

ATTACHMENT 5 – SEPP 65 Apartment Design Guide (ADG) Assessment

ADG Control	Comment
3A Site analysis <i>Objective 3A-1</i> Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	Unsatisfactory The supplied site analysis does not address the following issues: <ul style="list-style-type: none"> Proposed building envelopes for neighbouring sites missing from patterns of buildings – particularly relevant for development to north of proposed site. Many details shown on the survey, are not integrated with architectural or site analysis drawings for a thorough understanding of the site. Streetscape elevation is not of sufficient detail to understand the buildings relationship with neighbouring developments and should include potential future development on neighbouring sites including building envelopes. Sun angles and prevailing winds are shown as 2D on a 3D perspective, which does not correctly depict their relationship to the development. Both should be modelled in 3D and depicted as a perspective (showing altitude of solar angles as well as azimuth) or shown only in 2D, with other missing or unsatisfactory elements as outlined above. While supporting written material is provided, it is not integrated with site analysis drawings.
3B Orientation <i>Objective 3B-1</i> Building types and layouts respond to the streetscape and site while optimising solar access within the development	Unsatisfactory There are numerous issues regarding the general design and layout of the streetscape design including: the functionality of dining spaces on a busy road with limited solar access; the number, location and design of residential lobbies; the large, indented walkways and security/safety concerns; the design of commercial spaces including enormous loading areas and general functionality issues; and the location of the booster alongside the entryway of residential lobbies. The residential towers are also problematic in their U-shaped design which creates multiple overlooking issues as well as general concerns about functionality of circulation spaces. For example, the southern lobbies appear to have glass walls which are likely to overheat in summer without appropriate shading and also prevent access to garden beds. It generally appears as if the layout of the residential towers has not been fully resolved, particularly in relation to wayfinding/access and non-compliant setbacks/visual privacy issues discussed below, which is likely to change the design of the building.
<i>Objective 3B-2</i>	Unsatisfactory The proposed design overshadows the sites to the south, which are likely to be redeveloped in the future. Removing

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Overshadowing of neighbouring properties is minimised during mid-winter	the southern portion of the development would allow northern sunlight to pass through to neighbouring sites as well addressing a number of internal visual privacy issues (outlined below).
3C Public domain interface	
<p><i>Objective 3C-1</i> Transition between private and public domain is achieved without compromising safety and security</p> <p><i>Objective 3C-2</i> Amenity of the public domain is retained and enhanced</p>	<p>Unsatisfactory</p> <p>The proposed deep 'lobbies' into the site are highly problematic and pose a number of CPTED issues. The proposed landscaping may create spaces for concealment and necessitate an open roof for viability, which creates amenity issues for residents during inclement weather.</p> <p>Unsatisfactory</p> <p>The public domain along Flinders Street is harsh and dominated by vehicular traffic and not particularly welcoming for pedestrians with a number of vehicular access points and high traffic volume. The existing development is predominantly car sales which do not contribute to the public domain.</p> <p>While the proposed design is likely to enhance the pedestrian experience and public amenity of the area through a 3m setback for wider pathways away from traffic, upgrades to the footpath to ensure accessibility, covered awnings, and more active street frontages, there are still issues with the proposed design. The oddly shaped floor plates of the commercial spaces (including the oversized loading areas) are likely to be difficult to occupy and furnish, as well as being unnecessarily complicated to build with little benefit. Additionally, the commercial space divided by a lobby is generally a poor design with no sight lines between the two active frontages, likely to lead one space to becoming 'back of house' uses or at least poorly utilised.</p>
3D Communal and public open space	
<p><i>Objective 3D-1</i> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</p> <ol style="list-style-type: none"> 1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June <p><i>Objective 3D-2</i> Communal open space is designed to allow for a range of activities, respond</p>	<p>Satisfactory</p> <p>Communal open space appears to be of an appropriate size with direct solar access.</p> <p>Unsatisfactory</p>

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to site conditions and be attractive and inviting	While the development provides multiple play areas, lawns, outdoor exercise spaces, seating areas and water features (which are all positive aspects), the overall design remains unresolved. Additionally, there is one small BBQ and no toilets available for residents to use, as well as no provision of undercover areas for inclement weather.
<p><i>Objective 3D-3</i></p> <p>- Communal open space is designed to maximise safety</p> <p><i>Objective 3D-4</i></p> <p>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>	<p>Generally, COS between two residential apartment buildings can be difficult to properly resolve in relation to visual and acoustic privacy of apartments facing this area. Currently, this is insufficiently resolved. The rear deep soil zone with pathway and exercise areas compromises the privacy and outlook of the rear apartments. Additionally, there is insufficient buffering between the west facing ground floor units to the rear building, creating privacy and amenity impacts for residents.</p> <p>Unsatisfactory</p> <p>Planter bed details alongside lawn areas do not meet minimum height requirements. The planter beds need to be raised above the ground level of lawns to prevent climb/fall zones.</p> <p>Not proposed..</p>
3E Deep soil zones	
<p><i>Objective 3E-1</i></p> <p>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</p> <p>1. Deep soil zone is 7% of site area with a minimum dimension of 6m</p>	<p>Unsatisfactory</p> <p>Deep soil zone is compromised by hard pathways, artificial lawn, outdoor gym equipment and other built forms. This should be removed in favour of a meaningful 6m wide deep soil zone which supports large tree growth.</p>
3F Visual privacy	
<p><i>Objective 3F-1</i></p> <p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p>1. Building separation (habitable):</p> <ul style="list-style-type: none"> - 4 storeys 6m - 5-8 storeys 9m - 9+ storeys 12m 	<p>Unsatisfactory</p> <p>Building setbacks are non-compliant to side and rear boundaries, and the first storey above ground floor is labelled as the ground floor level. While it is accepted the rear of the site slopes, the development is predominantly viewed from the street and setbacks should be adjusted accordingly.</p> <p>Non compliances include:</p> <ul style="list-style-type: none"> - Predominant 3m setback proposed to the side boundaries up to Level 3 (5th storey) with multiple windows and/or balconies with blank walls in places to mitigate effects.

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<p><i>Objective 3F-2</i> - 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</p>	<ul style="list-style-type: none"> Multiple POS within 9m setback from Level 4 (6th storey) upwards to southern boundary. 4.5m setback to northern boundary despite inclusion of windows from Level 4 (6th Storey) upwards. 3m-4.5m setback proposed to northern boundary despite having habitable rooms and highlight windows. Defensive measures not acceptable on such a large development. Internally there are numerous issues of visual privacy including internal widths which fall below the required 24m at "Level 6" (the 8th storey). The bridges between lobbies throughout the building are also likely to pose acoustic privacy issues due to the limited setback between walls, particularly to the western wing of the building. <p>The side setbacks generally are not acceptable and likely to create significant visual privacy impacts.</p> <p>Unsatisfactory</p> <p>There are multiple conflicts with privacy and visual impacts within the development including tight corners between the two wings and southern apartments</p>
<p>3G Pedestrian access and entries</p>	
<p><i>Objective 3G-1</i> Building entries and pedestrian access connects to and addresses the public domain</p>	<p>Unsatisfactory</p> <p>As noted above pedestrian entries are poorly designed posing CPTED issues and poorly located within the commercial spaces, inadequately addressing the public domain.</p> <p>Additionally, fire egress stairs do not appear to meet egress distance requirements, posing safety issues.</p>
<p><i>Objective 3G-2</i> Access, entries and pathways are accessible and easy to identify</p>	<p>Unsatisfactory</p> <p>There are 5 different lift lobbies for the development which is likely to make it confusing and difficult for people visiting the site to identify which lobby is the correct one for them. Additionally, one of these services commercial parking level only and without clear signage will add to confusion. Also, this lift does not have room for a overrun.</p> <p>It is likely the best outcome for the site would be to reduce the number of cores if possible.</p> <p>Entries for the rear building are likely to be difficult for visitors and delivery drivers to identify without appropriate signage. However, with the comments noted regarding the</p>

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<p><i>Objective 3G-3</i> Large sites provide pedestrian links for access to streets and connection to destinations</p>	<p>design of these spaces, a different outcome is likely to be required to access to the cores for the rear buildings.</p> <p>Not applicable.</p>
3H Vehicle access	
<p><i>Objective 3H-1</i> Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</p>	<p>Satisfactory</p> <p>The vehicular access point appears to be appropriately located.</p>
3J Bicycle and car parking	
<p><i>Objective 3J-1</i> Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p>	<p>Unsatisfactory</p> <p>Car parking numbers are compliant but there are swept path issues raised by Council's traffic engineer including those for B99 vehicles as well as the LRV.</p>
<p><i>Objective 3J-2</i> Parking and facilities are provided for other modes of transport</p>	<p>Unsatisfactory</p> <p>Bicycle parking should be provided in secure cages, but otherwise numbers of bicycle and motorcycle parking is compliant.</p> <p>No EV parking appears to be accommodated. Provision for adaptation of EV parking in the future should also be included.</p>
<p><i>Objective 3J-3</i> Car park design and access is safe and secure</p>	<p>Unsatisfactory</p> <p>Access design along the driveway is required to be redesigned to accommodate rear-loader waste collection access.</p>
<p><i>Objective 3J-4</i> Visual and environmental impacts of underground car parking are minimised</p>	<p>Unsatisfactory</p> <p>It appears that no space has been allowed for mechanical ventilation ducting from the basement carparking – this is not to be located within the COS or DSZ due to insufficient sizing internally.</p>
<p><i>Objective 3J-5</i> Visual and environmental impacts of on-grade car parking are minimised</p>	<p>Satisfactory</p> <p>On grade parking is appropriately sleeved behind commercial frontages.</p>
<p><i>Objective 3J-6</i> Visual and environmental impacts of above ground enclosed car parking are minimised</p>	<p>Not applicable</p>
Part 4 Designing the building	

ADG Control	Comment
4A Solar and daylight access	
<p><i>Objective 4A-1</i> To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</p> <ul style="list-style-type: none"> - 70% receive 2 hours sunlight between 9am and 3pm on winter solstice - Maximum of 15% receive no direct sunlight between 9am and 3pm on winter solstice <p><i>Objective 4A-2</i> Daylight access is maximised where sunlight is limited</p> <p><i>Objective 4A-3</i> Design incorporates shading and glare control, particularly for warmer months</p>	<p>Satisfactory</p> <p>Solar access appears to be compliant with 77% of apartments receiving 2 hours, and 7% receiving no solar access.</p> <p>Satisfactory</p> <p>The site's unobstructed northern boundary facilitates solar access.</p> <p>Unsatisfactory</p> <p>No shading or glare control is proposed, despite large amount of exposed glass facing west. Low-E glass is not an acceptable solution – screening and/or shading elements should be incorporated to deal with heat gain in summer, particularly in relation to resilience and climate change.</p>
4B Natural ventilation	
<p><i>Objective 4B-1</i> All habitable rooms are naturally ventilated</p> <p><i>Objective 4B-2</i> The layout and design of single aspect apartments maximises natural ventilation</p> <p><i>Objective 4B-3</i> The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</p> <ul style="list-style-type: none"> - 60% of apartments are naturally cross ventilated - Overall depth of an apartment does not exceed 18m 	<p>Unsatisfactory</p> <p>All rooms appear to have acceptably sized windows, though no details of operability have been provided (most walls shown as glass).</p> <p>Satisfactory</p> <p>The design of single aspect apartments is generally acceptable in terms of ventilation.</p> <p>Unsatisfactory</p> <p>The application states cross ventilation is achieved due to the bridges between buildings which are open air providing cross through air movement. Generally, this setup is likely to work where a minimum of 6m is provided between the wings (such as to the east/rear of the site) but is likely compromised to the front where only 4m is provided. Additionally, this space is likely to cause acoustic and visual privacy issues between apartments which have windows open towards one another.</p>
4C Ceiling heights	
<i>Objective 4C-1</i>	Unsatisfactory

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<p>Ceiling height achieves sufficient natural ventilation and daylight access</p> <p>Minimum ceiling height of 2.7m for habitable rooms, 2.4m for non-habitable rooms, 3.3m for ground and first floor in mixed use areas</p> <p><i>Objective 4C-2</i> Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</p> <p><i>Objective 4C-3</i> Ceiling heights contribute to the flexibility of building use over the life of the building</p>	<p>3.1m floor-to-floor has been provided, which is sufficient to meet the 2.7m ceiling height for residential apartments.</p> <p>However, a 3.1m ceiling height is required for Level 1 (above the commercial level) as per the ADG for mixed use developments.</p> <p>Additionally, Council requires that waste is collected on site and will require a minimum 3.5m ceiling height for a rear loading vehicle. The development has designed for a medium rigid vehicle (MRV), although it is questionable whether the basement 2.7m head height can accommodate even an MRV.</p> <p>Unsatisfactory</p> <p>Generally acceptable in residential apartments, apart from those mentioned above.</p> <p>Unsatisfactory</p> <p>As noted, the first floor should have a minimum ceiling height of 3.1m for flexibility of use, particularly due to the site's position within the Enterprise Corridor zone.</p>
4D Apartment size and layout	
<p><i>Objective 4D-1</i> The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <p>Minimum apartment size:</p> <ul style="list-style-type: none"> - Studio 35sqm - 1-bedroom 50sqm - 2-bedroom 70sqm - 3-bedroom 90sqm <p>Every habitable room must have a window with a total minimum glass area of not less than 10% of the floor area of the room.</p> <p><i>Objective 4D-2</i> Environmental performance of the apartment is maximised</p> <p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>In open plan layouts (where the living, dining and kitchen are combined) the</p>	<p>Unsatisfactory</p> <p>The standard of apartment layouts is suboptimal, and the following issues need to be addressed:</p> <ul style="list-style-type: none"> • One-bedroom units have their front doors open into the kitchen and living space which is a poor outcome for privacy and functionality. • Units in south west corner appear to have their kitchens in a hallway adjacent to bedrooms creating noise and use conflicts. • Storage and desk uses conflict as noted previously. • One-bedroom units (such as 104, 204, etc) require occupants to walk through the kitchen to reach a toilet or bathroom <p>Unsatisfactory</p> <p>Generally, apartments do not appear to be beyond the 8m depth from a side facing balcony window, however most are more than 8m from the externally facing windows.</p> <p>The south-eastern units (210, 310, etc) have kitchens which do not have natural ventilation, located within a hallway space.</p>

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<p>maximum habitable room depth is 8m from a window</p> <p><i>Objective 4D-3</i> Apartment layouts are designed to accommodate a variety of household activities and needs</p> <p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</p> <p>Bedrooms have a minimum dimension of 3m (excluding wardrobe)</p> <p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> - 3.6m for studio / 1 bed - 4m for 2+ beds <p>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>	<p>Other apartments (such as U411) exceed the 2.5 x ceiling height for the depth of habitable rooms (7.4m in depth, when the room depth should not exceed 6.75m).</p> <p>Unsatisfactory</p> <p>Living rooms generally meet the required dimensions, however many bedrooms are below the required dimensions and/or areas (many are 2.8 wide, master bedrooms are often 3m x 3m only, some dimensions include wardrobes).</p> <p>Additionally, three-bedroom units do not appear to meet the minimum 4m width for living areas.</p>
4E Private open space and balconies	
<p><i>Objective 4E-1</i> Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <p>Minimum balconies:</p> <ul style="list-style-type: none"> - Studio 4sqm - 1 bed 8sqm / 2m depth - 2 bed 10sqm / 2m - 3 bed 12sqm / 2.4m <p>Podium level apartments have a POS of 15sqm and depth of 3m</p> <p><i>Objective 4E-2</i> Primary private open space and balconies are appropriately located to enhance liveability for residents</p> <p><i>Objective 4E-3</i> Private open space and balcony design is integrated into and contributes to the</p>	<p>Unsatisfactory</p> <p>Multiple balconies do not appear to meet the required area and/or dimensions. For example:</p> <ul style="list-style-type: none"> - POS of Units 127/227/327 do not meet the required 2m depth - POS of Units 104, 204, 304, 404, 504, 604, and 704 do not meet the required area of 8sqm. <p>Unsatisfactory</p> <p>Generally, balconies are acceptable, though are predominantly located off bedrooms rather than living spaces to meet solar access requirements.</p> <p>A few balconies as listed above are noncompliant in their setbacks, awkwardly shaped, and do not meet sizing requirements.</p> <p>Satisfactory</p> <p>Generally acceptable.</p>

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<p>overall architectural form and detail of the building</p> <p><i>Objective 4E-4</i> Private open space and balcony design maximises safety</p>	Satisfactory.
4F Common circulation and spaces	
<p><i>Objective 4F-1</i> Common circulation spaces achieve good amenity and properly service the number of apartments</p> <p>The maximum number of apartments off a circulation core on a single level is eight</p> <p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p> <p><i>Objective 4F-2</i> Common circulation spaces promote safety and provide for social interaction between residents</p>	<p>Unsatisfactory</p> <p>There are 5 circulation cores, and while some service only 6 units per floor, the south-west corner lift serves 10 units. The stair is also unlikely to be a compliant distance from all units.</p> <p>While the development is not over 10 storeys, multiple lifts service more than 40 apartments. The lift in the south west corner for example services 62 units which is unacceptable.</p> <p>Unsatisfactory</p> <p>Corridors are only 1540 wide, which does not allow for the passing of two wheelchairs. Additionally, multiple corridors appear to be longer than 12m with no articulation.</p> <p>Additionally, circulation is lacking detail which may create safety issues – for example, can residents access other units hallways through outdoor walkways? Additionally, is this outdoor access secure and could people be locked between walkways? More details are required.</p>
4G Storage	
<p><i>Objective 4G-1</i> Adequate, well designed storage is provided in each apartment</p> <p>Storage required, of which 50% is in the apartment:</p> <ul style="list-style-type: none"> • Studio 4m³ • 1 bed 6 m³ • 2 bed 8 m³ • 3+ bed 10 m³ <p><i>Objective 4G-2</i> Additional storage is conveniently located, accessible and nominated for individual apartments</p>	<p>Unsatisfactory</p> <p>Internal storage requirements to apartments have not been met for the following reasons as multiple storage areas are also shown as desks (they cannot be both) and storage is often located within bedrooms and bathrooms rather than being accessible from circulation or living areas as required.</p> <p>Additionally, many spaces are thin and deep, likely making them difficult to use and access.</p> <p>Satisfactory.</p>
4H Acoustic privacy	

ADG Control	Comment
<p><i>Objective 4H-1</i> Noise transfer is minimised through the siting of buildings and building layout</p> <p><i>Objective 4H-2</i> Noise impacts are mitigated within apartments through layout and acoustic treatments</p>	<p>Unsatisfactory</p> <p>It is likely the communal open space between buildings will create significant acoustic privacy issues, potentially affecting approximately 50% of the apartments. Another 25% of apartments face Flinders Street, which is a busy classified road.</p> <p>Additionally, apartments which open to the outside on Flinders Street with COS are likely to be highly affected by noise issues with no buffer between them and active play and socialising spaces.</p> <p>Unsatisfactory</p> <p>Generally, apartment layout is acceptable, though conflicts with COS are likely to be numerous.</p>
4J Noise and pollution	
<p><i>Objective 4J-1</i> In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</p> <p><i>Objective 4J-2</i> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</p>	<p>Unsatisfactory</p> <p>Flinders Street is a busy and noisy road. The proposed design does not step back the towers towards the quieter rear of site. As such it is likely that defensive measures will be needed throughout.</p> <p>Unsatisfactory</p> <p>No acoustic attenuation measures are proposed to the balconies facing Flinders Street with only laminated glass proposed to units.</p>
4K Apartment mix	
<p><i>Objective 4K-1</i> A range of apartment types and sizes is provided to cater for different household types now and into the future</p> <p><i>Objective 4K-2</i> The apartment mix is distributed to suitable locations within the building</p>	<p>Unsatisfactory</p> <p>No studio or four bedroom apartments are proposed and only 1.9% of units are 3 bedroom (4 units). Instead 55 one-bedroom and 142 two-bedroom units are proposed adding to the existing investor driven stock available in Wollongong.</p> <p>Studios, four bedroom and/or dual key apartments promote housing diversity and equity and are encouraged.</p> <p>Unsatisfactory</p> <p>Larger family apartments are encouraged to be co-located with COS for outdoor play spaces, or on the podium for additional POS depth.</p>
4L Ground floor apartments	
<p><i>Objective 4L-1</i> Street frontage activity is maximised where ground floor apartments are located</p>	<p>Not applicable</p>

ADG Control	Comment
<p><i>Objective 4L-2</i> Design of ground floor apartments delivers amenity and safety for residents</p>	Not applicable
4M Facades	
<p><i>Objective 4M-1</i> Building facades provide visual interest along the street while respecting the character of the local area</p>	<p>Unsatisfactory</p> <p>The façade appears to be predominantly glass with small timber screens and western facing garden beds which will likely be hard to maintain for residents if not appropriately designed.</p> <p>The façade should be considered with respect to the maintenance and ongoing operation of the building including heat loss/gain, visual privacy, noise, cleaning, etc.</p>
<p><i>Objective 4M-2</i> Building functions are expressed by the façade</p>	<p>Unsatisfactory</p> <p>Residential and commercial facades are all glass, separated only by location in building. There does not appear to be significant differences.</p>
4N Roof design	
<p><i>Objective 4N-1</i> Roof treatments are integrated into the building design and positively respond to the street</p>	<p>Unsatisfactory</p> <p>No detail is supplied about the roof treatment, the location of services, ducting, AC units, etc and lift overruns appear to be undersized.</p>
<p><i>Objective 4N-2</i> Opportunities to use roof space for residential accommodation and open space are maximised</p>	<p>Unsatisfactory</p> <p>As above – no detail and not used.</p>
<p><i>Objective 4N-3</i> Roof design incorporates sustainability features</p>	<p>Unsatisfactory</p> <p>No sustainability measures incorporated.</p>
4O Landscape design	
<p><i>Objective 4O-1</i> Landscape design is viable and sustainable</p>	<p>Unsatisfactory</p> <p>The large number of small garden planters along balconies and planting within undercroft residential lobbies appears as if they will struggle to remain viable.</p>
<p><i>Objective 4O-2</i> Landscape design contributes to the streetscape and amenity</p>	<p>Unsatisfactory</p> <p>Generally acceptable, however, there is concern about the viability of western facing seating areas along Flinders Street.</p>
4P Planting on structures	

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<p><i>Objective 4P-1</i> Appropriate soil profiles are provided</p> <p><i>Objective 4P-2</i> Plant growth is optimised with appropriate selection and maintenance</p> <p><i>Objective 4P-3</i> Planting on structures contributes to the quality and amenity of communal and public open spaces</p>	<p>Unsatisfactory</p> <p>As above.</p> <p>To be confirmed</p> <p>Generally acceptable if above issues are addressed.</p>
4Q Universal design	
<p><i>Objective 4Q-1</i> Universal design features are included in apartment design to promote flexible housing for all community members</p> <p><i>Objective 4Q-2</i> A variety of apartments with adaptable designs are provided</p> <p><i>Objective 4Q-3</i> Apartment layouts are flexible and accommodate a range of lifestyle needs</p>	<p>Satisfactory</p> <p>21 units are adaptable, meeting the requirement for 10% adaptable units.</p> <p>20 units are provided to silver liveable housing standards as required to meet the ADG requirement of 20% (of which 10% is adaptable).</p> <p>Unsatisfactory</p> <p>19 one-bedroom and 2 two-bedroom units have been provided which are adaptable. 12 one-bedroom, 4 two-bedroom, and 4 three-bedroom units are provided as liveable silver level.</p> <p>31 of 41 units (76%) provided to universal standards are one-bedroom. The applicant is encouraged to provide a range of adaptable units where a maximum of 50% one-bedroom are provided to promote housing equity and diversity.</p> <p>Unsatisfactory</p> <p>As noted above, apartments should provide additional flexibility beyond standard one-bedroom units.</p>
4R Adaptive reuse	
<p><i>Objective 4R-1</i> New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</p> <p><i>Objective 4R-2</i> Adapted buildings provide residential amenity while not precluding future adaptive reuse</p>	<p>Not applicable</p> <p>Not applicable</p>
4S Mixed use	

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<p><i>Objective 4S-1</i> Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</p>	<p>Unsatisfactory</p> <p>The circulation strategy does not readily promote active street frontage. Mixed use is permissible</p>
<p><i>Objective 4S-2</i> Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</p>	<p>Unsatisfactory</p>
4T Awnings and signage	
<p><i>Objective 4T-1</i> Awnings are well located and complement and integrate with the building design</p>	<p>Unsatisfactory</p> <p>No detail provided.</p>
<p><i>Objective 4T-2</i> Signage responds to the context and desired streetscape character</p>	<p>Unsatisfactory</p> <p>No detail provided.</p>
4U Energy efficiency	
<p><i>Objective 4U-1</i> Development incorporates passive environmental design</p>	<p>Unsatisfactory</p> <p>This development generally does not employ any passive environmental design principles.</p>
<p><i>Objective 4U-2</i> Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</p>	<p>Unsatisfactory</p> <p>While solar access is compliant the development likely had the opportunity to reach higher solar compliance due to the lack of overshadowing from other developments.</p>
<p><i>Objective 4U-3</i> Adequate natural ventilation minimises the need for mechanical ventilation</p>	<p>Unsatisfactory</p> <p>Ventilation is likely to be adequate following above changes regarding the width of ventilation openings.</p>
4V Water management and conservation	
<p><i>Objective 4V-1</i> Potable water use is minimised</p>	<p>Unsatisfactory</p> <p>No rainwater collection proposed and only minimum BASIX requirements met.</p>
<p><i>Objective 4V-2</i> Urban stormwater is treated on site before being discharged to receiving waters</p>	<p>Satisfactory</p>
<p><i>Objective 4V-3</i> Flood management systems are integrated into site design</p>	<p>Not applicable.</p>

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4W Waste management	
<p><i>Objective 4W-1</i> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</p>	<p>Unsatisfactory</p> <p>Waste chutes are provided for each circulation core which is commendable, however one of these chutes does not connect to a waste collection area. Additionally, there are no carousels for waste at the base of waste chutes to ensure bins are removed when full. Finally, as noted above there is not adequate head room for waste trucks to service these areas.</p>
<p><i>Objective 4W-2</i> Domestic waste is minimised by providing safe and convenient source separation and recycling</p>	<p>Unsatisfactory</p> <p>There appears to be no waste separation proposed.</p>
4X Building maintenance	
<p><i>Objective 4X-1</i> Building design detail provides protection from weathering</p>	<p>Unsatisfactory</p> <p>No detail provided.</p>
<p><i>Objective 4X-2</i> Systems and access enable ease of maintenance</p>	<p>Unsatisfactory</p> <p>Access to garden beds is likely to be problematic as noted previously. Additionally, no services areas, venting, ducting, etc is proposed.</p>
<p><i>Objective 4X-3</i> Material selection reduces ongoing maintenance costs</p>	<p>Unsatisfactory</p> <p>Rendered walls will require ongoing painting and large expanses of glass will need to be cleaned.</p>