

46-50 COWAN ROAD

ST IVES, 2075

CHAPTER 4 HOUSING SEPP ASSESSMENT AND ADG CHECKLIST

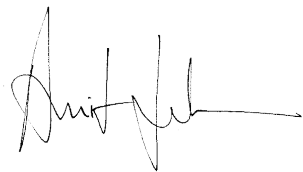
FOR DA SUBMISSION [A]

01/ 08 / 2025

01 DESIGN VERIFICATION STATEMENT

Mr Amit Julka, a director of Plus Architecture Sydney Pty Ltd, is registered as an architect in New South Wales, in accordance with the Architects Act 2003, Part 3 Section 17. Registration number 10002.

I confirm that in my professional opinion the proposed design is capable of achieving the design principles set out in the 'State Environment Planning Policy 65 – Design Quality of Residential Flat Development' and has been designed with regard to the publication 'Apartment Design Guide' (ADG).



Amit Julka
Registration Number (NSW): 10002

02 CHAPTER 4 HOUSING SEPP RESPONSE

DESIGN RESPONSE

PRINCIPLE 1:
Context and Neighbouring Character

The subject site is located at 46-50 Cowan Road, St Ives NSW. Its east interface is Cowan Road and William Cowan Oval with the west interface being Pymble Golf Course. The site is part of the low and mid-rise housing inner area.

The surrounding buildings in the context are currently low rise residential buildings. The site is 350m north away from the nearby Low, Medium Rise Centre (St Ives Village). There are recreational facilities nearby such as the oval, golf course and community clubs within 400m of site and are easily accessible by foot.

PRINCIPLE 2:
Built Form and Scale

The proposal consist of 2 buildings, and the built form and scale of the development aims to fit into the local and future context. The built form height steps with the terrain, creating modulation in the roof line. Relief within the overall built form is achieved through materiality and articulation. The proposal also sets back the top levels to articulate the bulk and creating a fine grain residential character to the street.

The building is 6 storeys with minor encroachment to the 22m height plane. Appropriate setbacks as per the DCP and ADG have also been incorporated into the development.

PRINCIPLE 3:
Density

The design has carefully considered the density of development that is appropriate for the site and its context and aligns with the allowable LMR controls. The proposal achieves an FSR of ~2.20:1, which is compliant with the allowable FSR of 2.20:1. The development density is also supported by sufficient amount of landscaping within the site.

PRINCIPLE 4:
Sustainability

Sustainability has been considered in all aspects of the design. From a planning perspective, solar access was maximised where possible through orientation of built form. Cross ventilation was also maximised. In addition to this, a range of design measures are proposed which further enhance the proposal from a design perspective:

- Durable and robust façade systems with a high thermal mass
- Slab extensions acting as a horizontal solar shading device
- Rainwater collection and re-use within the site.
- Landscape roofing that alleviates the urban heat island effect,and provides insulation to the space below
- The use of PV Cells on building rooftops as a means of energy creation.
- Retaining of existing trees and allocation of new trees, adding canopy coverage

PRINCIPLE 5:
Landscape

The proposed landscape concept for the development is designed to be closely integrated with and complementary to the architecture of the development. It is also used to provide amenity to the residents.

Landscaping zones are located on ground and form a strong street interface with Cowan Road and community interface with Pymble Golf Course. Small and light landscaping is also expressed on level 5. These landscaping zones are designed to invite use and engender a sense of community and identity. Communal open space on lower and upper ground offers variance for the residents to enjoy.

Overall, the landscaping on ground enhances the overall character of the development by providing amenity to the residents and community.

DESIGN RESPONSE

PRINCIPLE 6:
Amenity

- The proposed development offers a high level of amenity for residents:
- Communal open spaces on lower ground and upper ground offer great amenity to the residents
 - Garden apartments on lower and upper ground provide generous outdoor spaces
 - Balconies are generously proportioned
 - Apartments have been designed to Silver Liveable Housing Design Guidelines or above
 - Apartments have been designed with appropriately sized living and kitchen zones that have a strong connection to private balconies
 - Apartments have been designed with appropriately sized bedroom and storage zones
 - Solar access is maximised where possible with orientation of building, balanced with shading measures
 - Cross ventilation is maximised through corner apartments and building articulation wherever possible, throughout all levels
 - There are a mix of LHA Silver, Gold, and Platinum units

PRINCIPLE 7:
Safety

- Careful consideration has been made within the design for the security of residents and the community, including the incorporation of the principles of defensible space design throughout the development.
- Entries to the residential building lobbies area clearly signposted. Circulation lobbies are designed to minimise obscure corners and to reduce risks of entrapment.
 - Communal open spaces on ground are secured from the street, and experience passive surveillance from the proposed residential buildings around them. All outdoor areas are to be well-lit and subject to both active (security cameras) and passive (visual observation) surveillance.
 - Residential parking and visitor parking are physically separated by a roller door in basement.
 - Sight lines in the carpark are clear to maximise visibility when inside.

PRINCIPLE 8:
Housing Diversity and Social Interaction

The development has been designed to provide apartments that suit the local and targeted demographic cohort. A variety of 2 bed, 3 bed and 4 bed units are proposed, ensuring that a broad spectrum of potential residents are catered to. There are a mix of LHA Silver, Gold, and Platinum units, providing housing diversity.

PRINCIPLE 9:
Aesthetics

The design language for the development is intended to be contemporary and distinctive and is driven by a response to maximise amenity for occupants, creating a sense of identity for the development and contribute positively to the context the development sits within. The architecture of the site seeks to respond to and be a reflection of its surrounding context and urban fabric through materiality and passive design principles.

The proposed architecture creates an unique identity, a consistent and restrained material palette of brick, concrete, glass, and metal in framing the streetscape whilst integrating with the local context.

03 ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 3A-1	<u>OBJECTIVE:</u> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions	- The Architectural DA Design Report outlines and provides relevant diagrams responding to site analysis requirements outlined in appendix 1 of the ADG: * Site location * Local context plans * Site context plans * Streetscape elevations * Context Analysis - All parts of the ADG have been considered and analysis responses incorporated	ACHIEVED
PART 3B-1	<u>OBJECTIVE:</u> Building types and layouts respond to the streetscape and site while optimising solar access within the development	- The proposed layout appropriately positions the buildings to activate the proposed street network. - Buildings are oriented to maximise solar access to the residential units.	ACHIEVED
PART 3B-2	<u>OBJECTIVE:</u> Overshadowing of neighbouring properties is minimised during mid winter	- Towards the east (Cowan Road), both buildings incorporate a 10m eastern setback on storeys 1-5 and a further 3.5m setback on storey 6 - Towards the west (Golf Course): - A 6m western setback on storeys 1-4 for both buildings - Both buildings have a 6m western setback on the 5th storey and more than 9m setback is provided on the 6th storey - It is noted that ADG setback controls are required when interfacing existing/future buildings. Since this boundary interfaces the golf course (RE2 Zone), it would be highly improbable that a building would be developed. Hence, the ADG setback requirement for the 5th storey is reduced - Refer to Part 3F-1 on p.11 for further notes - Building A (Southern Building) incorporates a 6m southern setback on its first 4 storeys and a 9m setback on storeys 5-6 - Building B (Northern Building) incorporates a 6m northern setback on its first 4 storeys and a 9m setback on storeys 5-6 - The use of setbacks minimises shadows to the neighbour - The required 70% 2 hours solar access to the neighbouring properties is achieved during mid-winter	ACHIEVED
PART 3C-1	<u>OBJECTIVE:</u> Transition between private and public domain is achieved without compromising safety and security	- The development has been designed with a clear delineation between the public and private domain. - Building entries have been designed to be highly visible and legible from the street. - Communal open spaces have been provided on lower and upper ground, encouraging a high level of interaction amongst residents.	ACHIEVED
PART 3C-2	<u>OBJECTIVE:</u> Amenity of the public domain is retained and enhanced	Introduction of planters enhance the streetscape, which is reinforced with street trees and landscaping - refer to landscape architect's documentation.	ACHIEVED

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 3D-1 p.55	OBJECTIVE: An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping DESIGN CRITERIA: 1. Communal open space has a minimum area equal to 25% of the site area 2. Developments achieve a minimum of 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21st June (mid-winter)	The communal area (lower and upper ground level) are easily accessible to residents and incorporates a range of uses - refer to landscape architect's documentation. A combination of deep soil landscaping and planter boxes have been designed to maximise opportunities for larger trees and dense landscaping & flora Communal open space has been sized in order to not impact the amenity and privacy of the ground floor apartments. 1. COS Achieved = 26% of site area 2. COS Solar Access Achieved = 55% to the principal useable part of the COS (COS: Communal Open Space)	1. ACHIEVED 2. ACHIEVED
PART 3D-2	OBJECTIVE: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Refer to landscape architect's documentation.	ACHIEVED
PART 3D-3	OBJECTIVE: Communal open space is designed to maximise safety	The communal open space will be well lit at night and has been designed with clearly delineated barriers and is contained. Refer to landscape architect's documentation for further information.	ACHIEVED
PART 3D-4	OBJECTIVE: Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	N/A	N/A

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES																				
PART 3E-1 p.61	OBJECTIVE: Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality DESIGN CRITERIA: 1. Deep soil zones are to meet the following minimum requirements <table><tr><th>Site Area</th><th>Minimum Dimensions</th><th>Deep Soil Zone (% of site area)</th></tr><tr><td>Less than 650m2</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m2 - 1,500m2</td><td>3m</td></tr><tr><td>Greater than 1,500m2</td><td>6m</td></tr><tr><td>Greater than 1,500m2 with significant existing tree cover</td><td>6m</td></tr></table> Note: The proposal follows SEPP (Housing) 2021. Under Part 2 Development for affordable housing. 19 Non-discretionary development standards - the Act s 4.15 - a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m.	Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)	Less than 650m2	-	7%	650m2 - 1,500m2	3m	Greater than 1,500m2	6m	Greater than 1,500m2 with significant existing tree cover	6m	- Deep soil zones have been incorporated into the landscape design wherever possible - Basement footprint has been minimised to increase opportunities for deep soil - A combination of deep soil landscaping and planter boxes have been designed to maximise opportunities for larger trees and dense landscaping & flora - Note: deep soil measurements are based on the ‘Tree Canopy Guide for Low and Mid Rise Housing’ (minimum 15% of the site, with 3m minimum dimensions) - Refer landscape architect’s documentation for further information. 1. Deep soil zones achieved: 22% Green cover is maximised (see item below) <table><tr><th>Site Area</th><th>Minimum Dimensions</th><th>Deep Soil Zone (% of site area)</th><th>Tree Canopy (min. 15%)</th></tr><tr><td>5,904m2</td><td>3m</td><td>22%</td><td>27%</td></tr></table>	Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)	Tree Canopy (min. 15%)	5,904m2	3m	22%	27%	1. ACHIEVED
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TREE CANOPY GUIDE FOR LOW AND MID RISE HOUSING February 2025 p.8	OBJECTIVE: - Maintain and enhance canopy cover to mitigate urban heat, increase local amenity, reduce air pollution, support biodiversity and improve community health and wellbeing. - Provide sufficient deep soil to support healthy root system development and ensure canopy trees reach maturity <table><tr><th>Site Area</th><th>Tree Canopy (min.)</th><th>Deep Soil (min.)</th></tr><tr><td>All lots</td><td>15%</td><td>7%</td></tr></table> Deep soil zones with a minimum dimension of 3m allows sufficient space for the planting and healthy growth of new trees that provide canopy and assist with urban cooling and infiltration of rainwater to the water table. Deep soil also allows for the retention of existing trees. The 3m dimension in deep soil refers to 3m in every horizontal direction (length and width). This means deep soil is a minimum 9m² (3mx3m)	Site Area	Tree Canopy (min.)	Deep Soil (min.)	All lots	15%	7%																
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PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES												
PART 3F-1 p.63	OBJECTIVE: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy DESIGN CRITERIA: 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building Height</th><th>Habitable Rooms & Balconies</th><th>Non-Habitable Rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	Building Height	Habitable Rooms & Balconies	Non-Habitable Rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	The proposal provides the following separations to the neighbouring sites. North Boundary: A 6m setback is provided for the storeys 1-4 A 9m setback is provided for storeys 5-6 Southern Boundary: A 6m setback is provided for the storeys 1-4 A 9m setback is provided for storeys 5-6 Western Boundary: A 6m setback is provided for the storeys 1-4 A 6m setback is provided for the 5th storey and more than 9m setback is provided for the 6th storey It is noted that ADG setback controls are required when interfacing existing/future buildings. Since this boundary interfaces the golf course (RE2 Zone), it would be highly improbable that a building would be developed. Hence, the ADG setback requirement for the 5th storey is reduced Minor portions of balconies and architectural facade elements sit within the setback zone. This has been carefully balanced with areas of the building that sits further back than the setback line. This was done to create architectural articulation and variation within the built form East Boundary: A minimum 10m street setback is provided from ground to roof, compliant with the DCP Building separation between Building A and B are: A 12m (6m each) building separation is maintained for storeys 1-4 A 12m (6m each) building separation is maintained for storey 5 A 14.6m (7.3m each) building separation is maintained for the 6th storey on the ‘golf course side’ A 16m building separation is maintained for the 6th storey on the ‘street side’ The 18m habitable to habitable separation on 5th storey and upwards is reduced between the buildings to maximise solar amenity and provide visual access to views towards the golf course and surrounds	The proposal provides the following separations to the neighbouring sites. ACHIEVED ACHIEVED ACHIEVED FOR STOREY 1-4 NOT ACHIEVED FOR STOREY 5 Refer to Notes for justification ACHIEVED FOR STOREY 6 ACHIEVED ACHIEVED FOR STOREYS 1-4 NOT ACHIEVED FOR STOREYS 5-6 (GOLF COURSE& STREET SIDE) Refer to Notes for justification
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PART 3F-2	OBJECTIVE: 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	The proposed design ensures privacy of apartments while maintaining the amenity of the communal space. The communal open space are bound by landscape/planters as a means of privacy.	ACHIEVED												
PART 3G-1	OBJECTIVE: Building entries and pedestrian access connects to and addresses the public domain	Signage is provided to guide residents into the residential lobby	ACHIEVED												

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 3G-2	<u>OBJECTIVE:</u> Access, entries and pathways are accessible and easy to identify	- Building entries have been designed to have a direct line of sight from the street and are intended to be signposted through the use of signage, changes in surface materiality and the use of landscaping. - It is intended that the development will have a comprehensive wayfinding signage strategy that will allow users to navigate through the carpark, the residential lobby to their residence.	ACHIEVED
PART 3G-3	<u>OBJECTIVE:</u> Large sites provide pedestrian links for access to streets and connection to destinations	No site links are proposed as this is not a large site	N/A
PART 3H-1	<u>OBJECTIVE:</u> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	The vehicle access points have been carefully considered. Carpark entry is located in south east corner of site.	ACHIEVED
PART 3J-1	<u>OBJECTIVE:</u> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas p.71 <u>DESIGN CRITERIA:</u> 1. For development in the following locations: - on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400m 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 parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off-street.	- Off-Street car parking has been provided to accommodate more than the minimum car parking spaces for residents in accordance with traffic management requirements prescribed by council. The bicycle parking rate is derived from the 'Cycling Aspects of Austroads Guides' Austroads rate (1 space per 3 units). Minimum car parking requirements are as follows: * 155 Residential Car Parking Spaces * 19 Visitor Parking Spaces * 1 Car Wash Space * 1 Car Share Space * 25 Residential Bicycle Spaces * 8 Visitors Bicycle Spaces 1. The proposed carpark will provide secure undercover bicycle and parking spaces for residents in the basement. Bicycle parking for the visitors is located on Upper ground and easily accessible off the street. There is provision for: * 157 Residential Car Parking Spaces * 19 Visitor Parking Spaces * 1 Car wash Space * 1 Car share Space * 25 Residential Bicycle Spaces * 8 Visitors Bicycle Spaces Refer to traffic report for details	1. ACHIEVED
PART 3J-2	<u>OBJECTIVE:</u> Parking and facilities are provided for other modes of transport	Provision has been made for bicycle parking within the development, within the secure carpark for residents, and within the upper ground landscape areas for visitors. Refer to traffic report for details.	ACHIEVED

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 3J-3	<u>OBJECTIVE:</u> Car park design and access is safe and secure	- The carpark has been designed to be a secure component of the development, with security access required at entry. - It is intended to be a safe environment, with good lighting and provision for security cameras. - Residential lobby zones area clearly demarcated and separated from the flow of cars.	ACHIEVED
PART 3J-4	<u>OBJECTIVE:</u> Visual and environmental impacts of underground car parking are minimised	- Basement parking layout has been designed with efficiency in mind. - The proposal takes advantage of the natural slope of the land in the siting of the basements.	ACHIEVED
PART 3J-5	<u>OBJECTIVE:</u> Visual and environmental impacts of on grade car parking are minimised	N/A	N/A
PART 3J-6	<u>OBJECTIVE:</u> Visual and environmental impacts of above ground enclosed car parking are minimised	N/A	N/A
PART 4A-1	<u>OBJECTIVE:</u> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space <u>DESIGN CRITERIA:</u> - Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at 21 June (mid-winter) in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas - 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 9am and 3pm at 21 June (mid-winter) - A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at 21 June (mid-winter)	- Units are oriented for solar access where possible, i.e. to the east, north and west - Living spaces are placed to the facade where possible to increase solar amenity - The proposal achieves 71% of apartments receiving 2 hours of solar access at 21 June (mid-winter) from 9am-3pm - N/A - The proposal achieves 12% of apartments receiving no direct sunlight on 21 June (mid-winter) from 9am-3pm	- ACHIEVED - N/A - ACHIEVED
PART 4A-2	<u>OBJECTIVE:</u> Daylight access is maximised where sunlight is limited	N/A	N/A
PART 4A-3	<u>OBJECTIVE:</u> Design incorporates shading and glare control, particularly for warmer months	- Balconies are generally protected by the balcony above or roof elements. - Appropriate measures on facade are adopted to balance solar gain vs shading, tailored to various times of the day and seasons of the year. - All glazing is intended to be designed with pelmet zones or zones that allow the fixing of internal blinds/curtains.	ACHIEVED

PART	DESIGN OBJECTIVE/CRITERIA		NOTES	OUTCOMES																							
PART 4B-1	OBJECTIVE: All habitable rooms are naturally ventilated	- All habitable rooms have a direct operable window or door to the external wall for natural ventilation, the areas of which are equal to at least 5% of the floor area served. - There are a range of sizes of windows and glazed doors provided for, allowing for maximum flexibility in their use for ventilation during different times of the day.	ACHIEVED																								
PART 4B-2	OBJECTIVE: The layout and design of single aspect apartments maximises natural ventilation	Single aspect apartments have been designed to have limited depth in order to facilitate airflow within the apartment.	ACHIEVED																								
PART 4B-3	OBJECTIVE: The number of apartments with natural cross-ventilation is maximised to create a comfortable indoor environment for residents DESIGN CRITERIA: - 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. - Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	- Open plan living has been incorporated to maximise natural air-flow through the apartments - Corner apartments are introduced where possible - The building achieves 60% or greater cross-ventilation. - The above cross ventilation is achieved by the use of operable windows on facades 63% of units achieve cross ventilation; Cross ventilation is maximised wherever possible on all levels - There are no cross-over or cross-through apartments	- ACHIEVED - N/A																								
PART 4C-1	OBJECTIVE: Ceiling height achieves sufficient natural ventilation and daylight access DESIGN CRITERIA: - Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum Ceiling Height for apartment and mixed-use buildings</th></tr><tr><td>Habitable Rooms</td><td>2.7m</td></tr><tr><td>Non-Habitable Rooms</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic Spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed-use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> These minimums do not preclude higher ceilings if desired	Minimum Ceiling Height for apartment and mixed-use buildings		Habitable Rooms	2.7m	Non-Habitable Rooms	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed-use areas	3.3m for ground and first floor to promote future flexibility of use	- Ceiling heights have been achieved to meet the minimum requirements of this part of the ADG - The use of bulkheads within living areas have been positioned to minimise any impacts to ceiling heights within the primary zones - Wherever possible, services have been coordinated to be located within non-habitable areas which have lower ceiling heights - Measured from finished floor level to finished ceiling level, minimum ceiling heights achieved are as follows: <table><tr><th colspan="2">Minimum Ceiling Height for apartment and mixed-use buildings</th></tr><tr><td>Habitable Rooms</td><td>2.7m</td></tr><tr><td>Non-Habitable Rooms</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>N/A</td></tr><tr><td>Attic Spaces</td><td>N/A</td></tr><tr><td>If located in mixed-use areas</td><td>N/A</td></tr></table>	Minimum Ceiling Height for apartment and mixed-use buildings		Habitable Rooms	2.7m	Non-Habitable Rooms	2.4m	For 2 storey apartments	N/A	Attic Spaces	N/A	If located in mixed-use areas	N/A	ACHIEVED
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PART 4C-2	OBJECTIVE: Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	The hierarchy of rooms within apartments will be emphasized by providing 2.7m ceiling heights for habitable rooms such as bedrooms and living areas, with 2.4m ceilings to service zones such as bathrooms.	ACHIEVED																		
PART 4C-3	OBJECTIVE: Ceiling heights contribute to the flexibility of building use over the life of the building	Additional height is designed to levels wherever there is exposed space above, e.g. stepping in building form or roof above, ensuring consistent ceiling heights.	ACHIEVED																		
PART 4D-1 p.89	OBJECTIVE: The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity DESIGN CRITERIA: 1. Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m2</td></tr><tr><td>1 Bedroom</td><td>50m2</td></tr><tr><td>2 Bedroom</td><td>70m2</td></tr><tr><td>3 Bedroom</td><td>90m2</td></tr></table> These minimum internal areas include only one bathroom. Additional bathrooms increases the minimum internal area by 5m2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each 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	Apartment Type	Minimum Internal Area	Studio	35m2	1 Bedroom	50m2	2 Bedroom	70m2	3 Bedroom	90m2	1. The proposed apartments achieve these minimum internal areas, which are compliant with the ADG minimum areas: <table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></tr><tr><td>2 Bedroom</td><td>70m2</td></tr><tr><td>3 Bedroom</td><td>90m2</td></tr><tr><td>4 Bedroom</td><td>102m2</td></tr></table> 2. All habitable rooms within apartments have a window to an external wall. Wherever possible, direct access to balconies has been provided. Windows have been sized to achieve a glass area of minimum 10% of the floor area of the room	Apartment Type	Minimum Internal Area	2 Bedroom	70m2	3 Bedroom	90m2	4 Bedroom	102m2	1. ACHIEVED 2. ACHIEVED
Apartment Type	Minimum Internal Area																				
Studio	35m2																				
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2 Bedroom	70m2																				
3 Bedroom	90m2																				
4 Bedroom	102m2																				

PART	DESIGN OBJECTIVE/CRITERIA		NOTES	OUTCOMES																													
PART 4D-2 p.89	OBJECTIVE: Environmental performance of the apartment is maximised DESIGN CRITERIA: 1. Habitable room depths are limited to a maximum of 2.5x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	- All apartments have been designed to maximise solar, air-flow and natural day lighting access to the apartment - All dining and living room areas have been designed to be combined spaces as open plan with the kitchen 1. Minimum depth of an internal living area (lounges + dining areas) ranges between 5.2m to 6.8m with a ceiling height of 2.7m. This is closely aligned with the 2.5x ratio. 2. In open plan layouts, the maximum distance from a window or glazed sliding door to the kitchen, living and dining area does not exceed 8m.	1. ACHIEVED 2. ACHIEVED																														
PART 4D-3 p.91	OBJECTIVE: Apartment layouts are designed to accommodate a variety of household activities and needs DESIGN CRITERIA: 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: 3.6m for Studio and 1 Bedroom apartments 4.0m for 2 and 3 Bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	- All apartments have been designed to achieve the requirements of this part of the ADG. - Generally, wardrobe lengths have been designed to be a length of 1.5m or greater. - There are a range of apartments that feature studies to provide flexibilities for the residents. 1. All Master bedrooms achieve a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. All Bedrooms achieve a minimum dimension of 3m or greater (excluding wardrobe space) 3. Living rooms or combined living/dining rooms achieve a minimum width of: 4.0m for 2 and 3 Bedroom apartments 4. N/A	1. ACHIEVED 2. ACHIEVED 3. ACHIEVED 4. N/A																														
PART 4E-1 p.93	OBJECTIVE: Apartments provide appropriately sized private open space and balconies to enhance residential amenity DESIGN CRITERIA: 1. All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio Apartments</td><td>4m2</td><td>-</td></tr><tr><td>1 Bedroom Apartments</td><td>8m2</td><td>2m</td></tr><tr><td>2 Bedroom Apartments</td><td>10m2</td><td>2m</td></tr><tr><td>3+ Bedroom Apartments</td><td>12m2</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m. <td> - All primary open space and balconies have been designed such they are located adjacent to the living room, dining room or kitchen as an extension of the living space. - Balconies have been orientated to maximise views and vistas and optimise the amount of solar access into the adjacent rooms - All balconies have been designed to meet the requirements of this part of the ADG 1. All apartments have a primary balcony and achieve the following minimum areas as follows: <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio Apartments</td><td>N/A</td><td>-</td></tr><tr><td>1 Bedroom Apartments</td><td>8m2</td><td>2m</td></tr><tr><td>2 Bedroom Apartments</td><td>10m2</td><td>2m</td></tr><tr><td>3+ Bedroom Apartments</td><td>12m2</td><td>2.4m</td></tr></table> </td> <td> 1. ACHIEVED </td>	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	- All primary open space and balconies have been designed such they are located adjacent to the living room, dining room or kitchen as an extension of the living space. - Balconies have been orientated to maximise views and vistas and optimise the amount of solar access into the adjacent rooms - All balconies have been designed to meet the requirements of this part of the ADG 1. All apartments have a primary balcony and achieve the following minimum areas as follows: <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio Apartments</td><td>N/A</td><td>-</td></tr><tr><td>1 Bedroom Apartments</td><td>8m2</td><td>2m</td></tr><tr><td>2 Bedroom Apartments</td><td>10m2</td><td>2m</td></tr><tr><td>3+ Bedroom Apartments</td><td>12m2</td><td>2.4m</td></tr></table>	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	N/A	-	1 Bedroom Apartments	8m2	2m	2 Bedroom Apartments	10m2	2m	3+ Bedroom Apartments	12m2	2.4m	1. ACHIEVED
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PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES																								
PART 4E-2	OBJECTIVE: Primary private open space and balconies are appropriately located to enhance liveability for residents	Private open space and balconies have been located adjacent to the living room, dining room or kitchen as an extension of the living space. Balconies have been orientated to maximise views and vistas and optimise the amount of solar access into the adjacent rooms Access from bedrooms to balconies are provided where possible to provide further amenity to the residents	ACHIEVED																								
PART 4E-3	OBJECTIVE: Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Balcony design is integrated into the overall architectural design of the building. Private open spaces are to be integrated as part of the overall landscape strategy, refer to landscape architect’s documentation	ACHIEVED																								
PART 4E-4	OBJECTIVE: Private open space and balcony design maximises safety	All private open space have been designed in accordance with BCA/ NCC requirements Private open space will have physical barriers and planters to maximise safety Private open spaces will have a secure gate to maximise safety All balustrade heights and types are appropriately designed to withstand wind-loading and force ensuring the safety of the residents and visitors	ACHIEVED																								
PART 4F-1 p.97	OBJECTIVE: Common circulation spaces achieve good amenity and properly service the number of apartments DESIGN CRITERIA: 1. The maximum number of apartments off a circulation core on a single level is eight. Note: Where Design Criteria 1 is not achieved, no more than 12 apartments should be provide off a circulation core on a single level. 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	All lift lobbies have been designed to accommodate accessibility requirements and circulations Each core is generally positioned adjacent to an opening to allow provision of natural daylight, creating an inviting circulation space. 1. The number of apartments off a circulation core is: <table><tr><th>Levels</th><th>Building A</th><th>Building B</th></tr><tr><td>Lower Ground</td><td>3</td><td>3</td></tr><tr><td>Upper Ground</td><td>5</td><td>7</td></tr><tr><td>01</td><td>6</td><td>7</td></tr><tr><td>02</td><td>7</td><td>7</td></tr><tr><td>03</td><td>6</td><td>7</td></tr><tr><td>04</td><td>6</td><td>6</td></tr><tr><td>05</td><td>2</td><td>3</td></tr></table> 2. N/A	Levels	Building A	Building B	Lower Ground	3	3	Upper Ground	5	7	01	6	7	02	7	7	03	6	7	04	6	6	05	2	3	1. ACHIEVED
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PART 4F-2	OBJECTIVE: Common circulation spaces promote safety and provide for social interaction between residents	The residential building core has multiple accessible paths of entry. All common circulation have been designed in accordance with BCA/NCC requirements and the accessibility code to promote use of spaces by all resident users All corridors are to be well lit at night	ACHIEVED																								

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES														
PART 4G-1 p.101	OBJECTIVE: Adequate, well designed storage is provided in each apartment DESIGN CRITERIA: 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: At least 50% of the required storage is to be located within the apartment <table><tr><th>Dwelling Type</th><th>Storage Size Volume</th></tr><tr><td>1 Bedroom Apartments</td><td>6m3</td></tr><tr><td>2 Bedroom Apartments</td><td>8m3</td></tr><tr><td>3+ Bedroom Apartments</td><td>10m3</td></tr></table>	Dwelling Type	Storage Size Volume	1 Bedroom Apartments	6m3	2 Bedroom Apartments	8m3	3+ Bedroom Apartments	10m3	All apartments feature joinery cupboards as their main storage provision. Where possible, additional storage is also provided in utility rooms. 1. The proposal will accommodate the recommended amount of storage per apartment. 100% of the required volume is accessible from the apartment living areas. Minimum apartment storage allocation is as follows: <table><tr><th>Dwelling Type</th><th>Storage Size Volume</th></tr><tr><td>2 Bedroom Apartments</td><td>8m3</td></tr><tr><td>3+ Bedroom Apartments</td><td>10m3</td></tr></table>	Dwelling Type	Storage Size Volume	2 Bedroom Apartments	8m3	3+ Bedroom Apartments	10m3	1. ACHIEVED
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PART 4G-2	OBJECTIVE: Additional storage is conveniently located, accessible and nominated for individual apartments	No additional storage space is required. However, additional storage as an amenity has been provided in basement as storage cages.	ACHIEVED														
PART 4H-1	OBJECTIVE: Noise transfer is minimised through the siting of buildings and building layout	Acoustic mapping has been incorporated. Adequate acoustic insulation will be implemented. Appropriate separation is given between buildings and is supplemented by screening where required, which will aid in minimising acoustic transmission	ACHIEVED														
PART 4H-2	OBJECTIVE: Noise impacts are mitigated within apartments through layout and acoustic treatments	Internal apartment layouts have been designed to ensure that spaces are zoned to maximise privacy and acoustic separation within the apartments. Bedrooms are grouped together as much as possible and have doors to separate them from living zones.	ACHIEVED														
PART 4J-1	OBJECTIVE: In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Appropriate setbacks are provided to give separation from the street to the buildings. Landscaping on the ground plane will help dampen and absorb noise	ACHIEVED														
PART 4J-2	OBJECTIVE: Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	The facade is predominantly concrete, brick, metal, pre-finished panel/cladding, and glass, and will be specified with the appropriate acoustic and thermal insulation requirements.	ACHIEVED														

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 4K-1	<u>OBJECTIVE:</u> A range of apartment types and sizes is provided to cater for different household types now and into the future	A variety of apartment types are proposed, ranging from 2-bed, 3-bed, and 4-bed. The proposed mix is reflective of the site's location and demographics, and provides for apartments that can accommodate singles, couples, and family households.	ACHIEVED
PART 4K-2	<u>OBJECTIVE:</u> The apartment mix is distributed to suitable locations within the building	The apartment mix is fairly distributed throughout the floorplates	ACHIEVED
PART 4L-1	<u>OBJECTIVE:</u> Street frontage activity is maximised where ground floor apartments are located	The ground floor maximies street trees and landscaping especially towards the ground floor apartments.	ACHIEVED
PART 4L-2	<u>OBJECTIVE:</u> Design of ground floor apartments delivers amenity and safety for residents	- The ground level apartments are naturally separated from the street level with a planting zone and barrier. The planting will add an additional layer of privacy for the residents. - Private open space for ground floor apartments are physically separated with a barrier. - Communal open space are surrounded by planting zone that acts as a layer of buffer for visual privacy	ACHIEVED
PART 4M-1	<u>OBJECTIVE:</u> Building facades provide visual interest along the street while respecting the character of the local area	Refer associated design report for a comprehensive design principles response in relation to facade articulation and treatment.	ACHIEVED
PART 4M-2	<u>OBJECTIVE:</u> Building functions are expressed by the facade	Refer associated design report for a comprehensive design principles response in relation to facade articulation and treatment.	ACHIEVED
PART 4N-1	<u>OBJECTIVE:</u> Roof treatments are integrated into the building design and positively respond to the street	- Roof services have been centrally located away from the edge of the building. - Screening is provided where required to provide additional visual separation to these services. - The use of flat roof designs reduces the impact of the height of the buildings	ACHIEVED

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 4N-2	<u>OBJECTIVE:</u> Opportunities to use roof space for residential accommodation and open space are maximised	N/A	N/A
PART 4N-3	<u>OBJECTIVE:</u> Roof design incorporates sustainability features	Solar panels are provided.	ACHIEVED
PART 4O-1	<u>OBJECTIVE:</u> Landscape design is viable and sustainable	Refer Landscape design package for details.	ACHIEVED
PART 4O-2	<u>OBJECTIVE:</u> Landscape design contributes to the streetscape and amenity	Refer Landscape design package for details.	ACHIEVED
PART 4P-1	<u>OBJECTIVE:</u> Appropriate soil profiles are provided	Refer Landscape design package for details.	ACHIEVED
PART 4P-2	<u>OBJECTIVE:</u> Plant growth is optimised with appropriate selection and maintenance	Refer Landscape design package for details.	ACHIEVED
PART 4P-3	<u>OBJECTIVE:</u> Planting on structures contributes to the quality and amenity of communal and public open spaces	Refer Landscape design package for details.	ACHIEVED
PART 4Q-1	<u>OBJECTIVE:</u> Universal design features are included in apartment design to promote flexible housing for all community members	75% of units achieve the Livable Housing Guideline’s Silver Level universal design features. 9% of units achieve the Livable Housing Guideline’s Gold Level universal design features. 16% of units achieve the Livable Housing Guideline’s Platinum Level universal design features. This aligns with the 15% requirement as per DCP.	ACHIEVED
PART 4Q-2	<u>OBJECTIVE:</u> Adaptable housing should be provided in accordance with the relevant council policy	N/A	N/A
PART 4Q-3	<u>OBJECTIVE:</u> Apartment layouts are flexible and accommodate a range of lifestyle needs	Unit mix typologies include 2, 3 and 4 bedroom apartments.	ACHIEVED
PART 4R-1	<u>OBJECTIVE:</u> New additions to existing buildings are contemporary and complementary and enhance an area’s identity and sense of place	N/A	N/A

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 4R-2	<u>OBJECTIVE:</u> Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	N/A
PART 4S-1	<u>OBJECTIVE:</u> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/A	N/A
PART 4S-2	<u>OBJECTIVE:</u> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	- Residential entries and modes of circulation are to be clearly signposted, secured and easily seen from the street. - These areas are to be well-lit at night to maximise safety - Turns or corners in these areas are minimised to reduce concealment opportunities.	ACHIEVED
PART 4T-1	<u>OBJECTIVE:</u> Awnings are well located and complement and integrate with the building design	An awning has been located at the main entry of the building, providing weather protection for the residents.	ACHIEVED
PART 4T-2	<u>OBJECTIVE:</u> Signage responds to the context and desired streetscape character	Yes - signage has been provided at the entry, contributing to the streetscape character through wayfinding	ACHIEVED
PART 4U-1	<u>OBJECTIVE:</u> Development incorporates passive environmental design	The development has incorporated a number of passive design principles: - Cross ventilation is maximised where possible. - Screening is used to mitigate solar heat gain. - Concrete slab extensions provide further shading. - Concrete facade provides thermal mass to keep the building warm in winter and cool in the summer.	ACHIEVED
PART 4U-2	<u>OBJECTIVE:</u> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Refer to response above.	ACHIEVED
PART 4U-3	<u>OBJECTIVE:</u> Adequate natural ventilation minimises the need for mechanical ventilation	- Each stage and building achieves the minimum 60% cross ventilation as per ADG requirements - Building slots have been utilised to increase opportunities of cross ventilation - Open plan living has been incorporated to maximise natural air-flow through the apartments - Apartment depths and appropriate ceiling heights have been designed in accordance with the requirements of this part of the ADG to maximise cross-ventilation and air-flow.	ACHIEVED
PART 4V-1	<u>OBJECTIVE:</u> Potable water use is minimised	- It is proposed to use water efficient fixtures within the development to minimise potable water usage. - Refer to landscape architect's documentation for water saving measures in relation to landscaping.	ACHIEVED

PART	DESIGN OBJECTIVE/CRITERIA	NOTES	OUTCOMES
PART 4V-2	<u>OBJECTIVE:</u> Urban stormwater is treated on site before being discharged to receiving waters	Stormwater management plans have been designed by an approved civil engineer. Refer to civil engineer’s documentation.	ACHIEVED
PART 4V-3	<u>OBJECTIVE:</u> Flood management systems are integrated into site design	Stormwater management plans have been designed by an approved civil engineer. Refer to civil engineer’s documentation.	ACHIEVED
PART 4W-1	<u>OBJECTIVE:</u> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	- The design integrates secure waste storage facilities on lower ground in order to minimise impacts on the streetscape, building entry, and amenity of residents - Loading dock is located inside the building for waste collection. - A comprehensive waste management plan has been prepared by specialist consultants to support the development application.	ACHIEVED
PART 4W-2	<u>OBJECTIVE:</u> Domestic waste is minimised by providing safe and convenient source separation and recycling	- The residential core provides access to a waste and recycling chute. - Waste and recycling are easily separated in the waste room on basement 1	ACHIEVED
PART 4X-1	<u>OBJECTIVE:</u> Building design detail provides protection from weathering	- The development has been designed with materials that are durable and long lasting - Awnings and balcony overhangs provide additional weather protection. - The number of facade materials proposed is limited to ensure that junctions between materials, which typically are weak points in relation to water ingress, are minimised.	ACHIEVED
PART 4X-2	<u>OBJECTIVE:</u> Systems and access enable ease of maintenance	- The development has been designed with provision for facade building maintenance systems. This will be detailed in further design development. - Rooftop are readily accessible via stair and lift for ease of maintenance. - Rooftop service spaces are accessible via a drop down ladder/ hatch.	ACHIEVED
PART 4X-3	<u>OBJECTIVE:</u> Material selection reduces ongoing maintenance costs	- The building façade is intended to be robust and hard-wearing. - Internally, common areas will be resilient in order to accommodate high traffic patterns, particularly around the lift lobby.	ACHIEVED

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