noise sources of Hunter Street and the Railway Line are where habitable rooms are able to access light and air.** |
| The number of party walls (walls shared with other apartments) are limited and are appropriately insulated | **Complies** |

| | |
|---|---|
| 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 | **Complies** |

| *Objective 4H-2 Acoustic Privacy*<br>*Noise impacts are mitigated within apartments through layout and acoustic treatments* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Internal apartment layout separates noisy spaces from quiet spaces | **Complies** |
| Where physical separation cannot be achieved noise conflicts are resolved | **Assumed to comply – drawings do not extend to that level of detail** |

| *Objective 4J-1 Noise and Pollution*<br>*In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| To minimise impacts the following design solutions may be used:<br>• non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source.<br>• buildings should respond to both solar access and noise.<br>• where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable<br>• landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry | **Complies – Retail and car parking occupy lowest level of building.**<br>**Complies**<br>**N/A**<br>**Partial compliance – Landscaping assists ameliorate noise impacts on Hunter Street side.** |
| 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:<br>• solar and daylight access<br>• private open space and balconies<br>• natural cross ventilation | **Assumed to comply** |

| *Objective 4J-2 Noise and Pollution*<br>*Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Design solutions to mitigate noise include:<br>• limiting the number and size of openings facing noise sources<br>• providing seals to prevent noise transfer through gaps<br>• using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)<br>• using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits | **Complies** |

| *Objective 4K-1 Apartment Mix*<br>*A range of apartment types and sizes is provided to cater for different household types now and into the future* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| A variety of apartment types is provided | **Complies** |
| The apartment mix is appropriate, taking into consideration:<br>• the distance to public transport, employment and education centres<br>• the current market demands and projected future demographic trends<br>• the demand for social and affordable housing<br>• different cultural and socioeconomic groups | **Complies** |
| 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 | **Complies** |

| *Objective 4K-2 Apartment Mix*<br>*The apartment mix is distributed to suitable locations within the building* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Different apartment types are located to achieve successful facade composition and to optimise solar access | **Complies** |
| 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 | **Complies – Larger apartments are typically located on the upper floors where smaller floor plates combine to allow them to access more of the building facade.** |

| *Objective 4L-1 Ground Floor Apartments*<br>*Street frontage activity is maximised where ground floor apartments are located* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Direct street access should be provided to ground floor apartments | **N/A – no Ground Floor Apartments proposed** |
| Activity is achieved through front gardens, terraces and the facade of the building | **N/A - no Ground Floor Apartments proposed** |
| Retail or home office spaces should be located along street frontages | **Complies** |
| 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 - no Ground Floor Apartments proposed** |

| *Objective 4L-2 Ground Floor Apartments*<br>*Design of ground floor apartments delivers amenity and safety for residents* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Privacy and safety should be provided without obstructing casual surveillance. | **N/A – no Ground Floor Apartments proposed** |
| Solar access should be maximised | **N/A - no Ground Floor Apartments proposed** |

| *Objective 4M-1 Facades*<br>*Building facades provide visual interest along the street while respecting the character of the local area* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Design solutions for front building facades may include:<br>• a composition of varied building elements<br>• a defined base, middle and top of buildings<br>• revealing and concealing certain elements<br>• changes in texture, material, detail and colour to modify the prominence of elements | **Complies – building steps in progressively through elevation and changing apartment mix defines zones within the building for visual interest.** |
| Building services should be integrated within the overall facade | **Assumed to comply – drawings do not extend to that level of detail** |
| Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale | **Complies** |
| Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights | **N/A – site is quite isolated, and there is no defined street parapet height for reference. There is no prescribed street wall height stipulated in the Newcastle City Centre DCP** |
| Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals | **Complies** |

| *Objective 4M-2 Facades*<br>*Building functions are expressed by the facade* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Building entries should be clearly defined | **Complies – building entries are expressed with indents and pedestrian awnings** |
| Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height | **Complies – the dominant corner of the site is the Northwest corner which is articulated with private balconies and communal open spaces to ensure visual prominence and activity on that corner** |
| The apartment layout should be expressed externally through facade features such as party walls and floor slabs | **Complies – structural elements, balconies and party walls combine to articulate the facade.** |

| *Objective 4N-1 Roof Design*<br>*Roof treatments are integrated into the building design and positively respond to the street* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Roof design relates to the street. | **Assumed to comply – the site is narrow and oddly shaped, the proposed flat roof is the most achievable way to cover the building.** |
| Roof treatments should be integrated with the building design. Design solutions may include: | **Assumed to comply – the site is narrow and oddly shaped, the proposed flat roof is the most achievable way to cover the building.** |

| *Objective 4N-2 Roof Design*<br>*Opportunities to use roof space for residential accommodation and open space are maximised* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Habitable roof space should be provided with good levels of amenity. | **Partial compliance – upper level balconies and a podium level communal outdoor space are all incorporated into the building. The uppermost roof level is not provided for communal use, but is however used to locate solar PV panels.** |
| Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations | **Complies** |

| *Objective 4N-3 Roof Design*<br>*Roof design incorporates sustainability features* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Roof design maximises solar access to apartments during winter and provides shade during summer. | **Complies** |
| Skylights and ventilation systems should be integrated into the roof design | **Assumed to comply – drawings do not extend to that level of detail** |

| *Objective 4O-1 Landscape Design*<br>*Landscape design is viable and sustainable* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Landscape design should be environmentally sustainable and can enhance environmental performance | **Complies – indigenous species have been scheduled** |
| Ongoing maintenance plans should be prepared | **Assumed to comply – will be undertaken by strata manager** |
| Microclimate is enhanced by:<br>• appropriately scaled trees near the eastern and western elevations for shade<br>• a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter<br>• shade structures such as pergolas for balconies and courtyards | **Complies** |
| Tree and shrub selection considers size at maturity and the potential for roots to compete | **Assumed to comply – drawings do not extend to that level of detail** |

| *Objective 4P-1 Planting on Structures*<br>*Appropriate soil profiles are provided* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Structures are reinforced for additional saturated soil weight | **Assumed to comply – landscaping and planting is indicated on drawings for structural assessment** |
| Soil volume is appropriate for plant growth | **Assumed to comply – drawings do not extend to that level of detail** |
| Minimum soil standards for plant sizes should be provided in accordance with Table 5 | **Assumed to comply – drawings do not extend to that level of detail** |

| *Objective 4P-2 Planting on Structures*<br>*Plant growth is optimised with appropriate selection and maintenance* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Plants are suited to site conditions | **Assumed to comply – drawings do not extend to that level of detail** |
| A landscape maintenance plan is prepared | **Assumed to comply – will be undertaken by Strata management** |
| Irrigation and drainage systems respond to:<br>• changing site conditions<br>• soil profile and the planting regime<br>• whether rainwater, stormwater or recycled grey water is used | **Assumed to comply – drawings do not extend to that level of detail** |

| *Objective 4P-3 Planting on Structures*<br>*Planting on structures contributes to the quality and amenity of communal and public open spaces* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Building design incorporates opportunities for planting on structures | **Complies – Podium level Communal Areas have defined landscaping. Private Balconies have dimensions and drainage suitable for planting in pots.** |

| *Objective 4Q-1 Universal Design*<br>*Universal design features are included in apartment design to promote flexible housing for all community members* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features | **Complies – The following apartments are designed to universal design standards: 1.4, 1.5, 1.6, 2.4, 2.5, 2.6, 4.3, 5.3, 6.3, 7.3, 8.3, 9.3 and 10.3. 16 car spaces have been included in the carpark with a continuous accessible pathway to the apartment entrances.** |

| *Objective 4Q-2 Universal Design*<br>*A variety of apartments with adaptable designs are provided* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Adaptable housing should be provided in accordance with the relevant council policy | **Complies –apartments are designed to universal design standards** |
| Design solutions for adaptable apartments include:<br>• convenient access to communal and public areas<br>• high level of solar access<br>• minimal structural change and residential amenity loss when adapted<br>• larger car parking spaces for accessibility<br>• parking titled separately from apartments or shared car parking arrangements | **Partial Compliance – Universal design apartments have similar amenity to other apartments and designated car spaces, but not all have the noted high level of solar access. This is due to the Universal design apartments being distributed evenly around the building with allowance for multiple unit types in order to meet the objective of providing a variety of apartments with adaptable designs.** |

| *Objective 4Q-3 Universal Design*<br>*Apartment layouts are flexible and accommodate a range of lifestyle needs* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Apartmentdesign incorporates flexible design solutions which may include:<br>• rooms with multiple functions<br>• dual master bedroom apartments with separate bathrooms<br>• larger apartments with various living space options<br>• open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom | **Complies**<br>**Complies**<br>**Complies**<br>**N/A** |

| *Objective 4R-1 Adaptive Reuse*<br>*New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Design solutions may include:<br>• new elements to align with the existing building<br>• additions that complement the existing character, siting, scale, proportion, pattern, form and detailing<br>• use of contemporary and complementary materials, finishes, textures and colours | **N/A** |
| Additions to heritage items should be clearly identifiable from the original building | **N/A** |
| New additions allow for the interpretation and future evolution of the building | **N/A** |

| *Objective 4R-2 Adaptive Reuse*<br>*Adapted buildings provide residential amenity while not precluding future adaptive reuse* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. | **N/A** |
| Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. | **N/A** |

| *Objective 4S-1 Mixed Use*<br>*Adapted buildings provide residential amenity while not precluding future adaptive reuse* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Mixed use development should be concentrated around public transport and centres | **Complies – proposal lies in Hunter Street on the route of multiple established bus routes. The site is located approximately 650m from both Hamilton Railway Station and the new Wickham Station Terminus** |

| | |
|---|---|
| Mixed use developments positively contribute to the public domain | **Complies – Retail tenancies activate street edge and encourage pedestrian activity** |

| ***Objective 4S-2 Mixed Use*** ***Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents*** | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Residential circulation areas should be clearly defined | **Complies – Residential areas sit alongside but are clearly defined as separate from commercial / retail areas** |
| Landscaped communal open space should be provided at podium or roof levels | **Complies** |

| ***Objective 4T-1 Awnings and Signage*** ***Awnings are well located and complement and integrate with the building design*** | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Awnings should be located along streets with high pedestrian activity and active frontages | **Complies – awnings are located on Hunter Street over retail tenancies and pedestrian entry locations** |
| Awnings should be located over building entries for building address and public domain amenity | **Complies – awnings are located on Hunter Street over retail tenancies and pedestrian entry locations** |
| Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure | **Complies – awnings are limited to close to the building and avoid existing and new street tree planting and services** |
| Gutters and down pipes should be integrated and concealed | **Assumed to comply – drawings do not extend to that level of detail** |
| Lighting under awnings should be provided for pedestrian safety | **Assumed to comply – drawings do not extend to that level of detail** |

| ***Objective 4T-2 Awnings and Signage*** ***Signage responds to the context and desired streetscape character*** | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development | **Assumed to comply – drawings do not extend to that level of detail** |

| | |
|---|---|
| Legible and discrete way finding should be provided for larger developments | **N/A – proposal is not considered to be large development** |
| Signage is limited to being on and below awnings and a single facade sign on the primary street frontage | **Assumed to comply – drawings do not extend to that level of detail** |

| *Objective 4U-1 Energy Efficiency*<br>*Development incorporates passive environmental design* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Adequate natural light is provided to habitable rooms | **Complies** |
| Well located, screened outdoor areas should be provided for clothes drying | **Assumed to comply – drawings do not extend to that level of detail** |

| *Objective 4U-2Energy Efficiency*<br>*Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| A number of the following design solutions are used:<br>• the use of smart glass or other technologies on north and west elevations<br>• thermal mass in the floors and walls of north facing rooms is maximised<br>• polished concrete floors, tiles or timber rather than carpet<br>• insulated roofs, walls and floors and seals on window and door openings<br>• overhangs and shading devices such as awnings, blinds and screens | **Complies – a combination of fixed and movable shading, thermal mass in the form of concrete structure and facade and performance glazing as shown in the BASIX documents are used to increase energy efficiency** |
| Provision of consolidated heating and cooling infrastructure should be located in a centralised location | **N/A** |

| *Objective 4U-3Energy Efficiency*<br>*Adequate natural ventilation minimises the need for mechanical ventilation* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| A number of the following design solutions are used:<br>• rooms with similar usage are grouped together<br>• natural cross ventilation for apartments is optimised<br>• natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible | **Complies**<br>Partial compliance **- On average 36% of apartments in the first 9 storeys are cross ventilated as discussed in Objective 4B-3 which does not meet target.**<br>**Complies** |

| *Objective 4V-1 Water Management and Conservation*<br>*Potable water use is minimised* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Water efficient fittings, appliances and wastewater reuse should be incorporated | Assumed to comply **– requirements are noted in BASIX documentation** |
| Apartments should be individually metered | Assumed to comply **– drawings do not extend to that level of detail** |
| Rainwater should be collected, stored and reused on site | Assumed to comply **– drawings do not extend to that level of detail** |
| Drought tolerant, low water use plants should be used within landscaped areas | **Complies – indigenous species have been scheduled** |

| *Objective 4V-2 Water Management and Conservation*<br>*Urban stormwater is treated on site before being discharged to receiving waters* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Water sensitive urban design systems are designed by a suitably qualified professional | Assumed to comply **– drawings do not extend to that level of detail** |
| A number of the following design solutions are used:<br>• runoff is collected from roofs and balconies in water tanks and | Assumed to comply **– drawings do not extend to that level of detail** |

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|---|---|
| plumbed into toilets, laundry and irrigation<br>• porous and open paving materials is maximised<br>• on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits | |

| *Objective 4V-3 Water Management and Conservation*<br>*Flood management systems are integrated into site design* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Detention tanks should be located under paved areas, driveways or in basement car parks | **Complies** |
| On large sites parks or open spaces are designed to provide temporary on site detention basins | **N/A – proposal is not on a large site** |

| *Objective 4W-1 Waste management*<br>*Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park | **Complies – waste storage is located adjacent to the carpark entry, but still discreetly.** |
| Waste and recycling storage areas should be well ventilated | **Assumed to comply – drawings do not extend to that level of detail** |
| Circulation design allows bins to be easily manoeuvred between storage and collection points | **Complies – waste storage and waste collection are accessed directly.** |
| Temporary storage should be provided for large bulk items such as mattresses | **Assumed to comply – bulk storage areas are available though not designated on the drawings** |
| A waste management plan should be prepared | **Assumed to comply – an operational waste management plan will be undertaken by strata management** |

| *Objective 4W-2 Waste management*<br>*Domestic waste is minimised by providing safe and convenient source separation and recycling* | |
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| ***Design Guidance*** | ***Proposed Design*** |
| 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 | **Assumed to comply – drawings do not extend to that level of detail** |
| Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core | **Complies – waste and recycling storage are accessed near South eastern stair core** |
| For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses | **Does not comply – waste storage is all within common room. Commercial waste for the 3 Retail Tenancies, whilst in the same room has separate, distinct and secure bins designated for them.** |
| Alternative waste disposal methods such as composting should be provided | **Assumed to comply – drawings do not extend to that level of detail** |

| *Objective 4X-1 Building maintenance*<br>*Building design detail provides protection from weathering* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| A number of the following design solutions are used:<br>• roof overhangs to protect walls<br>• hoods over windows and doors to protect openings<br>• detailing horizontal edges with drip lines to avoid staining of surfaces<br>• methods to eliminate or reduce planter box leaching<br>• appropriate design and material selection for hostile locations | **Complies – elevations detail a number of projections which articulate the facade and protect against weathering** |

| *Objective 4X-2 Building maintenance*<br>*Systems and access enable ease of maintenance* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| Window design enables cleaning from the inside of the building | Does not comply **– most of the glazing is built on the boundary of Hunter Street or close to the boundary of the railway corridor where window cleaning access will need to be achieved by lanyards suspended from the roof. Coordination with the Rail Authority has occurred to ensure that the windows on the railway side of the building can be cleaned without encroaching onto the boundary of the railway corridor.** |
| Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade | Assumed to comply **– drawings do not extend to that level of detail** |
| Design solutions do not require external scaffolding for maintenance access | Assumed to comply **– drawings do not extend to that level of detail** |
| Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems | Assumed to comply **– drawings do not extend to that level of detail** |
| Centralised maintenance, services and storage should be provided for communal open space areas within the building | Partial compliance **– central cleaner's store is located near the carpark entry** |

| *Objective 4X-3 Building maintenance*<br>*Material selection reduces ongoing maintenance costs* | |
|---|---|
| ***Design Guidance*** | ***Proposed Design*** |
| A number of the following design solutions are used:<br>• sensors to control artificial lighting in common circulation and spaces<br>• natural materials that weather well and improve with time such as face brickwork<br>• easily cleaned surfaces that are graffiti resistant<br>• robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors | Assumed to comply **– drawings do not extend to that level of detail**<br>**N/A**<br>**Complies – precast concrete is robust and easily maintained**<br>Assumed to comply **– drawings do not extend to that level of detail** |