27-57 FALCON STREET
CROWS NEST

DESIGN REPORT

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Lindsay Bennelong

NOVEMBER 2021

27-57 FALCON STREET, CROWS NEST
DEVELOPMENT APPLICATION

DESIGN REPORT

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1. INTRODUCTION

1.1 EXECUTIVE SUMMARY

The Design Verification Statement has been prepared by Allen Jack + Cottier Architects on behalf of the owners of 27-57 Falcon Street, Crows Nest NSW - Crows Nest Developments Pty Ltd (the proponent).

The statement has been submitted as part of the development application for the above site, and as such should be considered alongside the other documents prepared by the applicant's team.

The purpose of this statement is to outline the design rationale and process that was adopted to prepare the application scheme, including the contextual and planning parameters that influenced the shape and form of the design, to the social and environmental considerations reflected in the materials, orientation and building mass.

The application has been prepared following the gateway approval of the Planning Proposal and subsquent amendments to North Sydney Council's LEP and DCP. The Planning Proposal outlined the development intent of the subject site, this included:

+ Rezoning the site to R4 High Density Residential
+ Building envelopes including maximum heights
+ A maximum floor space ratio of 1.85:1
+ Removal of non residential floor space on the site
+ Site Specific DCP

This development application builds upon the ideas, concepts and built form presented within the Planning Proposal.

The Design Quality Principles outlined in Part 3 of State Environmental Planning Policy 65 (SEPP 65) have been used as a framework for presenting the design intent as they cover the range and breadth of considerations made throughout the design process.

Site analysis is an important part of the design process and has been undertaken from the outset of the project in order to inform the design principles. Design decisions have been based on careful analysis of the site conditions and relationships to the surrounding context.

By describing the physical elements of the locality and the conditons impacting on the site, opportunities and constraints for future apartment development have been identified and addressed in the design.

The following site photographs identify the existing context within and around the site. The western end of the site is currently vacant, fenced off and poorly defined.

Hayberry Lane is mainly utilised as a service lane, with garages fronting the laneway, with the exception of a few properties which have been subdivided to front onto the laneway.

On the eastern end of the site the existing buildings are built right to the boundary and do not consider transition to the single residence houses on Falcon St. All Buildings have now been demolished in accordance with DA262/20.

Key

Photograph Views

All Buildings have now been demolished in accordance with DA262/20.

01. Looking West along Falcon St

02. Existing building conditions on the site - No 47 Falcon St

03. View from Falcon St of the vacant eastern end of the site

04. View from the corner of Alexander Lane and Falcon St looking West

05. View from the corner of Alexander St and Falcon St looking East

06. View down Alexander Lane looking South

07. View of a gated entrance to the site off Alexander Lane

08. View from Alexander Lane looking North

09. View of Hayberry Lane looking East

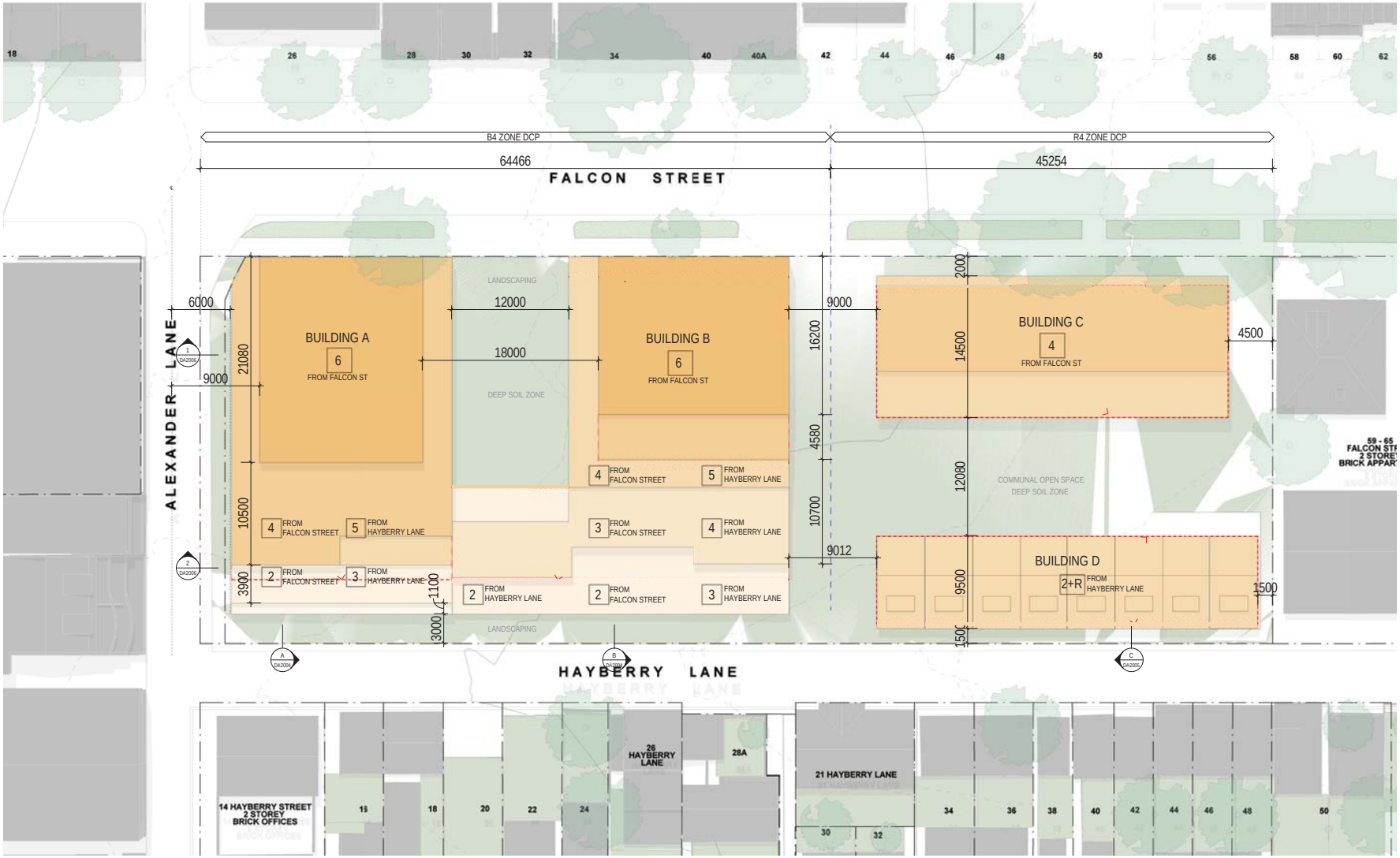
10. View from Hayberry Lane of the rear of No 43-45 Falcon St,

11. From 43-45 Falcon St looking West into the site

12. View from Hayberry lane looking West

1.2 SITE ANALYSIS

Panoramic View from above 27-57 Falcon Street

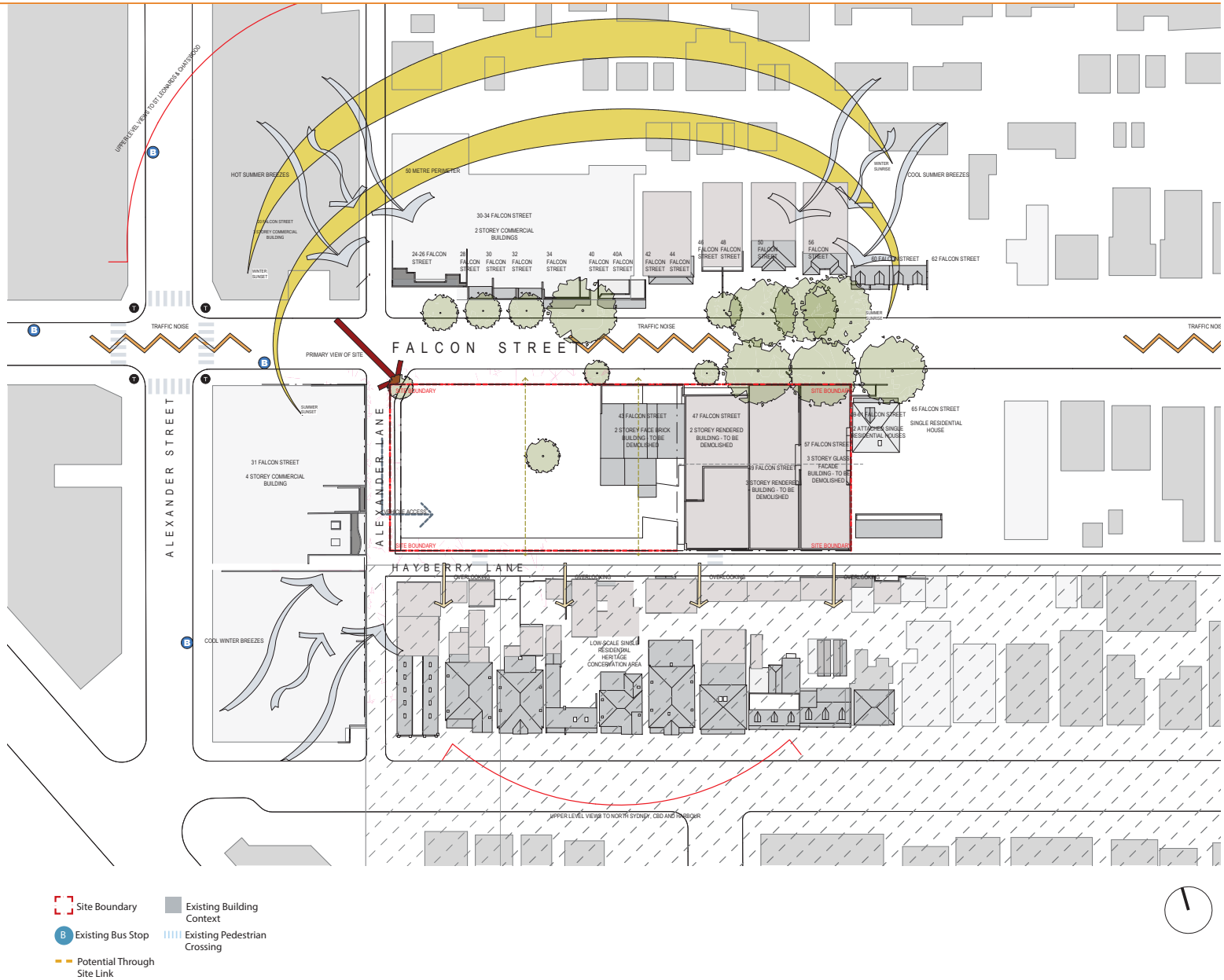


Source: 27-57 Falcon Street, Crows Nest - North Sydney Site Specific DCP

1.2 SITE ANALYSIS

An analysis of the site identifies the following:

- Northerly aspect to the Falcon Street frontage
- The high point of the site is located in the north west corner of the site with the low point at the south east corner
- Existing street planting along the Falcon Street footpath
- Relatively narrow widths to Alexander and Hayberry Lanes
- District views to from site at higher levels, particularly to the South towards CBD, North Sydney and the Harbour
- Opportunity for formal and informal through-site links between Falcon Street and Hayberry Lane
- Good access to nearby town centre via existing pedestrian routes
- Good access to greater Sydney via nearby bus stops. St Leonards station and future Metro.



2. DESIGN PRINCIPLES

Based on our analysis of the local context four key design principles were defined during the planning proposal and will be reinforced in the proposal.

MAXIMISE SOLAR ACCESS

- Establish a building envelope to provide solar access to neighbouring properties

GREEN THE SITE

- Creation of deep soil planting areas and planted setbacks
- Provide green roofs where possible

CREATE A SENSE OF TRANSITION

- Step up height from lower scale development to Crows Nest centre
- Increase setbacks from Crows Nest centre to residential development

IMPROVE THE STREET NETWORK

- Enhance Hayberry Lane and Alexander Lane as a pedestrian route to the Crows Nest centre
- Establish engaging street frontages

3. SEPP 65 DESIGN QUALITY PRINCIPLES

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The subject site and greater context is undergoing significant transition. The construction of the new metro line and station on the Pacific Highway has brought with it increased density and intensification to the existing Crows Nest town centre, its services and amenities.

The approved Planning Proposal established the desired future character of the subject site. The core of this character is to create a place that is urban, a liveable town centre, which is vibrant, modern and welcoming.

The Planning Proposal addressed regional, district and local context and relevant planning frameworks. It provided detailed site analysis including:

+ Environmental Factors
+ Site Topography
+ Site Views and Vistas
+ Built Form and Landuse
+ Site Edges and Frontages
+ Site Access
+ Site Challenges
+ Site Opportunities

Derived from this analysis, the Planning Proposal established the following master planning principles responding to the existing and proposed context and character:

+ Maximising Solar Access
+ Green the Site
+ Create a Height Transition
+ Improve the Street Network

The development application delivers these principles specifically through the following key moves:

+ Lane widening to Alexander and Hayberry lane is proposed to improve traffic and pedestrian amenity. New widened footpaths and landscaped planting to Hayberry Lane along with the townhouses will provide activation and an improved pedestrian route to the Crows Nest town centre, avoiding busy Falcon Street.
+ Proposed building height, scale and form that is consistent with, and derived from, the approved Site Specific DCP building envelopes which guide the response to existing and future context.
+ The buildings step down in height from both north to south and west to east, transitioning from the town centre down to the heritage conservation area.
+ 3 courtyard spaces are proposed, to green the site. The central space creates a visual link from Falcon Street to Hayberry Lane. A through site was proposed at the Planning Proposal stage however community consultation with the local residents identified that they preferred to limit pedestrian access through the site.
+ The stepped built form to the south of the site allows the development to maximise solar access to the neighbouring properties

This proposal aims to be an exemplar development within the new future character of Crows Nest. A socially conscious, well designed development in turn creates healthy and happy communities, which establishes a strong, human centred approach to the wider precinct.

3. SEPP 65 DESIGN QUALITY PRINCIPLES

3.1 CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposed built form and scale responds directly to the approved Planning Proposal and site specific DCP building envelopes. The proposal carefully considers and responds to the various scales of the neighbouring buildings.

+ The buildings step down in height from both north to south and west to east, transitioning from the town centre down to the heritage conservation area.

+ A 4 storey street wall to Buildings A and B with horizontal articulation responds to the neighbouring building on Alexander Street, while the upper levels are setback and have a vertical articulation.

+ Buildings A and B are stepped in form to minimise overshadowing to the south. Parts of these stepped forms are expressed in metal and glass cladding to minimise the ziggurat appearance.

+ The corner of Falcon Street and Alexander Lane will be curved to create a distinguished corner treatment to the new intersection.

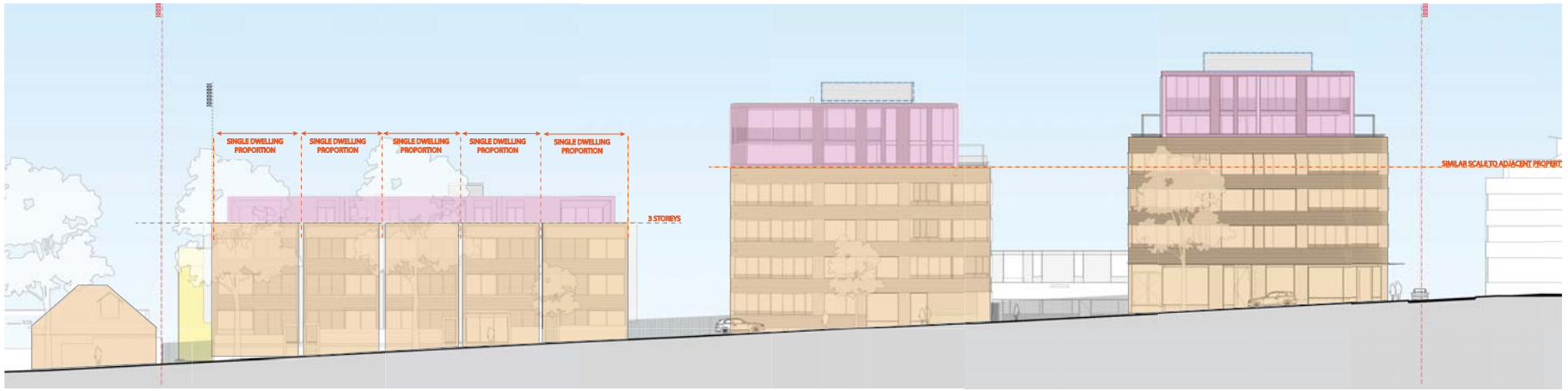
+ Building C is 3 storeys in height with a setback upper level. A vertical proportion is expressed to respond to the single dwelling and terrace house typology of Falcon Street.

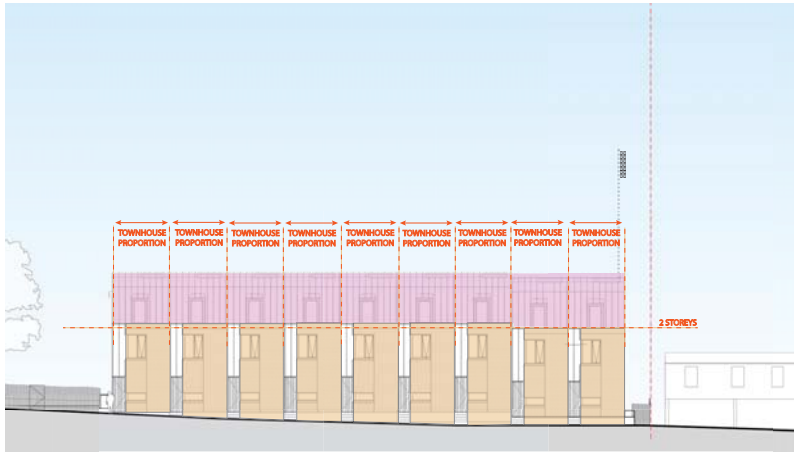
+ Building D is a row of 2 storey attached townhouses, with a gable roof form, to respond to the finer grain scale of the adjacent heritage conservation area.

+ Different facade treatments are used on the various buildings to create visual interest, and relate to their position on site and relationship to their context.

The resulting built form and scale is one that responds to the desired future precinct character and site constraints while providing amenity and character at pedestrian level.

3.2 BUILT FORM + SCALE





Primary Perceived Built Form

Recessive Secondary Built Form & Change of Material

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

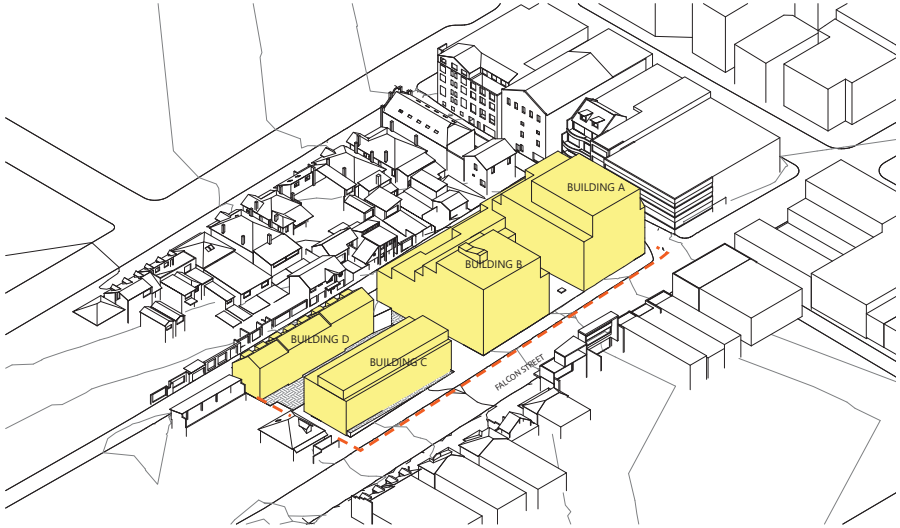
Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The proposal achieves an appropriate density that is consistent with the approved Planning Proposal and Site Specific DCP.

The development will contribute positively to the broader context, by delivering a mix of unit types, particularly larger size apartments and balconies.

A high level of amenity is achieved for each apartment. With good access to daylight, natural ventilation, outlook, deep soil zones and extensive communal open space, while responding to the surrounding built context.

The development is supported by close proximity to public transport, parks and the services and amenities of the Crows Nest town centre.



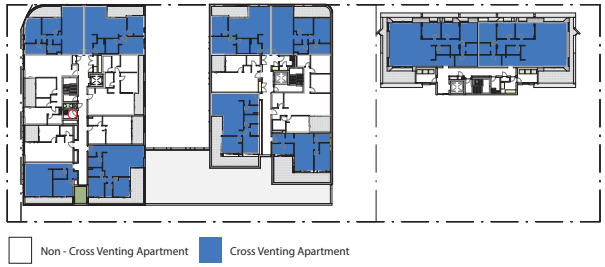
Proposed Massing - North East View

3.4 SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

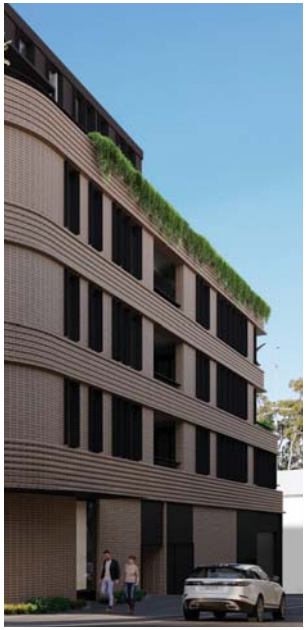
Careful consideration has been given to enabling the highest amenity possible to individual apartments. The proposal incorporates a number of principles of sustainability:

+ Natural cross ventilation to the majority of apartments (65% of apartments are cross-ventilated)
+ Maximising direct sun to apartments while utilising overhangs and shading devices to control solar heat gain (69.87% of apartments receive a minimum of 2 hours direct sunlight in mid-winter)
+ Minimising noise impacts from Falcon Street
+ All corridor and lobby spaces are naturally lit and ventilated
+ Predominantly constructed from locally produced, sustainable materials chosen favouring longevity and minimising maintenance
+ Communal open space is orientated and located to ensure its use all year round
+ Extensive landscaping to roofs and over structure, minimising stormwater run-off
+ On-site rainwater detention and re-use
+ Proximity to public transport and local shops
+ Provision of bike facilities for residents and visitors
+ Energy-efficient lighting and appliances
+ Water-efficient fixtures
+ Will meet or exceeds the target set out in BASIX



Typical Level - Cross Ventilation

Typical Level - Solar Access



East & West - Solar Shading

Northern - Solar Shading

Sun Shading

3.5 LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

The landscape design aims to compliment and echo the built architectural form. Landscape and the built form will appear seamless and cohesive across the development site, mediate the scale of the built form and provide visual amenity, through the following:

1. Retention of existing street trees and additional trees to define the street character

2. Street and footpath widening to Alexander and Hayberry Lane

3. Extensive landscaping along Hayberry Lane

4. The setbacks at ground allow deep soil zones that allows the opportunity for substantial perimeter landscaping, which provides an attractive softness to the building edges

5. Landscaping is incorporated in the building entries of all buildings

6. Landscaped balcony terraces

7. Encourageing equality of access and diversity of functional and comfortable spaces for all users.

The ground floor provides a generous amount of communal areas with a variety of active and passive spaces which are accessible from the building cores. This area will consist of:

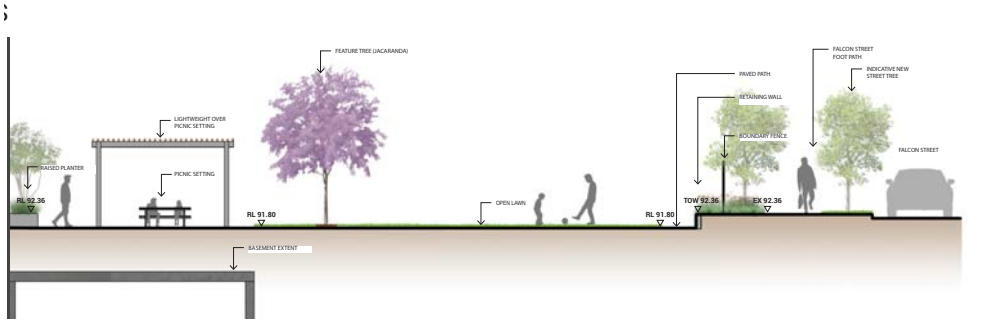
8. Active open lawns

9. Passive lawns

10. Private gardens

11. Barbecue facilities

12. Nature play



SECTION BB

3.6 AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

The development provides the following apartment mix and sizes:

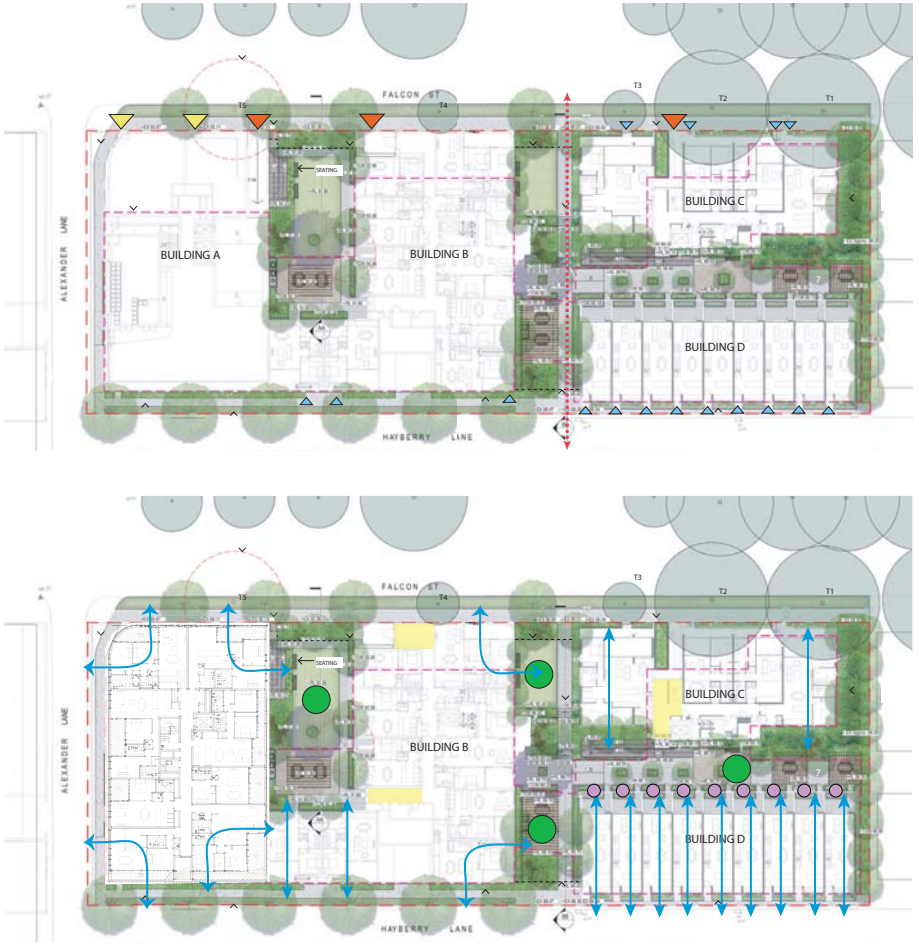
+ 3% Studio apartments [35-45m2]
+ 34% One bedroom apartments [54-59m2]
+ 45% Two bedroom apartments [75-88m2]
+ 18% Three bedroom apartments [95-105m2], with
+ 20% meeting Silver Level Liveable Housing standards
+ 15% meeting adaptable standards

Individual apartment design provides good levels of amenity through the following:

+ Provision of functional, efficient and flexible internal layouts that deliver appropriate room sizes and proportions.
+ Apartments are orientated to maximise exposure to natural light with a minimal number of south facing dwellings
+ Apartments are configured to maximise cross and natural ventilation
+ Private open space meet or exceed minimum ADG requirements, are directly accessible from living areas and have a functional area and configuration conducive to recreational use.
+ Provision of adequate storage within the apartment with additional basement storage including bicycle parking

Common areas of the development provide good levels of amenity through the following:

+ Significant communal landscaped spaces have been provided for the residents for both passive and active uses
+ Corridor and lobby spaces enjoy access to views and are naturally lit and ventilated
+ At ground floor level through the activation of frontages via lobby spaces, apartment entries, street planting and balcony orientations



07. SAFETY

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

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

The proposal has been designed to minimise the opportunities for anti-social behaviour in accordance of CPTED principles of surveillance, access control, territorial reinforcement and space management. This approach includes:

+ Principle building entrances are clearly defined and highlighted through the use of building form and the articulation of materials.
+ Retail shops have shopfronts on Falcon Street frontage that allows good surveillance of the street.
+ Private open space and living areas are located along street frontages and communal open space to provide activated spaces that allow good surveillance of surrounds.
+ A secure entry system linked to the apartments allows access through the external entry points upon confirmation from inside.
+ Basement carpark layouts are designed to minimise opportunities for alcoves. Columns and walls do not obstruct sight lines and the car parking spaces are generally open.
+ Increased pedestrian traffic will be a result of this development, increasing the feeling of safety for residents and pedestrians.

08. HOUSING DIVERSITY + SOCIAL INTERACTION

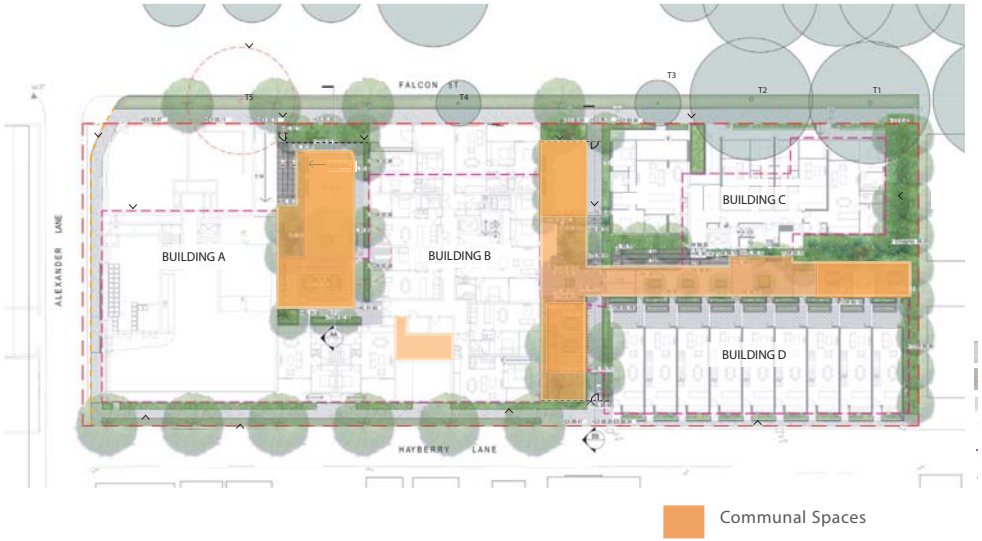
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

The proposed development provides diverse housing choices. A mix of studio, 1 bedroom, 1 bedroom + study, 2 bedroom, 2 bedroom + study and 3 bedroom apartments have been designed with a range of internal areas. 15 % of units are adaptable for the needs of people with disabilities, whilst facilitating inter-generational changes and evolving lifestyles. 20% of units meet livable housing standards, and are immediately more accessible to the ageing population without compromising amenity. Variety in height above ground, aspect and outlook within apartment types will result in market price differentiation.

The central courtyards, and scale of the Hayberry Lane facing apartments and townhouses will encourage social interaction amongst residents and neighbours, supporting the communal life of the building and establishing a distinct sense of communal place beyond the development itself.

The retail entry is clearly differentiated to provide a mix of character while respecting the current character and scale of Falcon Street. The smaller scale off the retail tennancies sets out to not detract from the nearby use of Crows Nest town centre.



Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

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

The proposal aims to present a collection of buildings rather than a single building while establishing an appealing and cohesive identity to the proposed development. Attention has been made to intentionally differentiate the architectural character between the varied building masses.

All buildings engage with similar material types, however express them in varying architectural forms. The facades are modern in language and reflect contemporary building methods and include various techniques to create visual and textural interest including:

+ Articulated depth of solid textured mass elements - eg. corbeled brickwork
+ Careful consideration was given to articulate and differentiate separate characters for all four building, with buildings A and B reading similary in order to establish strong street presence towards Falcon Street.
+ Changes in façade detail in orientation to create interesting shadow effects and increase appearance of depth and allow for improved solar shading
+ A terrace-style language for the building running east-west facing Hayberry Lane provides a lower, finer grain articulation.
+ The façade design incorporates a receded upper level for all buildings with a change of material to minimise the perceived bulk and scale

The combination of these approaches is considered compatible with the future desired architectural character of the area.

Material selection includes components which are long lasting and weather naturally, have a finer grain and texture to achieve a more appropriate human scale within the urban environment. Proposed colours utilised are those which are found naturally. This is to establish a more subtle visual dialogue with the surrounding context and landscaping.

4.0 SEPP 65 COMPLIANCE SCHEDULE

SEPP 65
COMPLIANCE SCHEDULE
27-57 FALCON STREET
CROWS NEST

ISSUES

Issue	Date	Reason for Issue	Comment	Checked	Approved
A	17.11.21	Issue for DA		MG	BM

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
PART 3	**SITING THE DEVELOPMENT**				
3A	**SITE ANALYSIS**				
Objective 3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context				
3A-1.1	Each element in the Site Analysis Checklist should be addressed (see Appendix 1 in ADG)		•	Complies – refer to: DA1001	✓
3B	**ORIENTATION**				
Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development				
3B-1.1	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1 in ADG)		•	Buildings are orientated to maximise solar orientation, within the constraints of the predominant north south orientation The building addresses its 3 street frontages, with building entries directly accessed off the street. Where possible individual street entries are incorporated to the ground floor apartments and townhouses along Hayberry Lane	✓
3B-1.2	Where the street frontage is to the east or west, rear buildings are orientated to the north		•	The rear building [Building D] maximises northern exposure	✓
3B-1.3	Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2 in ADG)		•	The built form steps down from north to south to minimise overshadowing impacts to the southern neighbours.	✓
Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid-winter				
3B-2.1	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access		•	Complies	✓
3B-2.2	Solar access to living rooms, balconies and private open spaces of neighbours should be considered		•	Solar access to neighbours is maximised by complying with Site Specific DCP envelop established by the Planning Proposal	✓
3B-2.3	Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%		•	Complies	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
3B-2.4	If the proposal will reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy		•		N/A
3B-2.5	Overshadowing is minimised to the south or downhill by increased upper level setbacks		•	Complies with upper-level setbacks of the Site Specific DCP envelop established by the Planning Proposal	✓
3B-2.6	It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development		•	The proposal addresses Hayberry Lane to create an active frontage and improve the public domain. Upper level terraces are stepped back and planter boxes incorporated to minimise overlooking.	✓
3B-2.7	A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings		•		N/A
3C	**PUBLIC DOMAIN INTERFACE**				
Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security				
3C-1.1	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate		•	Complies	✓
3C-1.2	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1 in ADG)		•	Generally complies with the exception of B104, as the ground level falls a portion of the apartment is on grade. Privacy screening is proposed	✓
3C-1.3	Upper level balconies and windows should overlook the public domain		•	Complies	✓
3C-1.4	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls is limited to 1m		•	Complies – Except Building C that has a 1.8m high fence along Falcon Street consistent with the DCP control	✓
3C-1.5	Length of solid walls should be limited along street frontages		•	Complies	✓
3C-1.6	Opportunities should be provided for casual interaction between residents & the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets.		•	Seating can be incorporated into the lobbies of Building A,B and C. Seating is also incorporated throughout the communal space.	✓
3C-1.7	In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • Architectural detailing • Changes in materials • Plant species		•	Entries to Buildings A,B and C are articulated through the use of awnings, and landscaping.	✓
	• Colours				
3C-1.8	Opportunities for people to be concealed should be minimised		•	Complies	✓
Objective 3C-2	Amenity of the public domain is retained and enhanced				
3C-2.1	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking		•	Complies	✓
3C-2.2	Mail boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided		•	Complies	✓
3C-2.3	The visual prominence of underground car park vents should be minimised and located at a low level where possible		•	Complies	✓
3C-2.4	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view		•	All service areas are concealed in the basement with the exception of the substation & hydrant booster which are both to be high quality & integrated into the design of the ground floor facades	✓
3C-2.5	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels		•	Complies	✓
3C-2.6	Durable, graffiti resistant and easily cleanable materials should be used		•	Durable, robust materials are proposed to the ground floor/public areas	✓
3C-2.7	Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking		•		N/A
3C-2.8	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking		•	Complies	✓
3D	**COMMUNAL AND PUBLIC OPEN SPACE**				
Objective 3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping				
3D-1.1	Communal open space has a minimum area equal to 25% of the site (see figure 3D.3 in ADG)	•		Complies	✓
3D-1.2	Developments achieve a minimum of 50% direct sunlight to the principal	•		Complies	✓

4.0 SEPP 65 COMPLIANCE SCHEDULE

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter)				
3D-1.3	Communal open space should be consolidated into a well-designed, easily identified and usable area		•	Complies	✓
3D-1.4	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions		•	Complies	✓
3D-1.5	Communal open space should be co-located with deep soil areas		•	Complies	✓
3D-1.6	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies		•	Complies	✓
3D-1.7	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof		•		N/A
3D-1.8	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space		•		N/A
Objective 3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting				
3D-2.1	Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms		•	Communal seating, shade pavilion and BBQ are provided along with a variety of active and passive recreational spaces in the landscaping	✓
3D-2.2	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts		•	Complies	✓
3D-2.3	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tank		•	Complies – refer 3C-2.4	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
Objective 3D-3	Communal open space is designed to maximise safety				
3D-3.1	Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies		•	Complies	✓
3D-3.2	Communal open space should be well lit		•	Complies	✓
3D-3.3	Where communal open space/facilities are provided for children and young people they are safe and contained		•	The communal open space facilities balance a sense of containment with varying degrees of openness to the street for surveillance & activation purposes	✓
Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood				
3D-4.1	The public open space should be well connected with public streets along at least one edge		•		✓
3D-4.2	The public open space should be connected with nearby parks and other landscape elements		•	Complies – connects visually & physically with HV easement along western boundary	✓
3D-4.3	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid		•		N/A
3D-4.4	Solar access should be provided year round along with protection from strong winds		•	Complies	✓
3D-4.5	Opportunities for a range of recreational activities should be provided for people of all ages		•	Complies	✓
3D-4.6	A positive address and active frontages should be provided adjacent to public open space		•	Complies	✓
3D-4.7	Boundaries should be clearly defined between public open space and private areas		•	Complies	✓

3E	**DEEP SOIL ZONES**				
Objective 3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality				
3E-1.1	Deep soil zones are to meet the following minimum requirements: Site area: < 650m² — Minimum dimensions: - — Deep soil zone (% of site area): 7% Site area: 650m²-1,500m² — Minimum dimensions: 3m Site area: > 1,500m² — Minimum dimensions: 6m Site area: > 1,500m² with significant existing tree cover — Minimum dimensions: 6m	•		Complies – 7.2% Minimum 6m	✓
3E-1.2	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: • 10% of the site as deep soil on sites with an area of 650m²-1,500m² • 15% of the site as deep soil on sites greater than 1,500m2		•	Complies – 7.2% Minimum 6m	✓
3E-1.3	Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: • basement and sub-basement car park design that is consolidated beneath building footprints • use of increased front and side setbacks • adequate clearance around trees to ensure long term health • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil		•	No significant trees on the site	N/A
3E-1.4	Achieving the design criteria may not be possible on some sites including where: • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) • there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure		•	N/A	N/A
3F	**VISUAL PRIVACY**				
Objective	Adequate building separation distances are shared equitably between neighbouring sites, to				
3F-1	achieve reasonable levels of external and internal visual privacy				
3F-1.1	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building height: Up to 12m (4 storeys) — Habitable rooms and balconies: 6m — Non-habitable rooms: 3m Building height: Up to 25m (5-8 storeys) — Habitable rooms and balconies: 9m — Non-habitable rooms: 4.5m Building height: Over 25m (9+ storeys) — Habitable rooms and balconies: 12m — Non-habitable rooms: 6m Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2 in ADG) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties	•		Complies – except the 5th floor balcony along Alexander Lane to Building A apartment A601. Is 6m to the centre line of Alexander Lane. Screen planting is proposed along this balcony.	✓
3F-1.2	Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance		•	Complies	✓
3F-1.3	For residential buildings next to commercial buildings, separation distances should be measured as follows: • for retail, office spaces and commercial balconies use the habitable room distances • for service and plant areas use the non-habitable room distances		•		N/A
3F-1.4	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: • site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) • on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4 in ADG)		•	Complies	✓
3F-1.5	Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5 in ADG)		•	Complies	✓
3F-1.6	Direct lines of sight should be avoided for windows and balconies across corners		•	Complies	✓

3F-1.7	No separation is required between blank walls		•		N/A
Objective 3F-2	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				
3F-2.1	Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: • setbacks • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies		•	Complies	✓
3F-2.2	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas		•	Complies	✓
3F-2.3	Balconies and private terraces should be located in front of living rooms to increase internal privacy		•	Due to predominant east west orientation often balconies are located adjacent living dining spaces to enable solar access to both Where possible, northern facades, balconies are located in front of living rooms	✓
3F-2.4	Windows should be offset from the windows of adjacent buildings		•	Complies	✓
3F-2.5	Recessed balconies and/or vertical fins should be used between adjacent balconies		•	Complies	✓
3G	**PEDESTRIAN ACCESS AND ENTRIES**				
Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain				
3G-1.1	Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge		•	Complies	✓
3G-1.2	Entry locations relate to the street and subdivision pattern and the existing pedestrian network		•	Complies	✓
3G-1.3	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries		•	Complies	✓
3G-1.4	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
Objective 3G-2	Access, entries and pathways are accessible and easy to identify				
3G-2.1	Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces		•	Complies – Building A, B and C lobbies are all accessed directly off Falcon Street	✓
3G-2.2	The design of ground floors and underground car parks minimise level changes along pathways and entries		•	Complies	✓
3G-2.3	Steps and ramps should be integrated into the overall building and landscape design		•	Complies	✓
3G-2.4	For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3 in ADG)		•		N/A
3G-2.5	For large developments electronic access and audio/video intercom should be provided to manage access		•	Will comply	✓
Objective 3G-3	Large sites provide pedestrian links for access to streets and connection to destinations				
3G-3.1	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport		•	Complies	✓
3G-3.2	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		•	Complies	✓
3H	**VEHICLE ACCESS**				
Objective 3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes				
3H-1.1	Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the façade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed		•	Complies	✓
3H-1.2	Car park entries should be located behind the building line		•	Complies	✓
3H-1.3	Vehicle entries should be located at the lowest point of the site minimising ramp		•	Complies – Vehicle access off the lowest point of the site is not	✓

	lengths, excavation and impacts on the building form and layout			possible as truck access is not possible from Hayberry Lane. Vehicles access off the lowest point of Alexander Lane	
3H-1.4	Car park entry and access should be located on secondary streets or lanes where available		•	Complies	✓
3H-1.5	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided		•	Complies	✓
3H-1.6	Access point locations should avoid headlight glare to habitable rooms		•	Complies	✓
3H-1.7	Adequate separation distances should be provided between vehicle entries and street intersections		•	Complies	✓
3H-1.8	The width and number of vehicle access points should be limited to the minimum		•	Complies	✓
3H-1.9	Visual impact of long driveways should be minimised through changing alignments and screen planting		•		N/A
3H-1.10	The need for large vehicles to enter or turn around within the site should be avoided		•	Complies – Council waste collection off street	✓
3H-1.11	Garbage collection, loading and servicing areas are screened		•	Complies – in basement	✓
3H-1.12	Clear sight lines should be provided at pedestrian and vehicle crossings		•	Complies	✓
3H-1.13	Traffic calming devices such as changes in paving material or textures should be used where appropriate		•	Complies	✓
3H-1.14	Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials • level changes • the use of landscaping for separation		•	Complies	✓
3J	**BICYCLE AND CAR PARKING**				
Objective 3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas				
3J-1.1	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre 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	•		Site Specific DCP from the Planning Proposal established maximum carparking numbers	N/A
	The car parking needs for a development must be provided off street				
3J-1.2	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site		•		N/A
3J-1.3	Where less car parking is provided in a development, council should not provide on street resident parking permits		•		N/A
Objective 3J-2	Parking and facilities are provided for other modes of transport				
3J-2.1	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters.		•	Complies	✓
3J-2.2	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas		•	Complies	✓
3J-2.3	Conveniently located charging stations are provided for electric vehicles, where desirable		•		N/A
Objective 3J-3	Car park design and access is safe and secure				
3J-3.1	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces		•	Complies	✓
3J-3.2	Direct, clearly visible and well lit access should be provided into common circulation areas		•	Complies	✓
3J-3.3	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs		•	Complies	✓
3J-3.4	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards		•	Can comply	✓
Objective 3J-4	Visual and environmental impacts of underground car parking are minimised				
3J-4.1	Excavation should be minimised through efficient car park layouts and ramp design		•	Complies	✓
3J-4.2	Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles		•	Complies	✓
3J-4.3	Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites		•	Complies	✓
3J-4.4	Natural ventilation should be provided to basement and sub-basement car parking areas		•	Partially complies – a combination of natural & mechanical ventilation proposed	✓

3J-4.5	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design		•	Complies	✓
Objective 3J-5	Visual and environmental impacts of on-grade car parking are minimised				
3J-5.1	On-grade car parking should be avoided		•	Complies	✓
3J-5.2	Where on-grade car parking is unavoidable, the following design solutions are used: • parking is located on the side or rear of the lot away from the primary street frontage • cars are screened from view of streets, buildings, communal and private open space areas • safe and direct access to building entry points is provided • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • stormwater run-off is managed appropriately from car parking surfaces • bio-swales, rain gardens or on site detention tanks are provided, where appropriate • light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving		•		N/A
Objective 3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised				
3J-6.1	Exposed parking should not be located along primary street frontages		•		N/A
3J-6.2	Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9 in ADG)		•		N/A
3J-6.3	Positive street address and active frontages should be provided at ground level		•	Complies	✓
PART 4	DESIGNING THE BUILDING				

4A	SOLAR AND DAYLIGHT ACCESS				
Objective 4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space				
4A-1.1	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	•		Generally Complies – 69.87% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter. 0.13% Short of 70%.	✓
4A-1.2	In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	•		Complies	✓
4A-1.3	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	•		Complies – 2.4% of apartments in the building receive no direct sunlight between 9 am and 3 pm at mid-winter.	✓
4A-1.4	The design maximises north aspect and the number of single aspect south facing apartments is minimised		•	Complies	✓
4A-1.5	Single aspect, single storey apartments should have a northerly or easterly aspect		•	Generally complies – though due to the site orientation there are a number of west facing apartments.	✓
4A-1.6	Living areas are best located to the north and service areas to the south and west of apartments		•	Complies – where orientation permits	✓
4A-1.7	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows		•	Complies - the number of corner apartments with dual aspect is maximised	✓
4A-1.8	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of $1m^2$ of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes		•	Complies	✓
4A-1.9	Achieving the design criteria may not be possible on some sites. This includes: • where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source • on south facing sloping sites • where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation		•		N/A

	preclude meeting the design criteria and how the development meets the objective				
Objective 4A-2	Daylight access is maximised where sunlight is limited				
4A-2.1	Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms		•		N/A
4A-2.2	Where courtyards are used: • use is restricted to kitchens, bathrooms and service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved		•		N/A
4A-2.3	Opportunities for reflected light into apartments are optimised through: • reflective exterior surfaces on buildings opposite south facing windows • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light • integrating light shelves into the design • light coloured internal finishes		•	Complies	✓
Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months				
4A-3.1	A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas • shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting • horizontal shading to north facing windows • vertical shading to east and particularly west facing windows • operable shading to allow adjustment and choice • high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)		•	Horizontal spandrels are provided to the northern frontages, and vertical shading devices to the eastern and western frontages	✓
4B	**NATURAL VENTILATION**				

Objective 4B-1	All habitable rooms are naturally ventilated				
4B-1.1	The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms		•	Complies - the number of corner apartments with dual aspect is maximised	✓
4B-1.2	Depths of habitable rooms support natural ventilation.		•	Complies	✓
4B-1.3	The area of unobstructed window openings should be equal to at least 5% of the floor area served		•	Complies	✓
4B-1.4	Light wells are not the primary air source for habitable rooms		•		N/A
4B-1.5	Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors		•	Complies	✓
Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation				
4B-2.1	Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3 in ADG)		•	Complies	✓
4B-2.2	Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells		•	The number of corner apartments with dual aspect is maximised to achieve ADG compliance	✓
Objective 4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents				
4B-3.1	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	•		Complies – 65% of apartments are naturally cross ventilated	✓
4B-3.2	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	•		Complies	✓

4B-3.3	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths		•	Complies	✓
4B-3.4	In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4 in ADG).		•	Complies	✓
4B-3.5	Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow		•	Generally complies	✓
4B-3.6	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow		•	Complies	✓
4C	**CEILING HEIGHTS**				
Objective 4C-1	Ceiling height achieves sufficient natural ventilation and daylight access				
4C-1.1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Min. ceiling heights for apartment and mixed use buildings Habitable rooms: 2.7m Non-habitable: 2.4m 2 storey apartments: 2.7 for main living area floor; 2.4 for second floor, where its area does not exceed 50% of the apartment area Attic spaces: 1.8m at edge of room with a 30 degree minimum slope If located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired	•		Complies	✓
4C-1.2	Ceiling height can accommodate use of ceiling fans for cooling and heat distribution		•	Complies	✓
Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms				
4C-2.1	A number of the following design solutions can be used: • the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces • well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings • ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist		•	Complies	✓
Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building				
4C-3.1	Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1 in ADG)		•	Complies – the site is zoned high density residential	✓
4D	**APARTMENT SIZE AND LAYOUT**				
Objective 4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity				
4D-1.1	Apartments are required to have the following minimum internal areas: Apartment type / Min. internal area Studio: 35m² 1 bedroom: 50m² 2 bedroom: 70m² 3 bedroom: 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each	•		Complies	✓
4D-1.2	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	•		Complies	✓
4D-1.3	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)		•	Complies	✓
4D-1.4	A window should be visible from any point in a habitable room		•	Complies	✓
4D-1.5	Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits		•		N/A
Objective 4D-2	Environmental performance of the apartment is maximised				
4D-2.1	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	•		Generally complies with the exception of below notes	✓

4D-2.2	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	•		Generally complies – when counted to the front face of the back wall of the kitchen	✓
4D-2.3	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths		•		N/A
4D-2.4	All living areas and bedrooms should be located on the external face of the building		•	Complies	✓
4D-2.5	Where possible: • bathrooms and laundries should have an external openable window • main living spaces should be oriented toward the primary outlook and aspect and away from noise sources		•	Bathrooms have external windows were possible Main living areas are orientated away from noise sources wherever possible	✓
Objective 4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs				
4D-3.1	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	•		Complies	✓
4D-3.2	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•		Complies	✓
4D-3.3	Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	•		Complies	✓
4D-3.4	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	•		Complies	✓
4D-3.5	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas		•	Complies	✓
4D-3.6	All bedrooms allow a minimum length of 1.5m for robes		•	Complies	✓
4D-3.7	The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high		•	Complies	✓
4D-3.8	Apartment layouts allow flexibility over time, design solutions may include: • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) • efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms		•	Complies	✓
4E	**PRIVATE OPEN SPACE AND BALCONIES**				
Objective 4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity				
4E-1.1	All apartments are required to have primary balconies as follows: Dwelling type / Minimum area / Minimum depth Studio apartments: 4m² / - 1 bedroom apartments: 8m² / 2m 2 bedroom apartments: 10m² / 2m 3+ bedroom apartments: 12m² / 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m	•		Complies	✓
4E-1.2	For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m	•		Generally complies	✓
4E-1.3	Increased communal open space should be provided where the number or size of balconies are reduced		•		N/A
4E-1.4	Storage areas on balconies is additional to the minimum balcony size		•		N/A
4E-1.5	Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above • close proximity to road, rail or other noise sources • exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings In these situations, juliette balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated		•	Wintergardens are proposed to further mitigate noise pollution from road frontages where appropriate	✓
Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents				
4E-2.1	Primary open space and balconies		•	Complies	✓

	should be located adjacent to the living room, dining room or kitchen to extend the living space				
4E-2.2	Private open spaces and balconies predominantly face north, east or west		•	Generally complies except apartment B208 south facing	✓
4E-2.3	Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms		•	Generally complies with the exception of B05 stack (3 apartments)	✓
Objective 4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building				
4E-3.1	Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred		•	Complies – solid balustrades are provided except top floors of Buildings A and B which are metal palisade	✓
4E-3.2	Full width, full height glass balustrades alone are generally not desirable		•	Complies	✓
4E-3.3	Projecting balconies should be integrated into the building design and the design of soffits considered		•		N/A
4E-3.4	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind		•	Complies	✓
4E-3.5	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue		•	Complies – through the use of planter boxes incorporated into the balustrade	✓
4E-3.6	Downpipes and balcony drainage are integrated with the overall facade and building design		•	Complies	✓
4E-3.7	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design		•	Complies	✓
4E-3.8	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design		•	Dryers provided	N/A
4E-3.9	Ceilings of apartments below terraces should be insulated to avoid heat loss		•	Complies	✓
4E-3.10	Water and gas outlets should be provided for primary balconies and private open space		•	Can comply	✓
Objective 4E-4	Private open space and balcony design maximises safety				
4E-4.1	Changes in ground levels or landscaping are minimised		•	Complies	✓
4E-4.2	Design and detailing of balconies avoids opportunities for climbing and falls		•	Complies	✓
4F	**PRIVATE OPEN SPACE AND BALCONIES**				
Objective 4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments				
4F-1.1	The maximum number of apartments off a circulation core on a single level is eight	•		Generally complies except Building B Level 1 and Level 2 – 9 apartments	✓
4F-1.2	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	•			N/A
4F-1.3	Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors		•	Generally complies: 2m in front of lifts 1.6m elsewhere	✓
4F-1.4	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground		•	Complies	✓
4F-1.5	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors		•	Complies	✓
4F-1.6	Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating • wider areas at apartment entry doors and varied ceiling heights		•	Generally complies – where lengths are greater than 12m corridors have full height glazing at the ends for daylight & natural ventilation	✓
4F-1.7	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments		•	Complies	✓
4F-1.8	Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity		•	Complies – refer 4F-1.6	✓
4F-1.9	Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level		•	Generally complies – refer 4F-1.1	✓
4F-1.10	Primary living room or bedroom windows should not open directly onto		•	Complies	✓

	common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled				
Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents				
4F-2.1	Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines		•	Complies	✓
4F-2.2	Tight corners and spaces are avoided		•	Complies	✓
4F-2.3	Circulation spaces should be well lit at night		•	Can comply	✓
4F-2.4	Legible signage should be provided for apartment numbers, common areas and general way finding		•	Can comply	✓
4F-2.5	Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided		•	No incidental spaces proposed	×
4F-2.6	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		•	A multi-purpose communal room on Level 1 of building B is provided.	×
4F-2.7	Where external galleries are provided, they are more open than closed above the balustrade along their length		•		N/A
4G	**STORAGE**				
Objective 4G-1	Adequate, well designed storage is provided in each apartment				
4G-1.1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type / Storage size volume Studio apartments: 4m³ 1 bedroom apartments: 6m³ 2 bedroom apartments: 8m³ 3+ bedroom apartments: 10m³ At least 50% of the required storage is to be located within the apartment	•		Complies	✓
4G-1.2	Storage is accessible from either circulation or living areas		•	Complies	✓
4G-1.3	Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street		•		N/A
4G-1.4	Left over space such as under stairs is used for storage		•		N/A
Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments				
4G-2.1	Storage not located in apartments is secure and clearly allocated to specific apartments		•	Complies	✓
4G-2.2	Storage is provided for larger and less frequently accessed items		•	Complies - basement storage cages	✓
4G-2.3	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible		•	Complies	✓
4G-2.4	If communal storage rooms are provided they should be accessible from common circulation areas of the building		•		N/A
4G-2.5	Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain		•	Complies – additional storage located in basement	✓
4H	**ACOUSTIC PRIVACY**				
Objective 4H-1	Noise transfer is minimised through the siting of buildings and building layout				
4H-1.1	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy)		•	Complies	✓
4H-1.2	Window and door openings are generally orientated away from noise sources		•	Generally complies – Where not possible to relocate openings, setbacks have been used to minimise noise	✓
4H-1.3	Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas		•	Complies	✓
4H-1.4	Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources		•	Generally complies	✓
4H-1.5	The number of party walls (walls shared with other apartments) are limited and are appropriately insulated		•	Can comply	✓
4H-1.6	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms		•	Complies	✓
Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments				

4H-2.1	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers		•	Complies	✓
4H-2.2	Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements		•	Generally complies; where private open space of ground floor apartments faces noise sources the balcony includes provision for a full height operable glazed enclosure to enhance noise protection, increase usability	✓
4J	**NOISE AND POLLUTION**				
Objective 4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings				
4J-1.1	To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4 in ADG) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry		•	Complies; impacts are minimised where possible. Vertical and horizontal separation assists with reduction in noise, however it was necessary to balance these issues with needs for solar and ventilation amenity and views. Wintergardens are proposed to mitigate the impact of noise from Falcon Street and to make the balcony spaces more pleasant. A landscaped buffer is to provide the perception of separation & increase amenity.	✓
4J-1.2	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: • solar and daylight access • private open space and balconies • natural cross ventilation		•		N/A
Objective 4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission				
4J-2.1	Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, ext screens & soffits		•	Noise impacts are mitigated for apartments which face noise sources through providing seals to prevent noise transfer using acoustic glazing and trickle ventilation to windows.	✓
4K	**APARTMENT MIX**				
Objective 4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future				
4K-1.1	A variety of apartment types is provided		•	Complies	✓
4K-1.2	The apartment mix is appropriate, taking into consideration: • the distance to public transport, employment and education centres • the current market demands and projected future demographic trends • the demand for social and affordable housing • different cultural and socioeconomic groups		•	Complies	✓
4K-1.3	Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households		•	Complies	✓
Objective 4K-2	The apartment mix is distributed to suitable locations within the building				
4K-2.1	Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3 in ADG)		•	Complies	✓
4K-2.2	Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available		•	Complies	✓
4L	**GROUND FLOOR APARTMENTS**				

Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located				
4L-1.1	Direct street access should be provided to ground floor apartments		•	Complies. Refer to 3B-1.1	✓
4L-1.2	Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street		•	Complies	✓
4L-1.3	Retail or home office spaces should be located along street frontages		•	Complies	✓
4L-1.4	Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion		•	No higher floor to floor heights proposed other than the retail space to Building A	✗
Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents				
4L-2.1	Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4 in ADG) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design		•	Complies; private terraced gardens are used, these are separated from the street but a combination of permeable fencing solutions and landscaping enables balance between surveillance and privacy	✓
4L-2.2	Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer		•	Complies	✓
4M	**FACADES**				
Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area				
4M-1.1	Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements		•	Complies – Buildings A and B have a horizontal character to reflect the brick buildings along the Pacific Highway. Building C and D have a vertical articulation similar in scale to reflect the single dwellings and terrace typology along their respective streets. The tops of all buildings are expressed with a contrasting material or colour, and the use of textured brickwork gives a finer detailed expression	✓
4M-1.2	Building services should be integrated within the overall facade		•	Complies	✓
4M-1.3	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings		•	The facades have been designed to respond to the streetscape and human scale & to balance privacy with amenity, solar & ventilation access & views. The southern wall of the loading dock to Building A along Hayberry Lane has landscaping incorporated into it minimise the wall length. Refer design report for further detail	✓
4M-1.4	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights		•	Building A and B have a 4 storey street frontage to relate to the neighbouring building on Alexander Street. Building D has a 2 storey street frontage to relate to the dwelling housings adjacent	✓
4M-1.5	Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals		•	Complies	✓
Objective 4M-2	Building functions are expressed by the facade				
4M-2.1	Building entries should be clearly defined		•	Complies	✓
4M-2.2	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height		•	Complies – The corner of Falcon Street & Alexander Lane is curved to create a distinctive corner treatment	✓
4M-2.3	The apartment layout should be expressed externally through facade features such as party walls and floor slabs		•	Complies	✓
4N	**ROOF DESIGN**				
Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street				
4N-1.1	Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent		•	Complies	✓

	buildings				
4N-1.2	Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the overall building size, scale and form • roof materials complement the building • service elements are integrated		•	Complies. Roofs are generally concealed by parapets and integrated into façade design, except the metal gable roofs to Building D. Consideration has been given to the integration of lift overruns and plant concealed within the roof or façade design	✓
Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised				
4N-2.1	Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments • dormer or clerestory windows • openable skylights		•		N/A
4N-2.2	Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations		•		N/A
Objective 4N-3	Roof design incorporates sustainability features				
4N-3.1	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun		•	Complies	✓
4N-3.2	Skylights and ventilation systems should be integrated into the roof design		•		N/A
4O	**LANDSCAPE DESIGN**				
Objective 4O-1	Landscape design is viable and sustainable				
4O-1.1	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls		•	Complies. Refer landscape plan	✓
4O-1.2	Ongoing maintenance plans should be prepared		•	Can comply	✓
4O-1.3	Microclimate is enhanced by: • appropriately scaled trees near the eastern and western elevations for shade • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter • shade structures such as pergolas		•	Complies. Refer landscape architect's indicative plant schedule	✓
	for balconies and courtyards				
4O-1.4	Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4 in ADG)		•	Complies. Refer landscape architect's indicative plant schedule	✓
Objective 4O-2	Landscape design contributes to the streetscape and amenity				
4O-2.1	Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops		•	Complies	✓
4O-2.2	Significant landscape features should be protected by: • tree protection zones (see figure 4O.5 in ADG) • appropriate signage and fencing during construction		•	Complies	✓
4O-2.3	Plants selected should be endemic to the region and reflect the local ecology		•	Complies. Refer landscape architect's indicative plant schedule	✓
4P	**PLANTING ON STRUCTURES**				
Objective 4P-1	Appropriate soil profiles are provided				
4P-1.1	Structures are reinforced for additional saturated soil weight		•	Can comply	✓
4P-1.2	Soil volume is appropriate for plant growth, considerations include: • modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage		•	Complies. Refer landscape plan	✓
4P-1.3	Minimum soil standards for plant sizes should be provided in accordance with Table 5 (in ADG)		•	Complies. Refer landscape plan	✓
Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance				
4P-2.1	Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity		•	Complies. Refer landscape architect's indicative plant schedule	✓
4P-2.2	A landscape maintenance plan is prepared		•	Can comply	✓
4P-2.3	Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used		•	Can comply	✓
Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces				

4P-3.1	Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time		•	Complies – planting around balcony terraces, and on top of carpark podium slab on ground level is of sufficient depth to accommodate proposed planting is seamlessly integrated into surrounding deep soil zones	✓
4Q	**UNIVERSAL DESIGN**				
Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members				
4Q-1.1	Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features		•	Complies	✓
Objective 4Q-2	A variety of apartments with adaptable designs are provided				
4Q-2.1	Adaptable housing should be provided in accordance with the relevant council policy		•	Complies	✓
4Q-2.2	Design solutions for adaptable apartments include: • convenient access to communal and public areas • high level of solar access • minimal structural change and residential amenity loss when adapted • larger car parking spaces for accessibility • parking titled separately from apartments or shared car parking arrangements		•	Complies	✓
Objective 4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs				
4Q-3.1	Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions • dual master bedroom apartments with separate bathrooms • larger apartments with various living space options • open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom		•	Complies. Open plan living/dining/kitchen and generous bedrooms	✓
4R	**ADAPTIVE REUSE**				
Objective 4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place				
4R-1.1	Design solutions may include: • new elements to align with the existing building		•		N/A
	• additions that complement the existing character, siting, scale, proportion, pattern, form and detailing • use of contemporary and complementary materials, finishes, textures and colours				
4R-1.2	Additions to heritage items should be clearly identifiable from the original building		•		N/A
4R-1.3	New additions allow for the interpretation and future evolution of the building		•		N/A
Objective 4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse				
4R-2.1	Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • generously sized voids in deeper buildings • alternative apartment types when orientation is poor • using additions to expand the existing building envelope		•		N/A
4R-2.2	Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) • alternatives to providing deep soil where less than the minimum requirement is currently available on the site • building and visual separation – subject to demonstrating alternative design approaches to achieving privacy • common circulation • car parking • alternative approaches to private open space and balconies		•		N/A
4S	**MIXED USE**				
Objective 4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement				
4S-1.1	Mixed use development should be concentrated around public transport		•		N/A

	and centres				
4S-1.2	Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street • active frontages are provided • diverse activities and uses • avoiding blank walls at the ground level • live/work apartments on the ground floor level, rather than commercial		•		N/A
Objective 4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents				
4S-2.1	Residential circulation areas should be clearly defined. Design solutions may include: • residential entries are separated from commercial entries and directly accessible from the street • commercial service areas are separated from residential components • residential car parking and communal facilities are separated or secured • security at entries and safe pedestrian routes are provided • concealment opportunities are avoided		•		N/A
4S-2.2	Landscaped communal open space should be provided at podium or roof levels		•		N/A
4T	**AWNINGS AND SIGNAGE**				
Objective 4T-1	Awnings are well located and complement and integrate with the building design				
4T-1.1	Awnings should be located along streets with high pedestrian activity and active frontages		•	Complies. Buildings A and B have awning to the street frontages	✓
4T-1.2	A number of the following design solutions are used: • continuous awnings are maintained and provided in areas with an existing pattern • height, depth, material and form complements the existing street character • protection from the sun and rain is provided • awnings are wrapped around the secondary frontages of corner sites • awnings are retractable in areas without an established pattern		•		N/A
4T-1.3	Awnings should be located over building entries for building address and public domain amenity		•	Complies. Buildings A, B and C have covered entries	✓
4T-1.4	Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure		•	Complies	✓
4T-1.5	Gutters and down pipes should be integrated and concealed		•	Can comply	✓
4T-1.6	Lighting under awnings should be provided for pedestrian safety		•	Can comply	✓
Objective 4T-2	Signage responds to the context and desired streetscape character				
4T-2.1	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development		•	Can comply	✓
4T-2.2	Legible and discrete way finding should be provided for larger developments		•	Can comply	✓
4T-2.3	Signage is limited to being on and below awnings and a single facade sign on the primary street frontage		•	Can comply	✓
4U	**ENERGY EFFICIENCY**				
Objective 4U-1	Development incorporates passive environmental design				
4U-1.1	Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)		•	Complies	✓
4U-1.2	Well located, screened outdoor areas should be provided for clothes drying		•	Apartments incorporate laundries with dryers	✗
Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer				
4U-2.1	A number of the following design solutions are used: • the use of smart glass or other technologies on north and west elevations • thermal mass in the floors and walls of north facing rooms is maximised • polished concrete floors, tiles or timber rather than carpet • insulated roofs, walls and floors and seals on window and door openings • overhangs and shading devices such as awnings, blinds and screens		•	Complies. A combination of solutions is used including insulation, glass performance and shading devices	✓
4U-2.2	Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)		•	Complies – centralised plant is located on the roofs of Building A, B and C. Building D plant is located within each townhouse roof space.	✓
Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation				
4U-3.1	A number of the following design solutions are used: • rooms with similar usage are grouped together • natural cross ventilation for apartments is optimised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas & circulation spaces as possible		•	Generally complies; natural ventilation solutions have been sought wherever possible, mechanical ventilation will be incorporated into internalised spaces	✓

4V	**WATER MANAGEMENT AND CONSERVATION**				
Objective 4V-1	Potable water use is minimised				
4V-1.1	Water efficient fittings, appliances & wastewater reuse should be incorporated		•	Complies	✓
4V-1.2	Apartments should be individually metered		•	Complies	✓
4V-1.3	Rainwater should be collected, stored and reused on site		•	Complies	✓
4V-1.4	Drought tolerant, low water use plants should be used within landscaped areas		•	Complies. Refer landscape architect's indicative plant schedule	✓
Objective 4V-2	Urban stormwater is treated on site before being discharged to receiving waters				
4V-2.1	Water sensitive urban design systems are designed by a suitably qualified professional		•		N/A
4V-2.2	A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation • porous and open paving materials is maximised • on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits		•	Complies; a combination of OSD, raingarden & greater than minimum deep soil zones proposed	✓
Objective 4V-3	Flood management systems are integrated into site design				
4V-3.1	Detention tanks should be located under paved areas, driveways or in basement car parks		•	Complies	✓
4V-3.2	On large sites parks or open spaces are designed to provide temporary on site detention basins		•		N/A
4W	**WASTE MANAGEMENT**				
Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents				
4W-1.1	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park		•	Complies	✓
4W-1.2	Waste and recycling storage areas should be well ventilated		•	Complies	✓
4W-1.3	Circulation design allows bins to be easily manoeuvred between storage and collection points		•	Complies	✓
4W-1.4	Temporary storage should be provided for large bulk items such as mattresses		•	Complies	✓
4W-1.5	A waste management plan should be prepared		•	Complies	✓
Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling				
4W-2.1	All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste and recycling		•	Complies	✓
4W-2.2	Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core		•	Complies	✓
4W-2.3	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses		•		N/A
4W-2.4	Alternative waste disposal methods such as composting should be provided		•	Can comply	✓
4X	**BUILDING MAINTENANCE**				
Objective 4X-1	Building design detail provides protection from weathering				
4X-1.1	A number of the following design solutions are used: • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter box leaching • appropriate design and material selection for hostile locations		•	Can comply	✓
Objective 4X-2	Systems and access enable ease of maintenance				
4X-2.1	Window design enables cleaning from the inside of the building		•	This requirement is difficult to achieve due to limited opening window requirement in bedrooms & poses general safety issues	✗
4X-2.2	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade		•	Can comply	✓
4X-2.3	Design solutions do not require external scaffolding for maintenance access		•	Can comply	✓
4X-2.4	Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems		•		N/A
4X-2.5	Centralised maintenance, services and storage should be provided for communal open space areas within the building		•	Complies	✓
Objective 4X-3	Material selection reduces ongoing maintenance costs				

4X-3.1	A number of the following design solutions are used: • sensors to control artificial lighting in common circulation and spaces • natural materials that weather well and improve with time such as face brickwork • easily cleaned surfaces that are graffiti resistant • robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors		•	Can comply with: - sensors to control artificial lighting in common circulation spaces - easily cleaned surfaces that are graffiti resistant - robust materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	✓

4.0 SEPP 65 DESIGN VERIFICATION STATEMENT

AJ+C
ALLEN JACK+COTTIER

ARCHITECTURE
URBAN DESIGN
INTERIORS
GRAPHICS

16th November 2021

NORTH SYDNEY COUNCIL
200 MILLER STREET
NORTH SYDNEY NSW 2060

Attn: Assessing Planning Officer

RE: 27-57 FALCON STREET, CROWS NEST DEVELOPMENT APPLICATION

Pursuant to Clause 50 (1A) of the Environmental Planning and Assessment Regulation 2000, I, Brian Mariotti Architect (NSW) 9451, hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the apartment development stated above and I confirm that the design achieves the design quality principles set out in Schedule1 Design quality principles of the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development.

Brian Mariotti, Director
Architect 9451 (NSW)
ALLEN JACK+COTTIER

PRINCIPALS & NOMINATED ARCHITECTS (NSW)
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Prespective colours are indicative only

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