

46-50 COWAN ROAD

ST IVES, NSW

SEPP 65 DESIGN VERIFICATION STATEMENT & ADG CHECKLIST

18.03.2026
REVISION B

ACKNOWLEDGEMENT OF COUNTRY

Mangrove Boardwalk, Ku-ring-gai Chase National Park



In Australia, we acknowledge the Traditional Owners of Country, Whose deep relationship with this land is etched into its landscapes and passed through generations. We pay our respects to Elders past and present.

We acknowledge the Durrumurragal and Gu-rin-gai People and their ongoing connection to Culture, Lands and Waters and their valuable contribution to the community.

With respect for the past and responsibility for the future, we design with awareness, shaping places that honour these enduring legacies.

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DESIGN VERIFICATION STATEMENT

4

Pursuant to Clause 50 (1A) and (1AB) of the Environmental Planning and Assessment Regulation 2000 ('EPA Reg'), I Mr Rido Pin, a director of Plus Architecture Sydney Pty Ltd, 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 EPA Reg, Registration number 11286.

I confirm that I directed the design of the proposed Residential Apartment development and I provide the accompanying explanation to verify that the proposed development achieves the design quality principles set out in Schedule 1 of the State Environmental Planning Policy No. 65 – Design Quality Principles.

I also provide the accompanying summary to verify, in terms of the Apartment Design Guide, how the proposed development achieves the objectives of Part 3 & 4 of that guide.



Rido Pin

Registration Number (NSW): 11286

SEPP 65 DESIGN PRINCIPLES RESPONSE

SEPP 65

DESIGN PRINCIPLES RESPONSE

SEPP 65 DESIGN PRINCIPLE	RESPONSE
01 Context & Neighbouring Character	The subject site is located at 46-50 Cowan Road, St Ives NSW. St Ives is located to the north of Sydney, within the Ku-ring-gai LGA. It enjoys easy accessibility via public transport to surrounding suburbs such as Chatswood and Macquarie Park. It is also within driving distance to the northern beaches, particularly Dee Why and Narrabeen. 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. The site's 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.
02 Built Form & Scale	The proposal consists 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 built form has also been appropriately shaped to ensure solar access is maintained to the neighbours to the south (30-32 Cowan Road) as well as Pymble Golf Course. The building is 6 storeys with minor encroachment to the 22m height plane. Appropriate setbacks that are in line with the objectives of DCP and ADG have also been incorporated into the development.
03 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 a compliant FSR of 2.20:1. The development density is also supported by sufficient amount of landscaping within the site.
04 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. — 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. — Supporting alternate modes of transports, such as bicycle riding, through bicycle parking for residents and visitors.
05 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. In addition, the proposal retains majority of the existing trees on-site, ensuring that the local canopy character is maintained. Additional trees have been proposed to ensure canopy coverage that far exceeds the requirements within the 'Tree Canopy Guide for Low Mid Rise Housing'. This landscape design is further supported by extensive deep soil zones that are above the minimums set within the 'Tree Canopy Guide for Low Mid Rise Housing'. Overall, the landscaping on ground enhances the overall character of the development by providing amenity to the residents and community.

SEPP 65

DESIGN PRINCIPLES RESPONSE

SEPP 65 DESIGN PRINCIPLE	RESPONSE
06 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 and oversized compared to minimum requirements in the ADG — Apartments are generously proportioned and oversized compared to minimum requirements in the ADG — 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
07 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. — Bicycle parking for visitors has been strategically positioned behind the security line on Upper Ground Floor. — Terraces on Lower and Upper ground feature vertical slatted metal fencing as a security line. — Generous landscape zones on Cowan Road ensure sufficient separation and buffering from the street. — 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.
08 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. Several unit types incorporate Multipurpose rooms (MPRs) that support a variety of uses.
09 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. A distinct 'top', 'middle', and 'base' approach to the facade has been incorporated as per the objectives of the DCP, ensuring the form is sufficiently articulated to fit within the surrounding context.

ADG COMPLIANCE ASSESSMENT

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES
3a-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions	The Architectural 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. — Streetscape photos. — Context Analysis. — Mapping of areas of future change under the Low Mid Rise Housing Reforms.	Achieved
3b-1	Building types and layouts respond to the street scape and site while optimizing 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. — Outdoor communal spaces are located to achieve great solar access. — 70% of units achieve 2 hours of solar access during Winter Solstice.	Achieved
3b-2	Overshadowing of neighbouring properties is minimized during mid winter	— Towards the east (Cowan Road), both buildings incorporates a 10m eastern setback on storey 1-5 and a 4m setback on storey 6. — Towards the west (Golf Course), both buildings incorporates a 6m setback on storey 1-5 and a 9m setback on storey 6. — Building B (Northern Building) incorporates a 6m northern setback on its first 4 storeys and a 9m setback on storey 5-6. — Building A (Southern Building) incorporates a 6m southern setback on its first 4 storeys and a 9m setback on storey 5-6. — The use of setbacks minimises shadows to the neighbours to the south (30-32 Cowan Road). — 70% 2 hours solar access to the units at 30-32 Cowan road is achieved during mid-winter from 9-3pm. — 70% 3 hours solar access to the units at 30-32 Cowan road is achieved during mid-winter from 7-5pm.	Achieved
3c-1	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. — Generous landscape buffers between ground floor terraces and street provide a generous privacy buffer. — Security fence lines to the entrance is visually permeable, allowing a transition from public to private.	Achieved
3c-2	Amenity of the public domain is retained and enhanced	The public domain is enhanced through the following measures: — Introduction of planters enhance the streetscape, which is reinforced with street trees and landscaping - refer to landscape architect's documentation. — Generous 10m setback from the building to the street provides ample privacy separation. — Retention of existing trees on site ensure existing landscape character is maintained and enhanced.	Achieved

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES
3d-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. <u>Design Criteria:</u> - Communal open space has a minimum area equal to 25% of the site area - Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21st June (midwinter)	- 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 - COS Achieved = 26% of site area - COS Solar Access Achieved = 58% to the total COS, 31% to the principle COS While the proposal does not fully meet the solar access benchmark for the principal usable COS, it satisfies the broader objective of the ADG that "an adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping" by: - Meeting the minimum communal open space area requirement of 25% of the site area. - Providing quality landscaped communal open space co-located with deep soil zones. - Providing generous private open space for apartments, with compliant solar access. - Complementing on-site communal and private open space with convenient access to nearby public recreation facilities.	- Achieved - Solar achieved to the total COS, not to the principle COS
3d-2	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
3d-3	Communal open space is designed to maximize 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
3d-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Not applicable.	N/A

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES																		
3e-1	Deep soil zones provide areas on the site that allow for and support <u>Design Criteria:</u> 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>	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	- 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) 1. Deep soil zone achieved: 29.6% with minimum 3mx3m dimensions as per ‘Tree Canopy Guide for Low and Mid Rise Housing’ <table><tr><th>Site Area</th><th>Minimum Dimensions</th><th>Deep Soil Zone (% of site area)</th></tr><tr><td>5,903m²</td><td>3m x 3m in any direction</td><td>29.6%</td></tr></table>	Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)	5,903m²	3m x 3m in any direction	29.6%	Achieved
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5,903m²	3m x 3m in any direction	29.6%																			
	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. <u>Objective:</u> - 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>Minimum Dimensions</th><th>Deep Soil Zone (% of site area)</th></tr><tr><td>>1,500m²</td><td>3m x 3m in any direction</td><td>15%</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	Minimum Dimensions	Deep Soil Zone (% of site area)	>1,500m²	3m x 3m in any direction	15%														
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PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES												
3f-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. <u>Design Criteria:</u> 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 1-5 - A greater than 9m setback is provided on storey 6 - It is noted that this boundary interfaces the golf course. Thus, ADG separations to this side are not required - East Boundary: - A minimum 10m street setback is provided from ground to roof, compliant with the DCP. - Building separation between the two buildings are: - A 12m (6m each) building separation is maintained for storeys 1-5 - A 14.6m (7.3m each) building separation is maintained for storey 6	North boundary: Achieved Southern boundary: Achieved Western Boundary: Achieved on storeys 1-4, and storey 6. not achieved on storey 5. East boundary: Achieved Building Separation: Achieved from storeys 1-4. Not achieves on storeys above.
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													
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	- 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												
3g-1	Building entries and pedestrian access connects to and addresses the public domain	Signage will be provided to guide residents into the residential lobby. Details of the signage design will be further developed during Design Development.	Achieved												
3g-2	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												

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES
3g-3	Large sites provide pedestrian links for access to streets and connection to destinations	Not applicable.	N/A
3h-1	Vehicle access points are designed and located to achieve safety, minimize conflicts between pedestrians and vehicles and create high quality street scapes	— The vehicle access point is located on Cowan Road. The vehicular access to the basement and vehicular access to the loading dock share the same crossover / driveway to minimise amount of crossovers to the street. — Landscape buffering ensures sufficient buffering to the street.	Achieved
3j-2	Car park design and access is safe and secure	— Different user groups within the basement are separated with security points. — It is intended to be a safe environment, with good lighting and provision for security cameras. — Lobby zones area clearly demarcated and separated from the flow of cars.	Achieved
3j-3	Access, entries and pathways are accessible and easy to identify.	— Building entries are intended to be signposted through the use of signage. — Both lobbies are accessed from a central landscape space from Cowan Road, and is demarked with a visually permeable security line. — It is intended that the development will have a comprehensive way finding signage strategy that will allow users to navigate through the building.	Achieved
3j-4	Visual and environmental impacts of underground car parking are minimized	— The proposal takes advantage of the natural slope of the land in the siting of the basements, ensuring the carparking is consolidated underground.	Achieved
3j-5	Visual and environmental impacts of on grade car parking are minimized	— Not applicable	N/A
3j-6	Visual and environmental impacts of above ground enclosed car parking are minimized	— Not applicable	N/A

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES
4a-1	To optimize 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 (midwinter) - 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 70% of apartments receiving 2 hours of solar access at 21 June (mid-winter) from 9am-3pm - N/A - The proposal achieves 14% of apartments receiving no direct sunlight on 21 June (mid-winter) from 9am-3pm	- Achieved - N/A - Achieved
4a-2	Daylight access is maximized where sunlight is limited	Whilst 14% of units achieve no direct sunlight on 21 June (mid-winter) from 9am-3pm, generously proportioned balconies and glazed suites ensure diffuse daylight access is afforded to these habitable spaces.	Achieved
4a-3	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
4b-1	All habitable rooms are naturally ventilated	- All habitable rooms have a direct operable window or door to the external wall for natural ventilation. - 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
4b-2	The layout and design of single aspect apartments maximizes natural ventilation	Single aspect apartments feature windows or glazed doors to the living and the bedrooms, maximizing ventilation.	Achieved

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES																								
4b-3	The number of apartments with natural cross-ventilation is maximized 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 63% cross-ventilation. - The above cross ventilation is achieved by the use of operable windows on facades 63% of units achieve cross ventilation; - There are no cross-over or cross-through apartments	Achieved																								
4c-1	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</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		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 minimize 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</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>Not applicable</td></tr><tr><td>Attic Spaces</td><td>Not applicable</td></tr><tr><td>If located in mixed-use areas</td><td>Not applicable</td></tr></table>	Minimum Ceiling Height		Habitable Rooms	2.7m	Non-Habitable Rooms	2.4m	For 2 storey apartments	Not applicable	Attic Spaces	Not applicable	If located in mixed-use areas	Not applicable	Achieved
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4c-2	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 minimum 2.4m ceilings to service zones such as bathrooms.	Achieved																								
4c-3	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. - The lower and upper ground feature higher Floor to floors for added flexibility.	Achieved																								

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES										
4d-1	The layout of rooms within an apartment is functional, well organized 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 by5m2 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	— Apartments have been designed to achieve suitably sized living areas. — All apartment layouts incorporate open plan living/dining and kitchen areas to maximize spatial areas and general amenity for the residents. — All apartments incorporate direct access of external areas from the primary living areas to enhance the quality of living. — Bedrooms have been designed and located within the apartment layout to maximize privacy and direct access and use of bathrooms and facilities. 1. All apartments achieve the minimum areas as per the ADG 2. All habitable rooms have a window to an external wall. Window sizes have been sized to achieve a glass area of minimum 10% of the floor area of the habitable rooms.	Achieved
Apartment Type	Minimum Internal Area												
Studio	35m2												
1 Bedroom	50m2												
2 Bedroom	70m2												
3 Bedroom	90m2												
4d-2	Environmental performance of the apartment is maximized 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 maximize 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. Achieved. 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.	Achieved										

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES															
4d-3	Apartment layouts are designed to accommodate a variety of household activities and needs. <u>DESIGN CRITERIA:</u> 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	Achieved															
4e-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity <u>DESIGN CRITERIA</u> 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>2m2</td></tr><tr><td>2 Bedroom Apartments</td><td>10m2</td><td>2m2</td></tr><tr><td>3+ Bedroom Apartments</td><td>12m2</td><td>2.4m2</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m. 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.	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m2	-	1 Bedroom Apartments	8m2	2m2	2 Bedroom Apartments	10m2	2m2	3+ Bedroom Apartments	12m2	2.4m2	— All primary open space and balconies have been designed so that they are located adjacent to the living room, dining room or kitchen as an extension of the living space — Balconies have been orientated to maximize views and vistas and optimize 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 per the ADG. 2. Achieved.	Achieved
Dwelling Type	Minimum Area	Minimum Depth																
Studio Apartments	4m2	-																
1 Bedroom Apartments	8m2	2m2																
2 Bedroom Apartments	10m2	2m2																
3+ Bedroom Apartments	12m2	2.4m2																

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PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES										
4e-2	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										
4e-3	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										
4e-4	Private open space and balcony design maximizes 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 - All balustrade heights and types are appropriately designed to withstand wind-loading and force ensuring the safety of the residents and visitors	Achieved										
4f-1	Common circulation spaces achieve good amenity and properly service the number of apartments <u>DESIGN CRITERIA:</u> - The maximum number of apartments off a circulation core on a single level is eight. - 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 lobby enjoys view aspects to the surrounds and receive natural light. - The maximum number of apartments off a core is seven. - N/A	Achieved										
4f-2	Common circulation spaces promote safety and provide for social interaction between residents	- 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										
4g-1	Adequate, well designed storage is provided in each apartment <u>DESIGN CRITERIA</u> 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>Studio Apartments</td><td>4m3</td></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	Studio Apartments	4m3	1 Bedroom Apartments	6m3	2 Bedroom Apartments	8m3	3+ Bedroom Apartments	10m3	- All apartments feature joinery cupboards as their main storage provision. - Several apartments feature Multipurpose rooms (MPRs) which can also be used for storage. - Apartments feature walk in laundries, adding storage, - Some apartments feature walk in pantries for added storage. - Minimum 50% of required storage is located within the apartment, with additional storage in the basement. - Total storage requirements for each apartment are compliant with the ADG.	Achieved
Dwelling Type	Storage Size Volume												
Studio Apartments	4m3												
1 Bedroom Apartments	6m3												
2 Bedroom Apartments	8m3												
3+ Bedroom Apartments	10m3												

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES
4g-2	Additional storage is conveniently located, accessible and nominated for individual apartments	— Additional storage as an amenity has been provided in basement as storage cages.	Achieved
4h-1	Noise transfer is minimized through the siting of buildings and building layout.	— Acoustic mapping has been incorporated. — Adequate acoustic insulation will be implemented. — Living spaces are generally oriented to face either East (towards Cowan Road) or West (facing the Golf Course), with quieter secondary spaces, such as bedrooms, concentrated on the northern and southern elevations.	Achieved
4h-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	— Internal apartment layouts have been designed to ensure that spaces are zoned to maximize 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
4j-1	In noisy or hostile environments the impacts of external noise and pollution are minimized 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
4j-2	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
4k-1	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
4k-2	The apartment mix is distributed to suitable locations within the building	— The apartment mix is fairly distributed throughout the floorplates	Achieved
4l-1	Street frontage activity is maximized where ground floor apartments are located	— The ground floor maximises street trees and landscaping especially towards the ground floor apartments.	Achieved
4l-2	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 zones that acts as a layer of buffer for visual privacy	Achieved
4m-1	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
4m-2	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

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES
4n-1	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
4n-2	Opportunities to use roof space for residential accommodation and open space are maximized	N/A	N/A
4n-3	Roof design incorporates sustainability features	— Solar panels are provided as a renewable energy source.	Achieved
4o-1	Landscape design is viable and sustainable	— Refer Landscape design package for details.	-
4o-2	Landscape design contributes to the street-scape and amenity	— Refer Landscape design package for details.	-
4p-1	Appropriate soil profiles are provided	— Refer Landscape design package for details.	-
4p-2	Plant growth is optimized with appropriate selection and maintenance	— Refer Landscape design package for details.	-
4p-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	— Refer Landscape design package for details.	-
4q-1	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
4q-2	A variety of apartments with adaptable designs are provided	— Not applicable. — Platinum units are provided, rather than adaptable units, as per the DCP guidelines.	N/A
4q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	— Majority of units feature an MPR, providing flexibility for the residents. — The range of apartments (from 2 bed, 3 bed, and 4 bed) can suit a variety of lifestyles.	Achieved
4r-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	— Not applicable.	N/A
4r-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	— Not applicable.	N/A
4s-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	— Not applicable.	N/A

ADG COMPLIANCE ASSESSMENT

PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES
4s-2	Residential levels of the building are integrated within the development, and safety and amenity is maximized 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
4t-1	Awnings are well located and complement and integrate with the building design	— The security line is integrated with a lightweight awning / pergola structure to provide weather protection. — The building entrances feature integrated awnings to provide weather protection.	Achieved
4t-2	Signage responds to the context and desired street-scape character	— A comprehensive signage design will be undertaken for the project during design development that will clearly the building entry.	Achieved
4u-1	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
4u-2	Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer	— Refer response above.	Achieved
4u-3	Adequate natural ventilation minimizes the need for mechanical ventilation	— Each stage and building achieves the minimum 60% cross ventilation as per ADG requirements — 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
4v-1	Potable water use is minimized	— 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
4v-2	Urban storm-water is treated on site before being discharged to receiving waters	— Storm-water management plans have been adequately designed by an approved civil engineer. Refer to civil engineer's documentation.	Achieved
4v-3	Flood management systems are integrated into site design	— An OSD tank has been proposed. Refer to civil engineer's documentation.	Achieved
4w-1	Waste storage facilities are designed to minimize impacts on the street-scape, building entry and amenity of residents	— The design integrates secure waste storage facilities on upper ground in order within the loading dock 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
4w-2	Domestic waste is minimized by providing safe and convenient source separation and recycling	— The residential core provides access to a waste and recycling chute. — General waste, recycling, and bulky waste are easily separated in the waste room.	Achieved

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PART	DESIGN OBJECTIVE / CRITERIA	NOTES	OUTCOMES
4x-1	Building design detail provides protection from weathering	— 3.2m FTFs and higher rooftop FTFs ensure adequate height is provided for drainage. — 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 minimized — Planter boxes are intended to be fully lined and have dedicated drainage points, ensuring that leaching is minimized.	Achieved
4x-2	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, lift, and access hatch for ease of maintenance.	Achieved
4x-3	Material selection reduces ongoing maintenance costs	— The building facade 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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