



**APARTMENT DESIGN GUIDE COMPLIANCE STATEMENT**  
643-651 HUNTER STREET NEWCASTLE  
09 MAY 2022 – ISSUE FOR DA

**STEWART  
ARCHITECTURE**

## **ADG COMPLIANCE STATEMENT**

09 May 2022

### **Overview**

Prepared to accompany the Development Application submitted to Newcastle City Council.

Project Address:

643-651 Hunter Street, Newcastle, NSW

LOT 1, DP 1166015

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### **Note**

The ADG Compliance Statement prepared for the Development Application of 643 – 651 Hunter Street, Newcastle and is to be read in conjunction with all architectural documentation, and all supporting consultant documentation and reports.

## INTRODUCTION

### GENERAL SITE DESCRIPTION

The following report has been prepared by Stewart Architecture to accompany the Development Application for 643-651 Hunter Street, Newcastle submitted to City of Newcastle Council.

Located at 643-651 Hunter Street, the site is well positioned within the city centre character area of City of Newcastle Council. The site is bounded by Hunter Street to the north, Steel Street to the east and adjoining occupied commercial sites to the west and south.

The site area is 2079m<sup>2</sup> with a frontage of 41m to Hunter Street and 51.6m to Steel Street, falling approximately 100mm from west to north and 250mm from north to south.

The site's positioning affords it clear views both out to sea and the Newcastle harbour. Previously cleared, the site is ready to make way for the proposed development.

The area is experiencing redevelopment resulting in a mix of old and new building stock of varying typology. Immediate neighbours include the following:

1. Original 2 storey retail / office building constructed to the western boundary.
2. Contemporary 7 storey Travelodge Hotel angled and setback to the southern boundary.
3. Original 3 storey 'The Family Hotel' to the opposite side of Steel Street together with other small-lot commercial buildings.
4. Contemporary 5 storey government office / health building diagonally opposite on Hunter Street
5. Contemporary 2 storey Pizza Hut and KFC restaurants to the opposite side of Hunter Street
6. Contemporary 4 story Ibis Hotel diagonally opposite on Hunter Street

Within the wider context there are residential towers, such as Verve, that have a height of up to 66m and future development proposed up to 90m tall.

The site is ideally suited to predominantly residential redevelopment due to the range of amenities within immediate and walkable distance. Additionally, superb outlook is available toward the Hunter River to the north and the Pacific Ocean to the east.

#### Key project statistics:

- Site area = 2079m<sup>2</sup>
- Proposed GFA = 11,419m<sup>2</sup>
- Proposed FSR = 5.49:1
- Proposed height above natural ground = 64.95 (including vertical circulation and roof plant)
- Quantity of Apartments = 106
- Quantity of Commercial = 709m<sup>2</sup>

## APARTMENT DESIGN GUIDE COMPLIANCE

DESIGN OBJECTIVES	COMPLIANCE	NOTES
1A Apartment Building Types	✓	<p>The proposal is best described as a Hybrid Development which includes a tower apartment and ground floor commercial usages.</p> <p>The site has a prominent corner position addressing two street frontages in an area of Newcastle that is experiencing significant development. The neighbouring building to the west is currently built to the boundary (2-storey) with an approved DA for an 8 storey office building. To the south of the subject site is a driveway for the neighbouring 7 storey Travelodge Hotel.</p> <p>There are several significant towers located in the surrounding context including the Verve towers and proposed towers at 484 King Street (22 storey shop top housing) and 854 Hunter Street (two 30 storey (approx.) residential apartment towers)</p> <p>The proposal provides a street wall to interface with surrounding built form, and a recessed residential tower provides appropriate amenity and interface at higher levels in keeping with the desired street character of Newcastle City Council.</p>
1B Local Character and Context	✓	<p>The site is surrounded by a variety of development including older commercial premises which are expected to be redeveloped over time, recently constructed apartment and hotel towers as well as government buildings that are unlikely to be further developed.</p> <p>The site is in proximity to Newcastle's 'Old Town' heritage precinct. The development responds to the existing scale and streetscape of the local character and context, as well as anticipating the future potential development.</p> <p>The planning proposes commercial usage at ground level and all parking behind a consistent street wall. Above this is a landscaped residential podium and articulated residential tower achieves appropriate amenity for all residents including outlook, solar access, natural ventilation and privacy.</p>
1C Precinct and Individual Sites	✓	<p>The individual site has been analysed to ensure it provides an optimal development solution for the site and addresses the desired future character of its context.</p>
2A Primary Controls	✓	<p>Preliminary analysis was undertaken using a variety of sketch plans to determine the most appropriate scale and building form for the proposal.</p> <p>This analysis included an understanding of primary controls, in addition to the nature of neighbouring sites and the interface with these sites as they stand currently as well as in their future developed potential.</p>
2B Building Envelopes	Non-compliance	<p>The building envelope is defined in the Newcastle City Council DCP.</p> <p>The proposed building envelope and built form received support from the Newcastle Council Urban Design Review Panel following a series of design refinements.</p>

DESIGN OBJECTIVES		COMPLIANCE	NOTES
			<p>The proposed development is built to all four boundaries from the ground floor to Level 3 providing a street wall that strongly defines the corner of Steel and Hunter Streets.</p> <p>Above the street wall the residential tower steps back away from the corner with a 12.75m setback to Steel Street. The tower encroaches the DCP setbacks on the North (1.6m setback with balcony and façade and balcony articulation setback by 1m from the Hunter Street boundary), South (3.5m setback) and West (5.6m setback), however, this aids in creating the towers narrow form. The proposed narrow tower allows significant amenity to the dwellings within while not adversely impacting the broader community in terms of overshadowing, view corridors and general amenity.</p> <p>Refer 2F Building Separation and 2G Street Setbacks.</p>
2C	Building Height	<b>Additional height sought through Newcastle LEP Design Excellence Clause</b>	<p>The permissible building height is 60m (Newcastle LEP 2012).</p> <p>The proposal is 64.95m therefore seeks additional height through design excellence.</p>
2D	Floor Space Ratio	<b>Additional FSR sought Newcastle LEP Design Excellence Clause</b>	<p>The site area is 2,079sqm.</p> <p>The maximum FSR is 5:1 (as per Newcastle LEP) +10% for design excellence = 5.5:1</p> <p>The maximum permissible GFA is 11,434.5 m<sup>2</sup>.</p> <p>The proposal GFA is 11,419 m<sup>2</sup> (5.49:1).</p>
2E	Building Depth	✓	<p>The depth of building is less than 18m.</p> <p>The proposed floor plate is a unique design suited to the subject site. 57% of the dwellings within the development have an Eastern outlook with the building depth of this portion of the building being less than 18m. The western apartments, both of which have a northern outlook, have a building depth of approximately 15m.</p>
2F	Building Separation	✓	<p>The proposed development, a four-storey podium with a residential tower above, has been scaled, sited, and massed to respond to the surrounding context and current and future development. The proposed design has a unique floor plate design that allows every dwelling to be orientated to key views while ensuring appropriate interface and maximizing privacy and solar access.</p> <p>The proposed development is consistent on each floor above the building podium with only the penthouse level and roof top services setback to avoid a 'wedding cake' design solution. The active four-storey podium has a zero setback which is encouraged in the Newcastle DCP.</p> <p><b>Western Boundary</b></p> <p>The façade is highly articulated with deep recesses in the built form to provide both western apartments with at least three external facades and the primary outlook to be orientated to the north. The proposed setbacks facilitate high quality communal outdoor spaces to be created at the interface with the future development proposed on the adjacent site.</p>

DESIGN OBJECTIVES	COMPLIANCE	NOTES
		<p>Above the four-storey podium, the residential tower provides a Western (side) boundary setback varying between 5.6 and 14m.</p> <p>Up to 8 storeys there is an encroachment to the 9m setback suggested in the ADG for habitable rooms, however, the apartments located on the western side of the tower have dual outlook with the primary views to the north.</p> <p>Above 8 storeys there is also an encroachment to the 12m setback suggested in the ADG, however, as above, the apartments have a dual outlook with primary views to the north.</p> <p>The proposed setbacks and building separation to the western boundary and neighbouring property does not adversely affect the existing building. Similarly, the proposed and approved future development on the neighbouring site is for an 8-storey commercial building with a blank wall directly on the boundary. The proposed development will not adversely affect this future development.</p> <p><b>Southern Boundary</b></p> <p>The proposal proposes a decreased setback to the southern boundary, but a slender built form. This offers considerable benefit to future development of the Travelodge site because views will be retained toward the Harbour to the north, both along Steel Street and between the subject site and 653 Hunter Street. Additionally, the slender built form maximises solar access to the Travelodge site.</p> <p>Above the four-storey podium, the residential tower provides a Southern (side) boundary setback of 3.5m</p> <p>Up to 8 storeys there is an encroachment to the 9m setback suggested in the ADG for habitable rooms, however, the apartments located on the southern side of the tower have dual outlook with primary views to the north and east.</p> <p>Above 8 storeys there is also an encroachment to the 12m setback suggested in the ADG, however, as above, the apartments have a dual outlook with primary views to the north and east.</p> <p>The neighbouring building to the south of the subject site, a 7 storey 'Travelodge' hotel is approximately 6m from the common boundary. The building is orientated at an angle to the boundary and with a blank wall facing the site. Consequently, the building is not impacted by the proximity to the boundary and the proposed built form.</p> <p>The proposed built form is not expected to have any adverse effects on future developments to the Travelodge site. The proposed southern façade is a secondary façade with primary outlook to the north and east. If necessary, the southern façade could include devices to direct outlook sideways, however this is not considered necessary with the current surrounding development.</p> <p>The proposed siting and massing of the development is such that the tower makes up less than 50% of the length of the southern boundary with approximately 24% of the southern façade being glazed. The design of the southern façade, including the placement of windows, is such that it provides excellent amenity and cross ventilation to these dwellings.</p> <p>While these setbacks are less than that suggested by the ADG we consider this an appropriate outcome within the context of the site both now and into the future.</p>

DESIGN OBJECTIVES		COMPLIANCE	NOTES
2G	Street Setbacks	✓	<p>The first four storeys incorporate car parking and commercial tenancies and has a zero setback to both Steel and Hunter Streets. This is encouraged in the Newcastle DCP in order to activate the street frontages.</p> <p>Double height commercial tenancies sleeve the carparking and provide an active urban interface to the prominent street corner. A double height resident's business lounge sleeves the corner of the upper levels of carparking providing definition and activation to corner of the podium.</p> <p>Above the podium, the siting of the residential tower is such that it responds to the significant nature of the corner block and responds to the neighbouring development and orientation of the site.</p> <p>The tower is setback by 12.75m to Steel Street providing a generous north/east facing podium as well as enhancing view corridors along Steel Street and across the block from King Street.</p> <p>By contrast, the tower is setback by 1m with articulation setback to 1.5m to Hunter Street. This proposed setback responds to the development happening along Hunter Street with the neighbouring proposed and approved office building to the West which will have a 600mm setback.</p> <p>The encroachment to the Newcastle DCP setbacks is, in context, considered minor as the building design of the residential tower ensures that over 50% of the frontage has no built form above the street wall.</p> <p>The proposed setbacks to Hunter and Steel Street have been considered to minimise overshadowing of the street and other surrounding developments, whilst also optimising the natural light and ventilation amenity of the proposed dwellings.</p>
2H	Side and Rear Setbacks	✓	<p>The first four storeys incorporate carparking and commercial tenancies. The proposal has a zero setback to west and south side boundaries which is compliant and encouraged by the Newcastle DCP. The street wall is compliant with the Newcastle DCP and consistent in height with the surrounding development.</p> <p>The proposed development above the podium level (ie above 12m) is for a continuous tower with penthouse and roof plant set back on Level 19 and 20 respectively.</p> <p>The setback of the residential tower to the western boundary varies from 5.6m and 14m and the southern boundary setback is 3.5m.</p> <p>These setbacks were derived from extensive site analysis and through multiple design reviews with the Newcastle Urban Design Review Panel and through pre-DA meetings with Newcastle Council.</p>



DESIGN CRITERIA		COMPLIANCE	NOTES
3A	Site Analysis	✓	Consistent and thorough site analysis was undertaken throughout the concept design and design development phases of the project.
3B-1&2	Orientation	✓	<p>The proposed development sets out to create a slender tower orientated east / west to minimise overshadowing to the south.</p> <p>The majority of the dwellings have a north-eastern outlook and those that are on the western side of the development have a primary outlook to the north.</p> <p>The orientation and siting of the residential tower enables living areas, private open space and communal areas receive adequate solar access throughout the year.</p> <p>Solar access to neighbouring properties has been considered with the proposed development having an appropriate solar impact on surrounding sites.</p>
3C-1&2	Public Domain Interface	✓	<p>The subject site is corner block with both street frontages identified as 'highly desired' for activity within the Newcastle DCP.</p> <p>The proposal therefore provides excellent public domain interface:</p> <ul style="list-style-type: none"> <li>a) Active frontage including a residential lobby and commercial tenancies. Level changes between footpath and ground floor are carefully resolved.</li> <li>b) Commercial usage and carparking within the street wall interface.</li> <li>c) The apartment lobby has clear and direct street access with mailboxes appropriately positioned.</li> <li>d) Double height commercial tenancies overlook the public domain</li> <li>e) Carparking carefully integrated within the street wall without louvred vents dominating the façade</li> </ul>
3D-1	Communal and Public Open Space	✓	<p>The proposed residential tower is situated on a generously landscaped communal podium. The communal open space makes up 50% of the podium area and provides a wide range of facilities and spaces. This is in addition to an internal communal lounge area and work spaces.</p> <p>The primary communal open space is located to the east of the residential tower and is orientated to the north and east. A secondary communal space, the western terrace, provides a landscaped interface between the western apartments and the neighbouring development.</p> <p>The orientation and diversity of the communal open space ensures that more than 50% of the space achieves direct sunlight for more than 2 hours between 9am and 3pm in mid winter.</p>
3D-2	Activities within Communal open space	✓	<p>The split in the communal open space between the eastern and the western sides of the development provides extensive opportunities for a variety of activities for varying user groups throughout the year.</p> <p>The eastern terrace incorporates a pool, pool deck and associated seating spaces. By contrast the western terrace provides smaller, more intimate spaces to sit as well as a large terrace that could be used for small gatherings and a community garden. Refer to ADG design object 40 for further comments on the landscaped podium.</p>



DESIGN CRITERIA		COMPLIANCE	NOTES
3D-3	Safety in Communal open space	✓	<p>Both the eastern and western terrace are readily accessible and visible from the communal internal space. Landscape planters provide screening to the dwellings on the podium level to maintain privacy to the residents whilst providing opportunities for passive surveillance of the communal spaces.</p> <p>The communal spaces will be smartly lit at night in order to avoid light spill into the podium dwellings.</p>
3E	Deep Soil Zones	✓	<p>The site is an inner-city location which encourages 100% site coverage with development to boundaries at lower floors. The proposal therefore does not provide deep soil zones.</p> <p>Importantly, over 1000m<sup>2</sup> (50% of the site area) is provided as communal space with significant allowance for landscaping.</p> <p>Appropriate stormwater management is provided.</p>
3F-1&2	Visual Privacy through setbacks	Minor non-compliance	<p>The proposed development is a 20-storey building.</p> <p>The first four storeys incorporate carparking and commercial tenancies. The proposal has a zero setback to west and south side boundaries which is compliant and encouraged by the Newcastle DCP. The street wall is compliant with the Newcastle DCP and consistent in height with the surrounding development.</p> <p>The proposed development above the podium level (ie above 12m) is for a continuous tower with penthouse and roof plant set back on Level 19 and 20 respectively.</p> <p>The setback of the residential tower to the western boundary varies from 5.6m and 14m and the southern boundary setback is 3.5m</p> <p>Despite the non-compliance of the building form along the west and southern boundaries, we consider this to be an appropriate outcome because of the following reasons.</p> <ul style="list-style-type: none"> <li>a) The proposed building siting and orientation minimises privacy impacts to both the proposed development and neighbouring sites.</li> <li>b) Apartments that are located on the south and west of the development are orientated to have a primary outlook to the north and east.</li> <li>c) The façades to the south and west are largely solid or screened to manage western solar penetration as well as providing privacy.</li> <li>d) The neighbouring property to the west, currently a 2 storey brick commercial building, has an approved DA for an 8 storey commercial development with a blank wall directly on the shared boundary. The ADG guidance identifies that no separation is required between blank walls.</li> <li>e) The neighbouring property to the south, a 7 storey hotel, is orientated to the east and west with no habitable windows directed towards the subject site.</li> </ul>
3G-1	Pedestrian Access and Entries	✓	<p>The development has a series of pedestrian access points addressing and connecting to the public domain on both Hunter and Steel Streets.</p> <p>Stairs and ramps are integrated into the overall built form and ensure equitable access.</p>

DESIGN CRITERIA		COMPLIANCE	NOTES
3G-2	Identification of entries	✓	The building entries are clearly defined and visible from the public domain with a clear line of sight from the public domain.
3G-3	Pedestrian links for large sites	N/A	
3H	Vehicle Access	✓	<p>The location of the vehicle access from Steel Street has appropriate separation from the public pedestrian entries to the building where clear sight lines are provided to and from vehicle entry. The articulation of this access point is in keeping with the overall façade design and has appropriate distance from the street corner as a response to traffic patterns.</p> <p>Large vehicles are discouraged from entering the site with garbage collection to be conducted off Steel Street.</p> <p>Additionally, a garbage collection, loading and servicing area is directly accessible off Steel Street.</p>
3J-1	Bicycle and Car Parking	✓	<p>The subject site is zoned B3 Commercial Core within the Newcastle City Centre.</p> <p>Parking rates are specified in the Newcastle DCP Section 7.03 Traffic, Parking and Access. All required parking is provided within the built form and is accessed through a secure entry point off Steel Street.</p> <p><b>Car Parking</b></p> <p>Commercial: 12 car parking spaces are provided on the ground floor directly accessible off Steel Street.</p> <p>Residential: 152 car parking spaces are provided over 3 levels (P1, P2 and P3). The proposed residential carparking exceeds the minimum requirements for the quantity and mix of apartments with excess spaces being counted towards GFA and FSR calculations.</p> <p>Visitors: 20 car parking spaces are provided on the ground floor with 7 allocated as permanent residential visitor spaces. One of the ground floor car spaces is allocated to building maintenance with the remaining 12 spaces identified for commercial tenancies are reallocated to residential visitors outside of business hours.</p>
3J-2	Parking for other modes of transport	✓	<p><b>Bicycle parking</b></p> <p>Each apartment is provided with a bicycle parking space within their allocated storage cage. An additional 15 bicycle spaces are provided at ground floor for both commercial and residential visitors as required by the Newcastle DCP.</p> <p><b>Motorcycle Parking</b></p> <p>Commercial: 1 motorcycle space is provided at ground floor in accordance with the Newcastle DCP.</p> <p>Residential: 8 motorcycle spaces are provided for residents in accordance with the Newcastle DCP.</p>
3J-3	Car park design	✓	The car park is designed with the ADG design guidance in mind. Supporting facilities including storage cages, garbage rooms and building services and incorporated into the design.

DESIGN CRITERIA		COMPLIANCE	NOTES
			Access to the lift lobby and common circulation areas is provided at each level and is clearly lit and visible.
3J-4	Underground car parking	N/A	
3J-5	On grade car parking	N/A	
3J-6	Above ground enclosed car parking	✓	<p>All carparking for the proposed development is located above ground. The ground floor and Level 1 parking levels are set back behind the double height commercial development providing a positive street address and an active street frontage.</p> <p>Parking on Level 2 and Level 3 are appropriately screened with a layer of perforated mesh and blade walls that are consistent with the language of the façade treatment at street level as well as for the residential tower.</p>

DESIGN OBJECTIVES		COMPLIANCE	NOTES
4A-1	Solar and Daylight Access	✓	<p>The proposal has been carefully designed to orientate all living rooms and private open spaces to the north, east or west (there are no south facing living rooms or private open spaces).</p> <p>Living rooms and private open spaces of 81% of apartments receive greater than 2 hours direct sunlight between 9am and 3pm on the winter solstice and are therefore compliant.</p> <p>There are no apartments which receive no direct sunlight between 9am and 3pm at mid winter.</p>
4A-2	Daylight Access where Sunlight is Limited	✓	The proposal provides excellent daylight access to all apartments. All apartments have generous balconies which enable the apartments to have a strong sense of openness and will enjoy long vistas and indoor/outdoor living.
4A-3	Design Incorporates Shading and Glare Control	✓	The design incorporates appropriate passive sun control elements. The northern and eastern facades include deep balconies and glazing is minimised on the western façade.
4B-1	Natural Ventilation – Habitable Rooms	✓	All habitable rooms are naturally ventilated with operable windows greater than 5% of the floor area served.
4B-2	Natural Ventilation - Single Aspect Apartments	✓	The design of the floor plate results in 3 'single aspect' apartments per floor. The design of these apartments ensures that the apartment depth is limited to maximise natural ventilation and airflow. Large, recessed balconies are also provided in these single aspect apartments to maximise the extent of operable glazing to ensure effective air circulation.
4B-3	Natural Cross Ventilation	Minor non-compliance	The small number of apartments per floor result in the majority of the apartments being corner apartments or apartments with 3 aspects. The resulting number of apartments that achieve natural cross ventilation = 58%, only 2% shy of the 60% benchmark set out in the ADG.
4C	Ceiling Heights	✓	<p>Ceiling heights of 2.7m are provided for habitable rooms and 2.4m for non-habitable rooms.</p> <p>The floor-to-floor height will be 3.1m. The stacked apartment design allows efficient reticulation of services to achieve the ceiling heights.</p>
4D-1	Apartment Size and Layout	✓	Apartments are greater than minimum internal area and each habitable room has a window to an external wall of not less than 10% of the floor area.
4D-2	Apartment Depth	✓	Single aspect apartments have the balcony recessed deeply into the floor plate to ensure appropriate depth from glazing to kitchen is less than 8m.
4D-3	Apartment Layout	Minor non-compliance	<p>Master bedrooms exceed minimum area requirement of 10sqm.</p> <p>Other bedrooms exceed minimum area requirement of 9sqm.</p> <p>Although room areas are compliant, in some cases bedrooms are less than 3m wide. We believe this is appropriate because we have successfully incorporated a reduced dimension in many projects, as it allows improved utilisation of useable space within the bedroom.</p> <p>Living rooms exceed minimum dimensions.</p>

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4E-1	Private Open Space and Balconies - Size	Minor non-compliance	All balconies and primary open space are well proportioned to provide useable outdoor space. All apartments exceed the minimum ADG dimensions with the exception of UT1A on the podium which has 12.5m <sup>2</sup> of terrace. This is considered to be appropriate as the dwelling is a 1-bedroom apartment and there are generous and varied communal spaces provided within the development.
4E-2	Private Open Space and Balconies - Location	✓	All balconies are provided adjacent the living area and master bedroom.  All balconies are located on north or east frontages.
4F	Common Circulation and Spaces	✓	The proposal provides a maximum of 7 apartments per circulation core.
4G-1	Storage	✓	All dwellings are provided with storage that meets the minimum ADG recommended volume.
4H	Acoustic Privacy	✓	The proposal has been designed to meet the requirements of the BCA regarding acoustic performance.  All bedrooms are located greater than 3m from the primary vehicular entry and any plant rooms. Podium level apartments also include deep terraces as well as landscape elements to provide a buffer between the communal spaces and the dwellings.
4J	Noise and Pollution	✓	The proposal provides a generous setback to Steel Street and the apartments facing onto Hunter Street include deep recessed balconies to mitigate any noise issues.
4K	Apartment Mix	✓	A mix of 1, 2- and 3-bedroom apartments are proposed within the development of varying typologies.  1 Bed – 27.5%  2 Bed – 42.5%  3 Bed – 30%
4L	Ground Floor Apartments	N/A	No ground level apartments are proposed within the development
4M	Facades	✓	The building is designed with strong and distinctive precast concrete façade elements with infill panels of floor to ceiling glazing and bronze coloured cladding. The materiality of the building is consistent from the street level all the way up to the penthouses giving the building a cohesive aesthetic.  At the ground floor, fine concrete blades define the public domain from the commercial tenancies. These concrete blades become finer and more regular along the façade of the upper carparking levels. A bronze coloured mesh screen provides additional screening to the carpark at these levels.  The tower is defined by four strong angled concrete blade walls which direct views out of the building and help to articulate the façade.  The selection and composition of materials provides an elegance and sophistication to the proposed development.
4N	Roof Design	✓	The upper most floor of the proposed developments incorporates two penthouse apartments that are setback from the predominant edge of

DESIGN OBJECTIVES		COMPLIANCE	NOTES
			<p>the building. This creates a visual lightness to the building when viewed from a distance and helps to soften the building on the skyline.</p> <p>The roof is designed to continue the architectural language of the building. Roof service elements are appropriately screened and concealed.</p>
4O	Landscape Design	✓	<p>The landscape has been designed to create communal spaces that complement the architecture while creating beautiful and usable areas for the residents to enjoy.</p> <p>The pool area is proposed on the eastern side of the landscape podium as this area affords solar access throughout the year. A community garden has been proposed to enable residents to socialise and grow their own fruits and vegetables. As part of this space storage for tools and a compost area have also been proposed to ensure usability as well as general environmental sustainability.</p> <p>Pockets of landscaping are provided along the ground floor terrace where possible, to soften and define entry zones to the building.</p>
4P	Planting on Structures	✓	<p>A variety of strategic planting methods have been accommodated to the podium level. Planters have been utilised to facilitate a range of planting types and heights.</p>
4Q	Universal Design	✓	<p>Greater than 25% of the dwellings in the proposed development are designed to achieve the Liveable Housing Guideline's Silver Level and so is compliant with the ADG recommendations.</p> <p>Throughout the development apartments have been designed with an open plan to ensure as much flexibility to future residents as possible.</p>
4R	Adaptive Reuse	N/A	
4S	Mixed Use	✓	<p>The proposed development includes four commercial tenancies on the ground floor activating both the Steel and Hunter Street frontages. The commercial tenancies provide a double height volume as they seek to respond to the urban streetscape and to screen the Level 1 carparking behind. Tenancies 1 and 2 also provide additional area on a mezzanine level.</p> <p>The residential entry has been designed to be well integrated to the building's façade to ensure clarity of use. Residential assets and facilities have also been considered to ensure separation from their commercial counterparts.</p>
4T	Awnings and Signage	✓	<p>The proposed development includes an awning along Hunter Street. The height and depth of the awning complement the existing street character and provide shelter to the primary pedestrian entry points.</p> <p>Signage is incorporated into the building design and directs pedestrians to the residential lobby and each of the four ground floor tenancies.</p>
4U	Energy Efficiency	✓	<p>The proposal has been assessed by a BASIX consultant to ensure a sensible and positive environmental outcome for the development. The proposal optimises natural daylighting and ventilation.</p>

DESIGN OBJECTIVES		COMPLIANCE	NOTES
4V	Water Management and Conservation	✓	<p>Water management has been designed to meet the requirements of BASIX to encourage appropriate water management and conservation.</p> <p>Run off is collected in a site OSD tank located under the ground floor terrace.</p> <p>Gardens and planting have been employed to maximise the use of all collected water.</p>
4W	Waste Management	✓	<p>Common waste rooms are provided on each residential parking level which is easily and directly accessible via lift or stairs from each residential level.</p> <p>Waste collection is through a designated collection point located within the site adjacent to the vehicular entry off Steel Street.</p>
4X	Building Maintenance	✓	<p>The building is constructed of robust materials including unpainted concrete and masonry, and glazed curtain wall to minimise maintenance.</p> <p>Overhangs are always designed with drip grooves to avoid staining of facades. Planter boxes are appropriately waterproofed and drained under suspended pavers to avoid leaching.</p> <p>Maintenance staff can access all floors including roof via the fire stair. All plant is accessible from common areas and the roof access for repairs/maintenance will be limited to qualified professionals.</p>