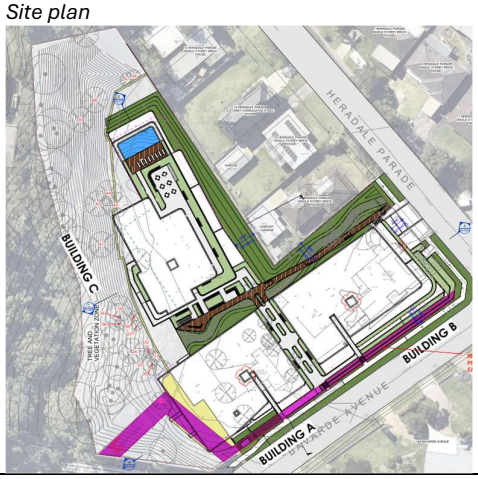
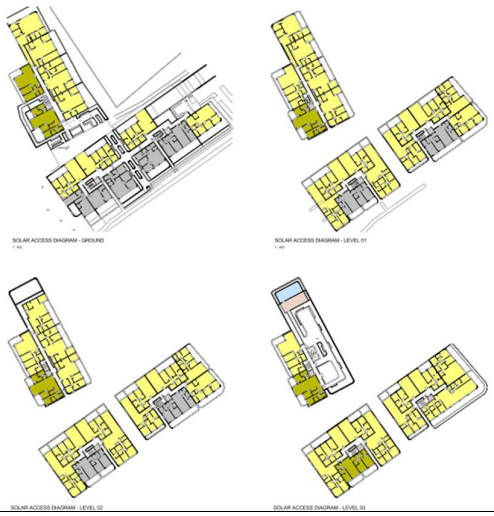
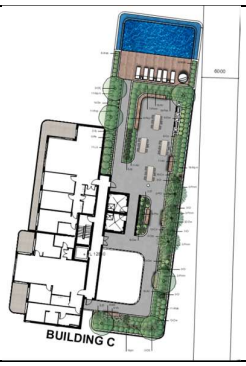
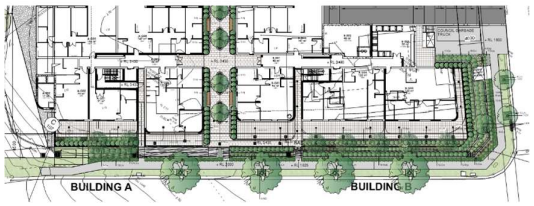
ASSESSMENT AGAINST THE APARTMENT DESIGN GUIDE

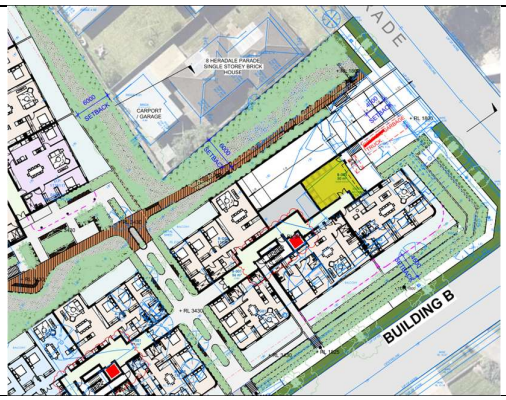
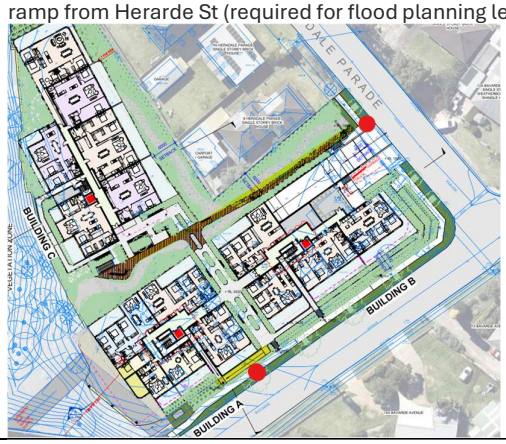
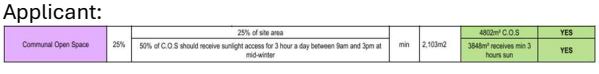
Part 1 – Identifying the Context					
1A	Apartment Building Types	☐ Narrow Infill ☐ Row Apartments ☐ Shop Top Apartments ☐ Courtyard Apartments ☑ Perimeter Block Apartments ☐ Tower Apartments ☐ Hybrid Apartments			
1B	Local character and context	The proposal is consistent with the desired future character determined by the strategic planning process which allows higher density development within 400m of business zoned land on R3 zoned land.			
Part 2 – Developing the Controls					
Objective		**Satisfactory**	**Not Satisfactory**	**Not Applicable**	**COMMENTS**
Part 3 – Siting the Development					
3A – Site Analysis					
3A-1	Site Analysis	☑	☐	☐	The proposed development is supported by a Site Analysis that is consistent and compliant with the Site Analysis Checklist contained in Appendix 1.
3B – Orientation					
3B-1	Buildings define the street, by facing it, and contain direct access	☑	☐	☐	The site was redesigned during the assessment process to provide improved street access to both street frontages. The applicant provided the following response: *significant topography and vegetation to the west. Building orientation and setback arrangements maximise solar access and separation to neighbouring existing residential structures.* *Site plan* 
	East/west street orientation, rear orientated to the north.	☑	☐	☐	Irregular shaped site.
	North/South street orientation overshadowing should be minimised	☑	☐	☐	

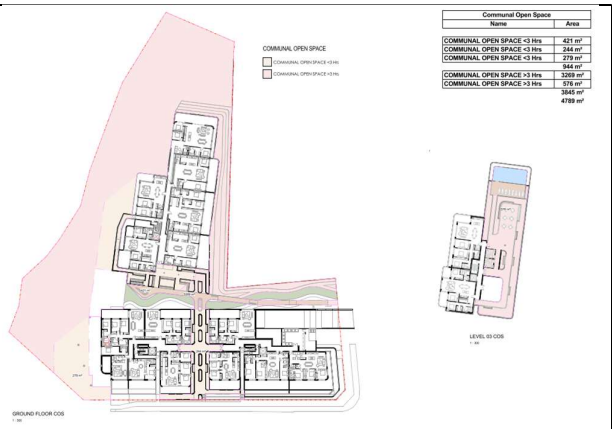
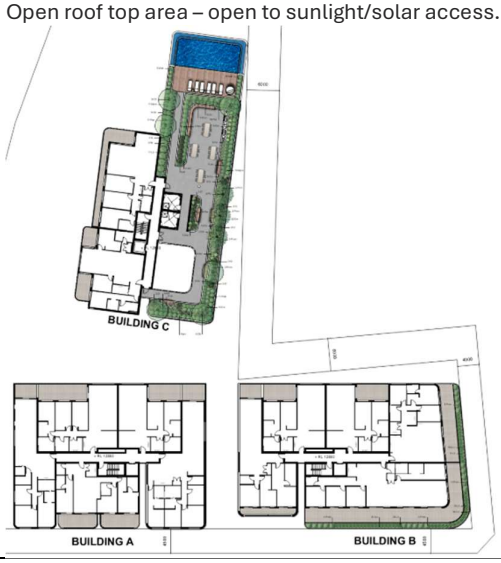
3B-2	Living areas, POS & communal open space solar access in accordance with 3D and 4A	☑	☐	☐	Meets solar requirements. **SOLAR ACCESS** UNITS SOLAR ACCESS / COUNT / PERCENTAGE 3 HOURS 45 75% NO SOLAR 9 15% PARTIAL SOLAR 6 10% 60 
	Solar access to living rooms, balconies, POS of neighbours considered	☑	☐	☐	Shadow diagrams -neighbour Illustrate minimal overshadowing to POS areas, being located off the building by 12 midday (No. 14 Bavarde Ave) 
	Where solar access is not provided to adjoining buildings, the reduced solar access is not decreased by more than 20%	☐	☐	☑	
	If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in 3F.	☑	☐	☐	
	Overshadowing minimized to the south or downhill be increased upper-level setbacks	☑	☐	☐	Upper level setbacks provided

	Buildings orientated at 90 degrees to the boundary with neighbouring properties to minimize overshadowing and privacy impacts.	☑	☐	☐	Section showing setbacks to neighbouring property 
	4 hours solar access should be retained to solar collectors on neighbouring buildings	☑	☐	☐	no solar panels to southern buildings in vicinity 
3C – Public domain interface					
3C-1	Terraces, balconies and courtyard apartments should have direct street entry	☑	☐	☐	No direct links are provided to the street from apartments. A single pedestrian link is provide to connect to lobby areas in lieu of individual courtyard entries. These apartments are elevated above the street. *Section:*  Meets the overall Objective of 3C-1: *Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security*
	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings.	☑	☐	☐	
	Upper-level balconies and windows should overlook the public domain	☑	☐	☐	All building present balconies to the public domain including the street on on-site landscaped areas. *Upper level:*

					
	Front fences and walls along street frontages and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m.	☑	☐	☐	Landscape elevations:  Heradale Pde 
	Length of solid walls should be limited along street frontages.	☑	☐	☐	
	Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets.	☑	☐	☐	Seating and landscape areas at ground floor:  COS roof area building C:

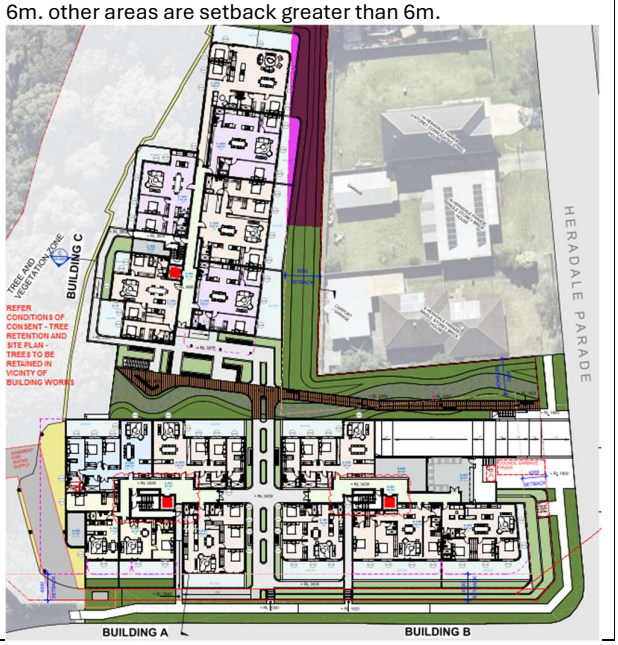
					
	In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using: - Architectural detailing - Changes in materials - Plant species - Colours	☑	☐	☐	
	Opportunities for people to be concealed should be minimized	☑	☐	☐	Sufficient building separation.
3C-2	Planting softens the edges of any raised terraces to the street	☑	☐	☐	*Landscape plan*:  Perspective views:  
	Mailboxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	☑	☐	☐	Capable of compliance.
	The visual prominence of underground car park vents should be minimized and located at a low level where possible	☑	☐	☐	
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	☑	☐	☐	Setback from street behind building line Ground floor plan (part):

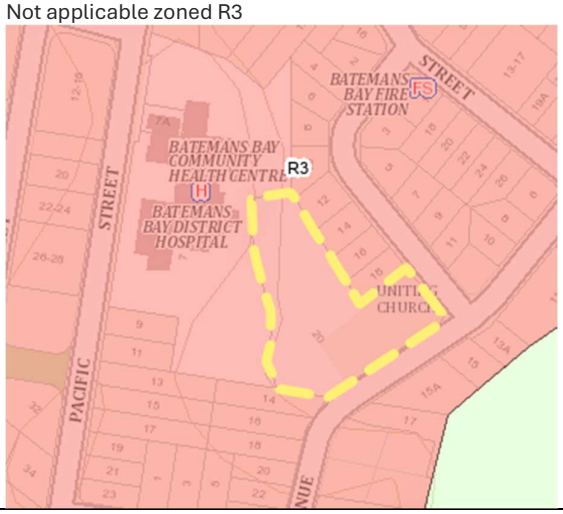
					
	Ramping for accessibility should be minimized by building entry location and setting ground floor levels in relation to footpath levels	☑	☐	☐	A single ramp entry is provide from Bavarde Ave and a longer ramp from Herarde St (required for flood planning level) 
	Durable, graffiti resistant and easily cleanable materials should be used	☑	☐	☐	**EXTERNAL MATERIALS & FINISHES** 
	If development adjoins public parks, open space or bushland, the design positively addresses this interface and uses any of the following design solutions: - Street access, pedestrian paths and building entries which are clearly defined - Paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space - Minimal use of blank walls, fences and ground level parking	☐	☐	☑	
	On sloping sites, protrusion of car parking above ground level should be minimized by using split levels to step underground parking	☑	☐	☐	
3D - Communal and public open space					
3D-1	Communal open space has a minimum area equal to 25% of the site.	☑	☐	☐	Applicant: 

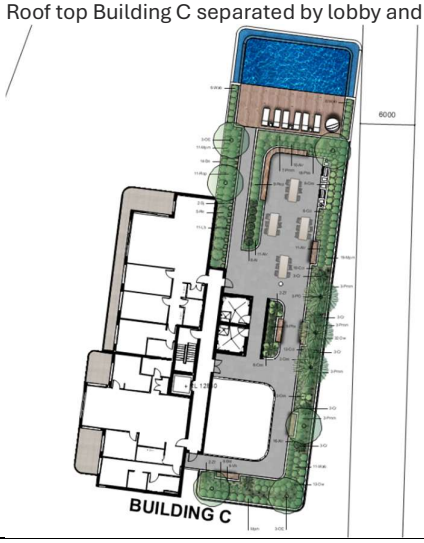
					
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am & 3pm on 21 June.	☑	☐	☐	COS roof top – oriented to north and east. Open roof top area – open to sunlight/solar access. 
	Communal open space should be consolidated into a well-designed, easily identified, and usable area.	☑	☐	☐	Available through Building C lobby. Additional landscape areas available adjacent to the building footprint area.
	Communal open space should have a minimum 3m, and larger developments should consider greater dimensions	☑	☐	☐	
	Communal open space should be co-located with deep soil areas	☑	☐	☐	Provided recreational area on roof top. Additional landscaped areas including existing vegetation retained for deep soil. Extensive deep soil planting proposed due to raised planter beds and basement car parking location. *Landscape plan*

					
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	☑	☐	☐	Access report provided.
	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	☑	☐	☐	
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: - Provide communal spaces elsewhere such as a landscaped roof top terrace or a common room - Provide larger balconies or increased POS for apartments - Demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	☐	☐	☑	
3D-2	Facilities are provided within communal open spaces and common spaces for a range of age groups, incorporating: - Seating for individuals or groups - BBQ areas - Play equipment or play areas - Swimming pools, gyms, tennis courts or common rooms	☑	☐	☐	
	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	☑	☐	☐	
	Visual impacts of services should be minimised, including location of ventilation duct outlets from	☑	☐	☐	

	basement car parks, electrical substations and detention tanks				
3D-3	Communal open space and the public domain should be readily visible from habitable rooms and POS areas while maintaining visual privacy. Design solutions may include: - Bay windows - Corner windows - Balconies	☑	☐	☐	
	Communal open space should be well lit	☑	☐	☐	Capable of compliance.
	Where communal open space/facilities are provided for children and young people they are safe and contained	☑	☐	☐	
3D-4	The public open space should be well connected with public streets along at least one edge.	☐	☐	☑	**Definition*: Public open space public land for the purpose of open space and vested in or under the control of a public authority***
	The public open space should be connected with nearby parks and other landscape elements.	☐	☐	☑	
	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	☐	☐	☑	
	Solar access should be provided year round along with protection from strong winds	☐	☐	☑	
	Opportunities for a range or recreational activities should be provided for people of all ages	☐	☐	☑	
	A positive address and active frontages should be provided adjacent to public open space	☐	☐	☑	
	Boundaries should be clearly defined between public open space and private areas	☐	☐	☑	
3E – Deep Soil Zones					
3E-1	Deep soil zones are to meet the following minimum requirements **Site Area (m^2)** / **Min. dimensions (m)** / **Deep soil zone (%)** <650 / - / 650-1500 / 3 / >1500 / 6 / >1500 with significant existing tree cover / 6 / 7	☑	☐	☐	8409m^2 (survey) Required 15% - refer below Proposed: **SITE AREA:** 8,410.00 m² **DEEP SOIL REQD:** **15.00%** **DEEP SOIL REQD:** 1,261.50 m² **DEEP SOIL ON SITE:** 3933.00 m² **46.76%**
	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: - 10% of the site as deep soil on sites with an area of 650-1500m^2 - 15% of the site as deep soil on sites greater than 1500m^2	☑	☐	☐	
	Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy	☑	☐	☐	Existing significant trees to be retained.

	root systems, providing anchorage and stability for mature trees. Design solutions may include: - Basement and subbasement car park design that is consolidated beneath building footprints - Use of increased front and side setbacks - Adequate clearance around trees to ensure long term health - Co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil				
	Achieving the design criteria may not be possible on some sites including where: - The location and building typology have limited or no space for deep soil at ground level - There is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure	☐	☐	☑	
3F – Visual Privacy					
3F-1	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the site and rear boundaries are: Building height (m) / Habitable rooms & balconies (m) / Non-habitable rooms (m) Up to 12m (4 storeys) / 6 / 3 Up to 25 (5-8 storeys) / 9 / 4.5 >25 (9+ storeys) / 12 / 6 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.	☑	☐	☐	Separation between building is provided and separation between on site buildings and adjacent development is provided. Balconies have been located to maximise privacy i.e. a mix of side and rear facing balconies. Greater than 6m provided: i.e. highlighted 'pink' areas are 6m. other areas are setback greater than 6m. 

	Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	☑	☐	☐	Setback to level 4 for each building.
	For residential buildings next to commercial buildings, separation distances next to commercial buildings, separation distances should be measured as follows: - For retail, office spaces and commercial balconies use the habitable room distances - For service and plant areas use the non-habitable room distances	☐	☐	☑	
	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: - Site layout and building orientation to minimise privacy impacts - On sloping sites, apartments on different levels have appropriate visual separation distances	☑	☐	☐	Increased setbacks to building C balconiesb Building separation between buildings Privacy separation between parallel apartment balconies
	Apartment buildings should have an increased separation distance of 3m when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping	☐	☐	☑	Not applicable zoned R3 
	Direct lines of sight should be avoided for windows and balconies across corners	☑	☐	☐	
	No separation is required between blank walls	☑	☐	☐	
3F-2	Communal open space, common areas and access paths should be separated from POS and windows to apartments, particularly habitable room windows. Include: - Setbacks - Solid or partially solid balustrades to balconies at lower levels - Fencing and/or trees and vegetation to separate spaces - Screening devices	☑	☐	☐	Ground floor landscape plan:

	- Bay windows or pop out windows to private privacy in one direction and outlook in another - Raising apartment/POS above the public domain or communal open space - Planter boxes incorporated into walls and balustrades to increase visual separation - Pergolas or shading devices to limit overlooking of lower apartments or POS - On constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies				 Roof top Building C separated by lobby and lift areas to COS: 
	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartments service areas	☑	☐	☐	
	Balconies and private terraces should be located in front of living rooms to increase internal privacy	☑	☐	☐	
	Windows should be offset from the windows of adjacent buildings	☑	☐	☐	
	Recessed balconies and/or vertical fins should be used between adjacent balconies	☑	☐	☐	
3G – Pedestrian access and entries					
3G-1	Multiple entries should be provided to activate the street edge	☑	☐	☐	2 x main entries provided
	Entry locations relate to the street and subdivision pattern and the existing pedestrian network	☑	☐	☐	

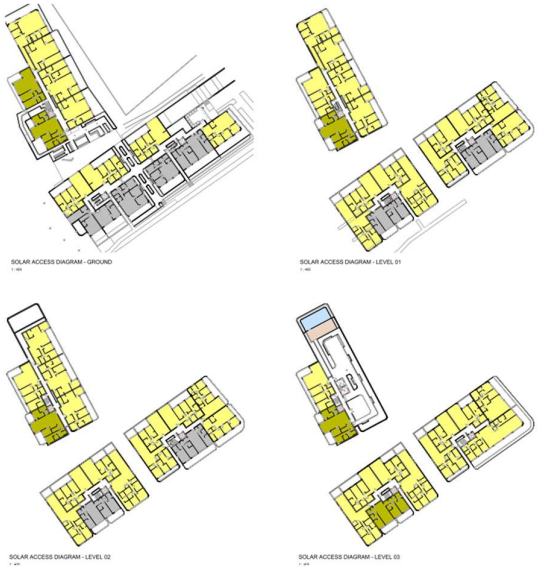
	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	☑	☐	☐	
	Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	☐	☐	☑	
3G-2	Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	☑	☐	☐	
	The design of ground floors and underground car parks minimise level changes along pathways and entries	☑	☐	☐	
	Steps and ramps should be integrated into the overall building and landscape design	☑	☐	☐	
	For large development way finding maps should be provided to assist visitors and residents	☑	☐	☐	Capable of compliance
	For large development electronic access and audio/video intercom should be provided to manage access	☑	☐	☐	Capable of compliance
3G-3	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	☐	☐	☑	
	Pedestrian links should be direct, have clear sight lines, be overlooking by habitable rooms or POS of dwellings, be well lit and contain active uses, where appropriate	☑	☐	☐	
3H – Vehicle Access					
3H-1	Car park access should be integrated with the building's overall façade. Design solutions may include: - The materials and colour palette to minimise visibility from the street - Security doors or gates at entries that minimise voids in the façade - Where doors are not provided, the visible interior reflects the façade design and the building services, pipes and ducts are concealed.	☑	☐	☐	Set back behind building line.  VIEW FROM HAREDALE PARADE
	Car park entries should be located behind the building line	☑	☐	☐	
	Vehicle entries should be located at the lowest point of the site minimizing ramp lengths, excavation and impacts on the building form and layout	☑	☐	☐	Located away from the main street – Bavarde Avenue and away from the corner location.
	Car park entry and access should be located on secondary streets where available	☑	☐	☐	
	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	☑	☐	☐	
	Access point locations should avoid headlight glare into habitable rooms	☑	☐	☐	

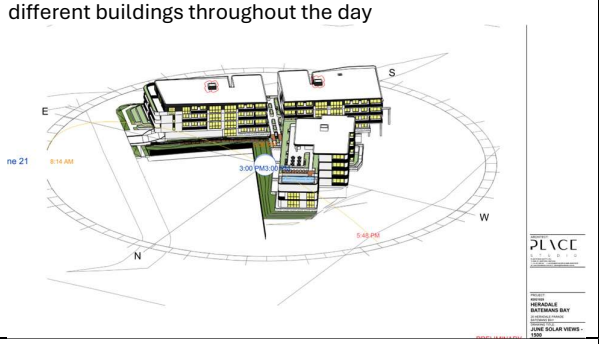
	Adequate separation distances should be provided between vehicle and street intersections	☑	☐	☐	
	The width and number of vehicle access points should be limited to the minimum	☑	☐	☐	
	Visual impact of long driveways should be minimised through changing alignments and screen planting	☑	☐	☐	
	The need for large vehicles to enter or turn around within the site should be avoided	☑	☐	☐	
	Garbage collection, loading and servicing areas are screened	☑	☐	☐	Not screened with an internal waste area provided, that is set back behind the main building line at street level which provides reduces visual prominence
	Clear sight lines should be provided at pedestrian and vehicle crossings	☑	☐	☐	
	Traffic calming devices such as changes in paving material or textures should be used where appropriate.	☑	☐	☐	
	Pedestrian and vehicle access should be separated and distinguishable. Design solutions include: - Changes in surface materials - Level changes - The use of landscaping for separation	☑	☐	☐	Subject to conditions
3J – Bicycle and car parking					
3J-1	For development in the following locations: - On sites that are within 800m of a railway or light rail stop in Sydney Metro; or - On land zoned, and sites within 400m of land zoned B3, B4 of equivalent in Batemans Bay the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by Council, whichever is less. The car parking needs for a development must be provided off street.	☑	☐	☐	The applicant has lodged a Traffic and Parking report for the proposal. The required car parking rates are: **Residential Flat Building** — 1 bedroom: 1 space per unit; 2 or more bedrooms: 2 spaces per unit i.e. 1 bedroom requires 1 space/unit 2 or more bedrooms requires 2 spaces/unit **Calculations DCP parking**: 2 x 1 bed = 2 spaces 58 x 2 + bed units = 116 spaces Total 118 spaces Visitor parking – not required under DCP for residential accommodation. Note: - The ADG Part 3J allows development within 400m of business zoned land (this site) to comply with *the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less* The RMS traffic generating guide: - Defined as a 'high density residential flat building' i.e. > 20 dwellings. - Visitor spaces: *The recommended minimum number of off-street visitor parking spaces is one space for every 5 to 7 dwellings.* **Calculations RMS parking**: Metropolitan sub-regional centres unit 2 x 0.6 spaces per 1 bedroom = 1.2 12 x 0.9 spaces per 2 bedroom unit = 10.8 46x 1.40 spaces per 3 bedroom unit = 64.4

					<table><tr><td>TOTAL</td><td>76.4 (77) spaces</td></tr><tr><td>+1 space per 5 units (visitor parking)</td><td>60 units = 12 spaces</td></tr><tr><td>**Total required**</td><td>**89 spaces**</td></tr><tr><td>**Provided:**</td><td>91 spaces (including car wash bays) or 88 spaces (residential/visitor)</td></tr></table> The applicant has submitted a traffic report is support of their proposal.
	Where a car share scheme operates, locally, provide car share parking spaces within the development. Car share spaces, should be on site.	☐	☐	☑	
	Where less car parking is provided in a development, Council should not provide on street parking permits.	☑	☐	☐	
3J-2	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	☑	☐	☐	Car parking provided ie. Spaces allocated to units. Capable of providing motorcycle parking. Meet the overall objective of this section: *Objective 3J-2 Parking and facilities are provided for other modes of transport*
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	☑	☐	☐	Provided. Traffic & Parking report: *Notwithstanding, AS2890.3:2015 does not specify bicycle parking rates, only the design requirements. As such, reference is made to the NSW Government's Planning Guidelines for Walking & Cycling (December 2004), Table 1, which recommends a bicycle parking rate of 20-30% of units for residents and 5-10% of units for visitors.* 
	Conveniently located charging stations are provided for electric vehicles, where desirable	☐	☐	☑	
3J-3	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	☐	☐	☑	Does not comply A Building Code report has been lodged with the application which does not identify provision for escape (Part D2 of BCA) within the basement for plant areas as an area of non-compliance. However the basement layout was amended (post BCA report). Therefore a condition of consent has been imposed in relation to BCA compliance prior to CC.
	Direct, clearing visible and well lit access should be provided into common circulation areas	☑	☐	☐	
	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	☑	☐	☐	

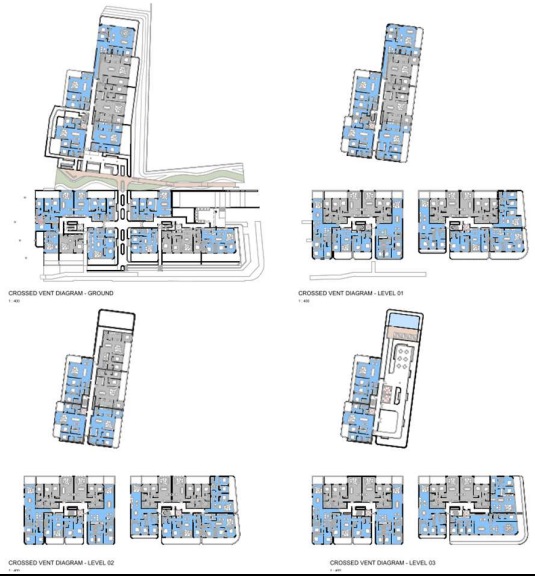
	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	☑	☐	☐	
3J-4	Excavation should be minimised through efficient car park layouts and ramp design	☑	☐	☐	Ramp design as per flood requirements.
	Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	☑	☐	☐	
	Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites.	☑	☐	☐	Proposed finished floor levels to provide for flood planning level Results in basement level of FFL RL3430m Existing ground levels
	Natural ventilation should be provided to basement and sub basement car parking areas	☑	☐	☐	
	Ventilation grills or screening devices for car parking openings should be integrated into the façade and landscape design	☑	☐	☐	
3J-5	On-grade car parking should be avoided	☑	☐	☐	
	Where on-grade car parking is unavoidable, the following design solutions are used: - Parking is located on the side or rear of the lot away from the primary street frontage - Cars are screened from view of streets, buildings, communal and POS areas - Safe and direct access to building entry points is provided - Parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space - Stormwater run-off is managed appropriately from car parking spaces - Bio-swales, rain gardens or on site detention tanks are provided where appropriate - Light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	☐	☐	☑	
3J-6	Exposed parking should not be located along primary street frontages	☐	☐	☑	
	Screening, landscaping and other design elements including public are should be used to integrate the above ground car parking with the façade. Design solutions may include:	☐	☐	☑	

	- Car parking that is concealed behind the façade, with windows integrated into the overall façade design - Car parking that is wrapped with other uses, such as retail, commercial or two storey small office/home office units along the street frontage				
	Positive street address and active frontages should be provided at ground level	☑	☐	☐	

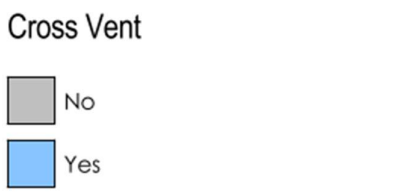
Part 4 – Designing the Building					
4A – Solar and daylight access					
4A-1	Living rooms and POS of at least 70% of apartments receive a min. 2 hours direct sunlight between 9&3 in Sydney Metro, Newcastle & Wollongong	☐	☐	☑	
	In all other areas, living rooms and POS of at least 70% of apartments receive a min, 3 hours direct sunlight between 9&3	☑	☐	☐	Batemans Bay regional area The l-shaped configuration of Buildings A, B and C provide for solar access to north, east and west facing units through the day. Southern units are without solar access however provided with daylight from Bavarde Avenue Street frontage.  **SOLAR ACCESS** UNITS SOLAR ACCESS / COUNT / PERCENTAGE 3 HOURS: 45 / 75% NO SOLAR: 9 / 15% PARTIAL SOLAR: 6 / 10% 60

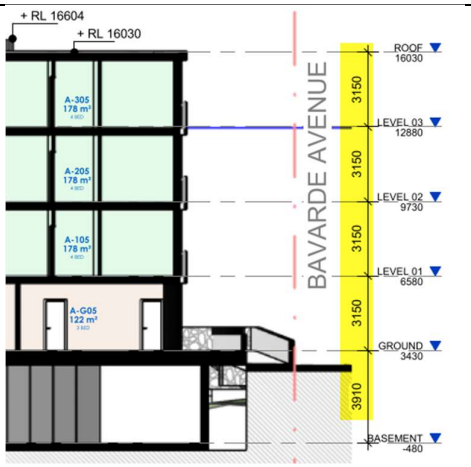
	A max, of 15% of apartments receive no direct sunlight between 9&3	☑	☐	☐	**SOLAR ACCESS** UNITS SOLAR ACCESS / COUNT / PERCENTAGE 3 HOURS: 45 / 75% NO SOLAR: 9 / 15% PARTIAL SOLAR: 6 / 10% 60 Solar matrix provided. Meets: Objective 4A-1 *To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space*
	The design maximises north aspect and the number of single aspect south facing apartments is minimised	☑	☐	☐	View from sun diagrams illustrate sunlight provision to the different buildings throughout the day 
	Single aspect, single storey apartments should have a northerly aspect	☑	☐	☐	Configuration and apartment mix allows for mix aspect and corner units.
	Living areas are best located to the north and service areas to the south and west of apartments	☑	☐	☐	
	To optimize the direct sunlight to habitable rooms and balconies a number of the following design features are used: - Dual aspect apartments - Shallow apartment layouts - Two storey and mezzanine level apartments - Bay windows	☑	☐	☐	Dual aspect and cross-ventilation areas maximised due to 3 x building utilised on the site.
	To maximise the benefit to residents of direct sunlight within living rooms and POS, a minimum of 1m2 of direct sunlight, measured at 1m above floor level is achieved for at least 15 minutes	☑	☐	☐	
	Achieving the design criteria may not be possible on some sites. This includes: - Where greater residential amenity can be achieved along a busy road or rail line by orientating the living	☑	☐	☐	Consideration being given to amenity and road noise via acoustic treatments in façade. The site location allows for apartments to be oriented to receive sufficient views and solar access.

	rooms away from the noise source - On south facing sloping sites - Where significant views are oriented away from the desired aspect for direct sunlight Design drawings needs to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective				
4A-2	Courtyards, skylights and high level windows are used only as a secondary light source to habitable rooms	☑	☐	☐	
	Where courtyards are used: - Use is restricted to kitchens, bathrooms and service areas - Building services are concealed with appropriate detailing and materials to visible walls - Courtyards are fully open to the sky - Access is provided to the light well from a communal area for cleaning and maintenance - Acoustic privacy, fire safety and minimum privacy separation distances are achieved	☐	☐	☑	
	Opportunities for reflected light into apartments are optimized through: - Reflective exterior surfaces on buildings opposite south facing windows - Positioning windows to face other buildings or surface that will reflect light - Integrated light shelves into the design - Light coloured internal finishes	☑	☐	☐	

4A-3	A number of the following design features are used: - Balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas - Shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting - Horizontal shading to north facing windows - Vertical shading to east and particularly west facing windows - Operable shading to allow adjustment and choice - High performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20%	☑	☐	☐	
4B – Natural Ventilation					
4B-1	The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	☑	☐	☐	Natural ventilation achieved through separation of buildings, orientation of balconies/window openings and unit configuration which is dual aspect. 

	Depths of habitable rooms support natural ventilation	☑	☐	☐	
	The area of unobstructed window openings should be equal to at least 5% of the floor area served	☑	☐	☐	
	Light wells are not the primary air source for habitable rooms	☑	☐	☐	
	Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: - Adjustable windows with large effective openable areas - A variety of window types that provide safety and flexibility such as awnings and louvres - Windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	☑	☐	☐	
4B-2	Apartment depths are limited to maximise ventilation and airflow	☑	☐	☐	
	Natural ventilation to single aspect apartments is achieved with the following design solutions: - Primary windows are augmented with plenums and light wells - Stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries - Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	☑	☐	☐	

4B-3	At least 60% of apartments are naturally cross ventilated in the first 9 storeys. Apartments at 10+ storeys 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	☑	☐	☐	67% cross ventilation **CROSS VENTILATION** UNITS CROSS VENTILATED / COUNT / PERCENTAGE No 20 33% Yes 40 67% 60 
	Overall depth of a cross-over or cross through apartment does not exceed 18m, measured glass line to glass line	☑	☐	☐	
	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	☑	☐	☐	
	In cross-through apartments external window and door opening sizes/areas on one side of an apartment are approx. equal to the external window and door opening sizes/areas on the other side of the apartment	☑	☐	☐	
	Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	☑	☐	☐	
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and air flow	☑	☐	☐	
4C – Ceiling Heights					
4C-1	Measured from finished floor level to finished ceiling level minimum ceiling heights are: Min. ceiling height for apartment & mixed use buildings Habitable rooms 2.7m Non-habitable 2.4m 2 storey apartments 2.7m main living, 2.4m 2nd floor where its floor area	☑	☐	☐	Typical ceiling heights

	Attic spaces 1.8m at edge of room with a 30 degree ceiling slope If in mixed use areas 3.3m for ground and 1st floor These minimums do not preclude higher ceilings in desired				 Ceiling heights were discussed with Councils Urban Designer to provide for sufficient clearance and ensure the overall building height variation reflected the intended outcome i.e. any further variation to building high would not be required during the construction certificate phase of the development.
	Ceiling height can accommodate use of ceiling fans for cooling & heat distribution	☑	☐	☐	sufficient ceiling height is provided.
4C-2	A number of the following design solutions can be used: - The hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings or double height spaces - Well proportioned rooms are provided, e.g., smaller rooms feel larger and more spacious with higher ceilings - Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	☑	☐	☐	they design provides a number of unit configurations in three different building types allowing for a mix of well proportioned rooms and sufficient ceiling hearts
4C-3	Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses	☑	☐	☐	the site is not located within an area that is being considered for non residential uses.

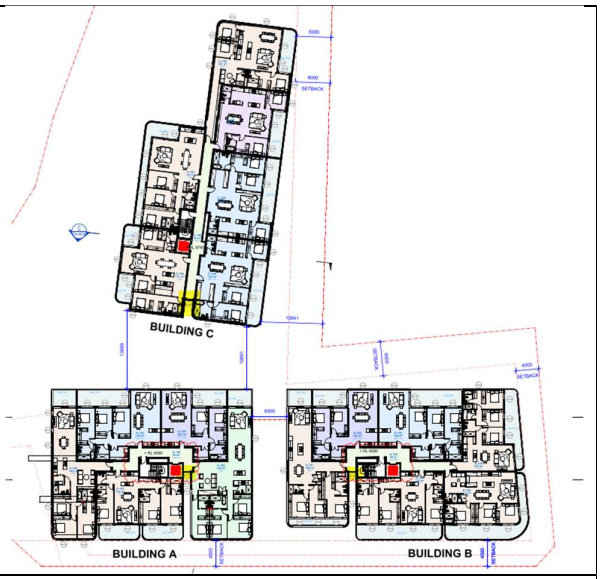
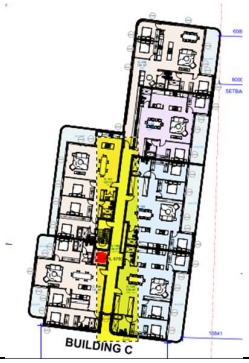
4D – Apartment size and layout					
4D-1	Apartments are required to have the following minimum internal areas: Type — Min, internal area (m^2) Studio — 35 1 bed — 50 2 bed — 70 3 bed — 90 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by $5m^2$ each. A fourth bedroom and further additional bedrooms increase the minimum internal area by $12m^2$ each	☑	☐	☐	Complies. The applicant has provided a unit matrix which provides at least of internal floor areas for the proposed unit types. The unit types consist of a mix of 1, 2, 3 and 4 bedroom units. Unit size is vary typically from a 1 bed site of $62m^2$ to the largest unit approximately $194m^2$ a 4 bedroom unit.
	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.	☑	☐	☐	
	Kitchens should not be located as part of the main circulation space in larger apartments (hallway or entry space)	☑	☐	☐	the units are generously sized to provide kitchens away from corridors
	A window should be visible from any point in a habitable room	☑	☐	☐	they building configuration for each of the buildings allows for a number of jewel aspect apartments or apartments with numerous windows
	Where minimum areas or room dimension are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits.	☐	☐	☑	
4D-2	Habitable room depths are limited to a maximum of 2.5 by the ceiling height	☑	☐	☐	
	In open plan layouts (where living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	☑	☐	☐	Apartments are elongated in certain circumstances to minimise the habitable room depth from any window

	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	☑	☐	☐	
	All living areas and bedrooms should be located on the external face of the building.	☑	☐	☐	
	Where possible: - Bathrooms and laundries should have an external openable window - Main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	☑	☐	☐	
4D-3	Master bedrooms have a minimum area of $10m^2$ and other bedrooms $9m^2$ (exc wardrobe)	☑	☐	☐	
	Bedrooms have a minimum dimension of 3m (exc. Wardrobe)	☑	☐	☐	
	Living rooms or combined living/dining rooms have a minimum combined width of: - 3.6m for studio & 1 bed apartments - 4m for 2 & 3 bed apartments	☑	☐	☐	
	The width of cross over or cross through apartments are at least 4m internally to avoid deep narrow apartment layouts	☑	☐	☐	
	Access to bedrooms, bathrooms and laundries is separated from living areas minimizing direct openings between living and service areas	☑	☐	☐	
	All bedrooms allow a minimum length of 1.5m for robes	☑	☐	☐	
	The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	☑	☐	☐	adequate areas available.
	Apartment layouts allow flexibility over time, design solutions may include: - Dimensions that facilitate a variety of furniture arrangements and removal	☑	☐	☐	

	- Spaces for a range of activities and privacy levels between different spaces within the apartment - Dual master apartments - Dual key apartments - Room sizes and proportions or open plans are more easily furnished than square spaces - Efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms				
4E – Private open space and balconies					
4E-1	All apartments are required to have primary balconies as follows: Type / Min area (m^2) / Min depth (m) Studio 4 - 1 bed 8 2 2 bed 10 2 3+ bed 12 2.4 The minimum balcony depth to be counted as contributing to the balcony area is 1m	☑	☐	☐	the applicant has provided a unit matrix including balcony areas table. Proposed units meet and exceed minimum requirements for area and depth balconies.
	For apartments at ground level or on a podium or similar structure, a POS is provided instead of a balcony. It must have a minimum area of 15m^2 and a minimum depth of 3m.	☑	☐	☐	
	Increased communal open space should be provided where the number or size of balconies are reduced	☑	☐	☐	No additional COS required.
	Storage areas on balconies is additional to the minimum balcony size	☑	☐	☐	No balcony storage provided.
	Balcony use may be limited in some proposals by: - Consistently high wind speeds at 10 storeys and above - Close proximity to road, rail or other noise sources - Exposure to significant levels of aircraft noise	☑	☐	☐	An acoustic report is provided. They thought he's not located near any rail corridor. The height of the building is limited to four stories, minimising potential impacts from high wind speeds. They topography slopes to the West of the site providing shelter from high winds from the West and southwest.

	- Heritage and adaptive reuse of existing buildings In these situations, Juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated				
4E-2	Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	☑	☐	☐	
	Private open spaces and balconies predominantly face north, east or west	☑	☐	☐	
	Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimize daylight access into adjacent rooms	☑	☐	☐	
4E-3	Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	☑	☐	☐	A mix of finishes and materials are proposed. The applicant has submitted a finishes and material schedule which is required as a condition of consent.  **BA-001 -** POWDER COAT BALUSTRATE COLOUR : DULUX WHITE MATT  **GL-001 -** FRAMLESS GLASS BALSUTRADE
	Full width full height glass balustrades alone are generally not desirable	☑	☐	☐	her mix of materials and finishes is proposed including landscape plant is at the periphery of balconies and on the rooftop communal open space area which softens the design of the built form when presenting to the streetscape.
	Projecting balconies should be integrated into the building design and the design of soffits considered	☑	☐	☐	
	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	☑	☐	☐	
	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	☑	☐	☐	
	Downpipes and balcony drainage are integrated with the overall façade and building design	☑	☐	☐	

	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	☑	☐	☐	Subject to conditions
	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design	☑	☐	☐	Subject to conditions
	Ceilings of apartments below terraces should be insulated to avoid heat loss	☑	☐	☐	
	Water and gas outlets should be provided for primary balconies and private open space	☑	☐	☐	
4E-4	Changes in ground levels or landscaping are minimised	☑	☐	☐	changes in ground levels an landscaping are minimised where possible however changing ground level is required to provide accessibility and to account for flood affectation of the land.
	Design and detailing of balconies avoid opportunities for climbing and falls	☑	☐	☐	subject to building code provisions
4F – Common circulation and spaces					
4F-1	The maximum number of apartments off a circulation core on a single level is eight	☑	☐	☐	the proposal includes 3 separate buildings. Each building provides typically a maximum of 6 apartments off each single corridor. This allows the apartment mix to include a mix of 1, 2,3 and 4 bedroom apartments with dual aspects.
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	☐	☐	☑	N/A
	Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	☑	☐	☐	the buildings have been designed to include 2 x main pedestrian entry ways providing access to individual building lobbies, each with a lift lobby area. Each lift lobby area from the main entry door to the lift area includes a corridor wider than the minimum required width.
	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	☑	☐	☐	Each lift lobby above ground it contains a window to the outside for all buildings – Building A, Building B and Building C to provide natural daylight and ventilation as required

					
	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	☑	☐	☐	
	Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: - A series of foyer areas with windows and spaces for seating - Wider areas at apartment entry doors and varied ceiling heights	☑	☐	☐	building say contains the largest common circulation corridor and provides an articulated area opposite the lift area 
	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	☑	☐	☐	
	Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including:	☐	☐	☑	Achieves less than 8 units per corridor

	- Sunlight and natural cross ventilation in apartments - Access to ample daylight and natural ventilation in common circulation spaces - Common areas for seating and gathering - Generous corridors with greater than minimum ceiling heights - Other innovative design solutions that provide high levels of amenity				
	Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	☐	☐	☑	N/A
	Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	☑	☐	☐	
4F-2	Direct and legible access should be provided between vertical circulation points and apartment entries by minimizing corridor or gallery length to give short, straight, clear sight lines	☐	☐	☐	
	Tight corners and spaces are avoided	☑	☐	☐	
	Circulation spaces should be well lit at night	☑	☐	☐	
	Legible signage should be provided for apartment numbers, common areas and general wayfinding	☑	☐	☐	Subject to conditions
	Incidental spaces, for e.g. space for seating in a corridor, at a stair landing, or near a window are provided	☑	☐	☐	
	In larger developments, community rooms for activities such as owner's corporation meetings or resident use should be provided and are ideally co-	☑	☐	☐	A large gym area is provided adjacent to an outdoor seating roof top area and swimming pool

	located with communal open space				
	Where external galleries are provided, they are more open than closed above the balustrade along their length	☐	☐	☑	
4G – Storage					
4G-1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Type — Storage (m^3) Studio — 4 1 bed — 6 2 bed — 8 3+ bed — 10 At least 50% of the required storage is to be located within the apartment.	☑	☐	☐	Located in apartments
	Storage provided on balconies (in addition to minimum balcony size) is integrated into the balcony design, weatherproof and screened from view from the street	☑	☐	☐	
	Left over space such as under stairs is used for storage	☑	☐	☐	
4G-2	Storage not located in apartments is secure and clearly allocated to specific apartments	☐	☐	☑	
	Storage is provided for larger and less frequently access items	☑	☐	☐	Unit types are larger than min. size required allowing for adequate storage areas
	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	☐	☐	☑	None proposed.
	If communal storage rooms are provided, they should be accessible from common circulation areas of the building	☐	☐	☑	
	Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	☐	☐	☑	
4H – Acoustic Privacy					
4H-1	Adequate building separation is provided within the development and from	☑	☐	☐	A BCA compliance report and acoustic report have been submitted in support of acoustic amenity. Additional conditions of consent have been imposed to ensure the development considers acoustic amenity of neighbours for

	neighbouring buildings/adjacent uses				operation of the rooftop communal open space areas and mechanical plant and equipment..
	Window and door openings are generally orientated away from noise sources	☑	☐	☐	Subject to conditions in relation to apartments in the vicinity of existing privates.
	Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas	☑	☐	☐	Consistent building layout provided.
	Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources	☑	☐	☐	
	The number of party walls are limited and are appropriately insulated	☑	☐	☐	The use of separate buildings minimises the number of units per building and therefore limits party walls and potential noise sources between units.
	Noise sources such as garage doors, driveway, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m from bedrooms	☑	☐	☐	A single garage vehicle door and entry is provided off Heradale Parade limiting potential noise impacts for the development and neighbouring properties. The building at this location has been set back greater than the setback distance required and includes landscaping and basement car parking.
4H-2	Internal apartment layout separates noisy spaces from quiet spaces, using: - Rooms with similar noise requirements are grouped together - Doors separate different use zones - Wardrobes in bedrooms are co-located to act as sound buffers	☑	☐	☐	
	Where physical separation cannot be achieved noise conflicts are resolved using: - Double or acoustic glazing - Acoustic seals - Use of materials with low noise penetration properties - Continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	☑	☐	☐	in accordance with acoustic report.
4J – Noise and pollution					

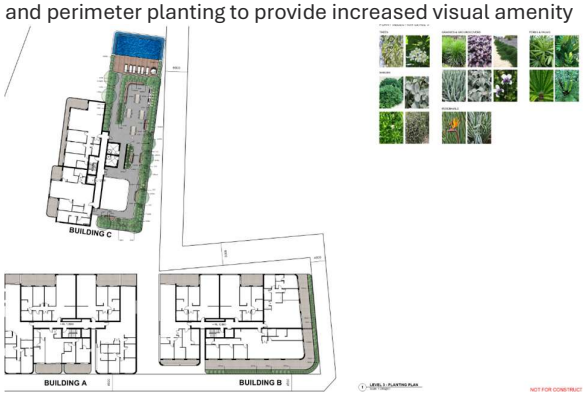
4J-1	To minimise impacts the following design solutions may be used: - Physical separation between buildings and the noise or pollution source - Residential uses are located perpendicular to the noise source and where possible buffered by other uses - Non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces - Non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources - Building should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer. - Where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferrable. - Landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry	☑	☐	☐	large areas of landscaping are provided to the perimeter of all buildings and between the proposed buildings and existing roads and residential properties. The sloping topography to the west aides in limiting noise generated upslope to the West. The site is not located near any main regional roads or highways or rail corridors that would generate significant noise
	Achieving the design criteria in this Guide may be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: Solar and daylight access	☑	☐	☐	

	POS and balconies Natural cross ventilation				
4J-2	Design solutions to mitigate noise include: - Limiting the number and size of openings facing noise sources - Providing seals to prevent noise transfer through gaps - Using double or acoustic glazing, acoustic louvres or enclosed balconies - Using materials with mass and/or insulation or adsorption properties. Eg. solid balcony balustrades, external screens and soffits.	☑	☐	☐	Suitable subject to conditions
4K – Apartment mix					
4K-1	A variety of apartment types is provided.	☑	☐	☐	A mix of 1, 2 ,3 and 4 bedroom apartments is proposed
	The apartment mix is appropriate, taking into consideration: - The distance to public transport, employment and education centres - The current market demands and projected future demographic trends - The demand for social and affordable housing - Different cultural and socioeconomic groups	☑	☐	☐	
	Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	☑	☐	☐	a range of apartment styles and configurations are provided in three separate buildings
4K-2	Different apartment types are located to achieve successful façade composition and to optimize solar access	☑	☐	☐	
	Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	☑	☐	☐	

4L – Ground floor apartments					
4L-1	Direct street access should be provided to ground floor apartments	☑	☐	☐	direct street access is not provided Apartments adjacent to the thought Ave could potentially they provided with ground floor access to the courtyard if required
	Activity is achieved through front gardens, terraces and the façade of the building. Design solutions may include: - Both street, foyer and other common internal circulation entrances to ground floor apartments - POS is next to the street - Doors and windows face the street	☑	☐	☐	a detailed landscape plan is provider which shows a range of garden and terrace areas ah proposed for all ground floor apartments for all buildings 
	Retail or home office spaces should be located along street frontages	☐	☐	☑	
	Ground floor apartment layouts support small office home office use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion	☑	☐	☐	a mix of apartment layouts is provided at the ground floor. This could accommodate home office uses. At this stage the site location is not identified for a retail uses.
4L-2	Privacy and safety should be provided without obstructing casual surveillance. Design solutions include: - Elevation of private gardens and terraces above street level by 1-1.5m - Landscaping and private courtyards - Windowsill heights that minimise sight lines into apartments	☑	☐	☐	elevated private gardens and balconies provided at the ground floor

	- Integrating balustrades, safety bars or screens with exterior design				
	Solar access should be maximised through: - High ceilings and tall windows - Trees and shrubs that allow solar access in winter and shade in summer	☑	☐	☐	
4M - Facades					
4M-1	Design solutions for front building facades include: - A composition of varied building elements - A defined base, middle and top of buildings - Revealing and concealing certain elements - Changes in texture, material, detail and colour to modify the prominence of elements	☑	☐	☐	a mix of mix of finishes and materials is proposed **EXTERNAL MATERIALS & FINISHES** CL-001 - "CEMINTEL" STREET STYLE EDGE CLADDING OXFORD COLOUR : RIDGE WHITE CL-002 - "JAMES HARDIE" AXON CLADDING SYSTEM COLOUR : DULUX DOMINO ST-001 - "RMS TRADERS STONE WALL CLADDING TYPE:AMMOS AL-001 - ALUMINUM SLAB EDGE PROFILE COLOUR : DULUX MONUMENT SATIN BA-001 - POWDER COAT BALUSTRATE COLOUR : DULUX WHITE MATT WD-001 - NATIONWIDE TIMBER DECKING COLOUR : TALLOWWODD DECKING GL-001 - FRAMLESS GLASS BALSUTRADE
	Building services should be integrated within the overall façade	☑	☐	☐	
	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions include: - Well composed horizontal and vertical elements - Variation in floor heights to enhance the human scale - Elements that are proportional and arranged in patterns - Public artwork or treatments to exterior blank walls - Grouping of floors or elements such as balconies and windows or taller buildings	☑	☐	☐	
	Building facades should be well resolved with an appropriate scale and proportion to the streetscape	☑	☐	☐	

	and human scale. Design solutions include: - Well composed horizontal and vertical elements - Variation in floor heights to enhance the human scale - Elements that are proportional and arranged in patterns - Public artwork or treatments to exterior blank walls - Grouping of floors or elements such as balconies and windows on taller buildings				
	Building facades relate to key datum lines of adjacent buildings through upper-level setbacks, parapets, cornices, awnings or colonnade heights	☑	☐	☐	
	Shadow is created on the façade throughout the day with building articulation, balconies and deeper window reveals	☑	☐	☐	 VIEW FROM BAVARDE AVENUE  VIEW FROM HAREDALE PARADE
4M-2	Building entries should be clearly defined	☑	☐	☐	Subject to conditions
	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	☑	☐	☐	
	The apartment layout should be expressed externally through façade features such as party walls and floor slabs	☑	☐	☐	
4N – Roof design					
4N-1	Roof design relates to the street. Design solutions include: - Special roof features and strong corners	☑	☐	☐	due to the proposed variation to building height for the buildings the roof for all buildings has been designed to avoid excessive bulk and scale

	- Use of skillion or very low pitch hipped roofs - Breaking down the massing of the roof by using smaller elements to avoid bulk - Using materials or a pitched form complementary to adjacent buildings				
	Roof treatments should be integrated with the building design. Design solutions include: - Roof designs proportionate to the overall building size, scale and form - Roof materials compliment the building - Service elements are integrated	☑	☐	☐	
4N-2	Habitable roof space should be provided with good levels of amenity. Design solutions may include: - Penthouse apartments - Dormer or clerestory windows - Openable skylights	☑	☐	☐	A roof top communal open space is proposed for building C. Rooftop apartments are provided with large balconies and perimeter planting to provide increased visual amenity 
	Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	☑	☐	☐	
4N-3	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions include: - The roof lifts to the north - Eaves and overhangs shade walls and windows from summer sun	☑	☐	☐	3 x separate buildings

	Skylights and ventilation systems should be integrated into the roof design	☑	☐	☐	
4O – Landscape Design					
4O-1	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: - Diverse and appropriate planting - Bio-filtration gardens - Appropriately planted shading trees - Areas for residents to plant vegetables and herbs - Composting - Green roofs or walls	☑	☐	☐	A landscape design and plan set is provided detailing landscaping provision for private and communal open space areas
	Ongoing maintenance plans should be prepared	☑	☐	☐	Subject to conditions
	Microclimate is enhanced by: - Appropriately scaled trees near the eastern and western elevations for shade - A balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter - Shade structures such as pergolas for balconies and courtyards	☑	☐	☐	Subject to conditions
	Tree and shrub selection considers size at maturity and the potential for roofs to compete.	☑	☐	☐	Subject to conditions
4O-2	Landscape design responds to the existing site conditions including: - Change of levels - Views - Significant landscape features including trees and rock outcrops	☑	☐	☐	The proposal involves the retention of significant treed areas in the western part of the site.
	Significant landscape features should be protected by: - Tree protection zones	☑	☐	☐	Refer biodiversity section of the report. Tree removal has been minimised where possible.

	- Appropriate signage and fencing during construction				
	Plants selected should be endemic to the region and reflect local ecology	☑	☐	☐	
4P – Planting on structures					
4P-1	Structures are reinforced for additional saturated soil weight	☑	☐	☐	Subject to conditions
	Soil volume is appropriate for plant growth, considerations include: - Modifying depths and widths according to the planting mix and irrigation frequency - Free draining and long soil life space - Tree anchorage	☑	☐	☐	Subject to conditions
	Minimum soil standards for plant sizes should be provided in accordance with table 5	☑	☐	☐	
4P-2	Plants are suited to site conditions, considerations include: - Drought and wind tolerance - Seasonal changes in solar access - Modified substrate depths for a diverse range of plants - Plant longevity	☑	☐	☐	Landscape plans submitted
	A landscape maintenance plan is prepared	☑	☐	☐	Subject to conditions
	Irrigation and drainage systems respond to: - Changing site conditions - Soil profile and the planting regime - Whether rainwater, stormwater or recycled grey water is used	☑	☐	☐	Subject to conditions
4P-3	Building design incorporates opportunities for planting on structure. Design solutions include: - Green walls with specialized lighting for indoor green walls - Wall design that incorporates planting	☑	☐	☐	Proposed

	- Green roofs, particularly where roofs are visible from the public domain - Planter boxes Note: structures designed to accommodate green walls should be integrated into the building façade and consider the ability of the façade to change over time				
4Q – Universal Design					
4Q-1	Developments achieve a benchmark of 20% of the total apartments incorporating the livable housing guidelines silver level universal design features	☑	☐	☐	Refer access report submitted. Complies.
4Q-2	Adaptable housing should be provided in accordance with relevant council policy	☑	☐	☐	Minimum 15 units / 60 apartments Meets 25% requirement.
	Design solutions for adaptable apartments include: - Convenient access to communal and public areas - High level of solar access - Minimal structural change and residential amenity loss when adapted - Larger car parking spaces for accessibility - Parking titled separately from apartments or shared car parking arrangements	☑	☐	☐	Refer access report submitted. Complies.
4Q-3	Apartment design incorporates flexible design solutions which may include: - Rooms with multiple functions - Dual master bedroom apartments with separate bathrooms - Larger apartments with various living space options - Open plan loft style apartments with only a fixed kitchen, laundry and bathroom	☑	☐	☐	Refer access report submitted. Complies.

4R – Adaptive reuse					
4R-1	Design solutions include: - New elements to align with the existing building - Additions that complement the existing character, siting, scale, proportion, pattern, form and detailing - Use of contemporary and complementary materials, finishes, textures and colours	☐	☐	☑	Not proposed.
	Additions to heritage items should be clearly identifiable from the original building	☐	☐	☑	
	New additions allow for the interpretation and future evolution of the building	☐	☐	☑	
4R-2	Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions include: - Generously sized voids in deeper buildings - Alternative apartment types when orientation is poor - Using additions to expand the existing building envelope	☐	☐	☑	
	Some proposals that adapt existing buildings may not be able to achieve all the design criteria in the Guide. Where developments unable to achieve the design criteria, alternatives could be considered in the following areas: - Where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation and solar and daylight access	☐	☐	☑	

	- Alternatives to providing deep soil where less than the minimum requirement is currently available on the site - Building and visual separation – subject to demonstrating alternative design approaches to achieving privacy - Common circulation - Car parking - Alternative approaches to POS and balconies				
4S – Mixed use					
4S-1	Mixed use development should be concentrated around public transport and centres	☐	☐	☑	
	Mixed use developments positively contribute to the public domain. Design solutions include: - Development addresses the street - Active frontages are provided - Diverse activities and uses - Avoiding blank walls at the ground level - Live/work apartments on the ground floor level, rather than commercial	☐	☐	☑	
4S-2	Residential circulation areas should be clearly defined. Design solutions include: - Residential entries are separated from commercial entries and directly accessible from the street - Commercial service areas are separated from residential components - Residential car parking and communal facilities are separated or secured	☐	☐	☑	

	- Security at entries and safe pedestrian routes are provided - Concealment opportunities are avoided				
	Landscaped communal open space should be provided at podium or roof levels	☐	☐	☑	
4T – Awnings and signage					
4T-1	Awnings should be located along streets with high pedestrian activity and active frontages	☐	☐	☑	Not proposed
	A number of the following design solutions are used: - Continuous awnings are maintained and provided in areas with an existing pattern - Height, depth, material and form complements the existing street character - Protection from the sun and rain is provided - Awnings are wrapped around the secondary frontages of corner sites - Awnings are retractable in areas without an established pattern	☐	☐	☑	
	Awnings should be located over building entries for building address and public domain amenity	☐	☐	☑	
	Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	☐	☐	☑	
	Gutters and down pipes should be integrated and concealed	☐	☐	☑	
	Lighting under awnings should be provided for pedestrian safety	☐	☐	☑	
4T-2	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	☐	☐	☑	
	Legible and discrete way finding should be provided for larger development	☐	☐	☑	

	Signage is limited to being on and below awnings and a single façade sign on the primary street frontage	☐	☐	☑	
4U – Energy Efficiency					
4U-1	Adequate natural light is provided to habitable rooms	☑	☐	☐	
	Well located, screened outdoor areas should be provided for clothes drying	☑	☐	☐	
4U-2	A number of the following design solutions are used: - The use of smart glass or other technologies on north and west elevations - Thermal mass in the floors and walls of north facing rooms is maximised - Polished concrete floors, tiles or timber rather that carpet - Insulated roofs, walls and floors and seals on window and door openings - Overhangs and shading devices such as awnings, blinds and screens	☑	☐	☐	
	Provision of consolidated heating and cooling infrastructure should be located in a centralized location	☑	☐	☐	
4U-3	A number of the following design solutions are used: - Rooms with similar usage are grouped together - Natural cross ventilation for apartments is optimized - Natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulations spaces as possible	☑	☐	☐	
4V – Water management and conservation					

4V-1	Water efficient fittings, appliances and wastewater reuse should be incorporated	☑	☐	☐	Subject to conditions A BASIX Certificate and Nathers Certificates are provided.
	Apartments should be individually metered	☑	☐	☐	
	Rainwater should be collected, stored and reused on site	☑	☐	☐	Subject to conditions
	Drought tolerant, low water use plants should be used within landscaped areas	☑	☐	☐	Subject to conditions
4V-2	Water sensitive urban design systems are designed by a suitably qualified professional	☑	☐	☐	Subject to conditions
	A number of the following design solutions are used: - Runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation - Porous and open paving materials is maximised - On site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	☑	☐	☐	
4V-3	Detention tanks should be located under paved areas, driveways or in basement car parks	☑	☐	☐	
	On large sites parks or open spaces are designed to provide temporary on site detention basins	☑	☐	☐	
4W – Waste Management					
4W-1	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	☑	☐	☐	Subject to conditions
	Waste and recycling storage areas should be well ventilated	☑	☐	☐	
	Circulation design allows bins to be easily manoeuvred between storage and collection points	☑	☐	☐	
	Temporary storage should be provided for large bulk items such as mattresses	☑	☐	☐	

	A waste management plan should be prepared	☑	☐	☐	
4W-2	All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold 2 days worth of waste and recycling	☑	☐	☐	Subject to conditions
	Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	☑	☐	☐	Located near ground floor of main building at Building B
	For mixed use development, residential waste and recycling storage areas and access should be separate and secure from other uses	☐	☐	☑	
	Alternative waste disposal methods such as composting should be provided	☑	☐	☐	Subject to conditions
4X – Building maintenance					
4X-1	A number of the following design solutions are used: - Roof overhangs to protect walls - Hoods over windows and doors to protect openings - Detailing horizontal edges with drip lines to avoid staining of surfaces - Methods to eliminate or reduce planter box leaching - Appropriate design and material selection for hostile locations	☑	☐	☐	Subject to conditions
4X-2	Window design enables cleaning from the inside of the building	☑	☐	☐	
	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and façade	☑	☐	☐	Subject to conditions
	Design solutions do not require external scaffolding for maintenance access	☑	☐	☐	
	Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems.	☑	☐	☐	
	Centralized maintenance, services and storage should be provided for communal	☑	☐	☐	

	open space areas within the building				
4X-3	A number of the following design solutions are used: - Sensors to control artificial lighting in common circulation and spaces - Natural materials that weather well and improve with time such as face brickwork - Easily cleaned surfaces that are graffiti resistant - Robust and durable materials and finishes are used in location which received heavy wear and tear, such as common circulation areas and lift interiors	☑	☐	☐	