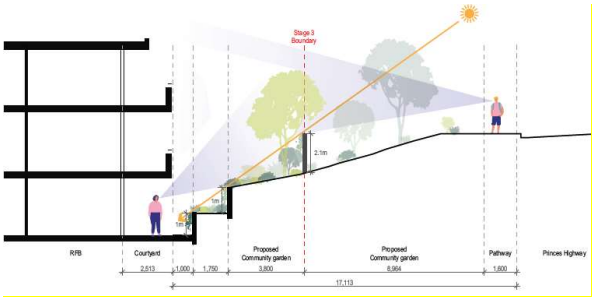
REF	PART / OBJECTIVE / DESCRIPTION	COMMENTS	COMPLIANCE
3A	**SITE ANALYSIS**		
3A-1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	A comprehensive contextual and site analysis has been provided as part of the Architectural Design Report. This also includes design development drawings and diagrams. Sufficient information has been provided.	☒ Achieved ☐ Conditional ☐ Not achieved
3B	**ORIENTATION**		
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	Streetscape elevations have been provided along the internal roadways. Demonstrating how each of the built forms present to the street. Detailed landscape plans have been provided with the proposed fencing and landscaping. The alignment and orientation of the buildings to ensure the ILUs will maintain sufficient solar access.	☒ Achieved ☐ Conditional ☐ Not achieved
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	No overshadowing occurs to neighbouring properties and the height breach has a negligible impact on the extent of overshadowing to the south which is primarily road and bushland.	☒ Achieved ☐ Conditional ☐ Not achieved
3C	**PUBLIC DOMAIN INTERFACE**		
3C-1	Transition between private and public domain is achieved without compromising safety and security	The stair access from Princes Highway is not ideal however provides a clear path to the street frontage. The building lobbies are presented as clearly defined and legible entry points.	☒ Achieved ☐ Conditional ☐ Not achieved
3C-2	Amenity of the public domain is retained and enhanced	*"Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view"* This development provides large fire pump room and tank in a prominent position at the main entry measuring at approximately 9m x 5m and a height of 2.65m. The visual impact of this structure on the main entry is a concern and relocation is not possible. The applicant has provided that a series of varying height screened masonry walls will help screen existing fire boosters along the entry. In addition, it is noted that the existing large trees located north of this room will provide screening.	☒ Achieved ☐ Conditional ☐ Not achieved
3D	**COMMUNAL AND PUBLIC OPEN SPACE**		
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping 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 (mid winter)	25% of the development site has been provided as COS. The design of the COS provides pockets of COS dispersed throughout the central open space between Buildings A and B, and between Building B and the eastern row of villas. These areas appear to provide solar access generally between 11am and 1pm.	☒ Achieved ☐ Conditional ☐ Not achieved
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The communal space area includes picnic tables, bench seating and additional activities a community garden raised planters and bbq area.	☒ Achieved ☐ Conditional ☐ Not achieved

		A communal room has been provided at the southern edge of Building A. The room and the external spaces connected to it will have an excellent outlook toward the escarpment and the bushland to the south.	
3D-3	Communal open space is designed to maximise safety	Communal open spaces provide a good level passive surveillance and are located in proximity to habitable rooms and private open space areas.	☒ Achieved ☐ Conditional ☐ Not achieved
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	N/A	~~☐ Achieved~~ ~~☐ Conditional~~ ~~☐ Not achieved~~
3E	**DEEP SOIL ZONES**		
3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality 1. Deep soil zone is 7% of site area 2. Deep soil zone minimum dimensions - N/A (sites less than 650m^2) - 3m (sites 650m^2 – 1500m^2) - 6m (sites greater than 1500m^2)	The amount of DSZ provided is 7% of the development site and meets the minimum dimensions.	☒ Achieved ☐ Conditional ☐ Not achieved
3F	**VISUAL PRIVACY**		
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy 1. Building separation (habitable): - 6m (4 storeys) - 9m (5-8 storeys) - 12m (9+ storeys) 2. Building separation (non-habitable): - 3m (4 storeys) - 4.5m (5-8 storeys) - 6m (9+ storeys)	Adequate building separation distances have been provided throughout the development within the site and adjoining development/properties. The location and orientation of windows have been amended raises concerns about visual and acoustic privacy. Amendments have been made and windows deleted, staggered or screened.	☒ Achieved ☐ Conditional ☐ Not achieved
3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	There are some concerns around the proximity of the access path provided in the north-eastern corner of Building A and the adjacent POS spaces. The access path sits approximately 3m higher than the POS areas of the Level 1 units of Building A. The pathway then continues along the northern boundary in the form of a series of stairs to address the 2-storey cross fall between the north-eastern corner of the site and the central COS space between Buildings A and B. There are potential visual privacy and overlooking concerns due to the proximity of this access pathway and external staircase with the adjacent POS areas. Information has been provided to demonstrate how visual privacy is being mitigated whilst maintaining an appropriate level of amenity and solar access to these POS areas, with screening and planter beds to provide separation and privacy.	☒ Achieved ☐ Conditional ☐ Not achieved
3G	**PEDESTRIAN ACCESS AND ENTRIES**		
3G-1	Building entries and pedestrian access connects to and addresses the public domain	The main building entries are identifiable from within the development. Due to the context and topography of the site the majority of the development is not visible from the street. With the exception of Building A that addresses the Princes Highway.	☒ Achieved ☐ Conditional ☐ Not achieved

3G-2	Access, entries and pathways are accessible and easy to identify	Pergolas have been used in an attempt to identify the main entry of Building B on the lower ground floor and the main entry of both Building A and B on ground floor. Whilst this approach is acceptable.	☐ Achieved ☒ Conditional ☐ Not achieved
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	Clear pedestrian links are provided within the development and to the Princes Highway frontage.	☒ Achieved ☐ Conditional ☐ Not achieved
3H	**VEHICLE ACCESS**		
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	*Refer to Council's Traffic referral for details*.	☒ Achieved ☐ Conditional ☐ Not achieved
3J	**BICYCLE AND CAR PARKING**		
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	All parking provided within the basement of Building A and B is dedicated to residents. Visitor parking is not required for the development under the SEPP, however 8 additional new on-grade parking spaces have been provided off the road south of the development. This is acceptable. *Refer to Council's Traffic referral for details*.	☒ Achieved ☐ Conditional ☐ Not achieved
3J-2	Parking and facilities are provided for other modes of transport	Whilst bicycle parking is not required under the SEPP, consideration should be given to promote sustainability within the development. Similarly, some parking spaces for motorbikes or scooters should also be considered. The applicant has provided that electric car charge stations will be provided in compliance with NCC requirements. It should be noted that there may be additional clearance requirements required for any dedicated electric car charge areas. All car spaces and surrounding clearance have been demonstrated that they can be achieved. There is no allowance for bicycle or motorbike parking, this perhaps could be provided in the northern end of the basement carpark and could be conditioned if desired. *Refer to Council's Traffic referral for details*.	☐ Achieved ☒ Conditional ☐ Not achieved
3J-3	Car park design and access is safe and secure	*Refer to Council's Traffic referral for details*.	☒ Achieved ☐ Conditional ☐ Not achieved
3J-4	Visual and environmental impacts of underground car parking are minimised	Underground parking has been appropriately sleeved by active uses.	☒ Achieved ☐ Conditional ☐ Not achieved
3J-5	Visual and environmental impacts of on-grade car parking are minimised	Visitor parking provided along the roadway is considered acceptable.	☒ Achieved ☐ Conditional ☐ Not achieved
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	N/A	~~☐ Achieved~~ ~~☐ Conditional~~ ~~☐ Not achieved~~
4A	**SOLAR AND DAYLIGHT ACCESS**		
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space 1. Living rooms and private open spaces of at least 70% of apartments receive 2 hours direct	44 out of 51 units receive solar access being 86%, and this satisfies the requirement. Living spaces have been to increase solar access with skylights provided to the eastern facing apartments on both buildings.	☒ Achieved ☐ Conditional ☐ Not achieved

	sunlight between 9am and 3pm on winter solstice 3. Maximum of 15% of apartments receive no direct sunlight between 9am and 3pm on winter solstice		
4A-2	Daylight access is maximised where sunlight is limited	N/A	~~☐ Achieved~~ ~~☐ Conditional~~ ~~☐ Not achieved~~
4A-3	Design incorporates shading and glare control, particularly for warmer months	Buildings A and B appear to incorporate sufficient shading whilst still complying with minimum solar access requirements.	☒ Achieved ☐ Conditional ☐ Not achieved
4B	**NATURAL VENTILATION**		
4B-1	All habitable rooms are naturally ventilated	Orientation, room depths and window locations are sufficient to meet the requirements.	☒ Achieved ☐ Conditional ☐ Not achieved
4B-2	The layout and design of single aspect apartments maximises natural ventilation	There is a large percentage of single aspect apartments in Buildings A and B, mainly due to the length of the unbroken built form. Elements such as ceiling fans to these units is proposed to improve natural air flow.	☒ Achieved ☐ Conditional ☐ Not achieved
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents 1. At least 60% of apartments are naturally cross ventilated in the first 9 storeys of the building. (Note: Apartments at 10 storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed) 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m (measured glass line to glass line)	31 out of 51 units (60%) provide natural cross ventilation which complies with the minimum requirement. This however, is reliant on 8 of these units (15%) incorporating skylights. This is acceptable.	☒ Achieved ☐ Conditional ☐ Not achieved
4C	**CEILING HEIGHTS**		
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access 1. Minimum ceiling height of 2.7m for habitable rooms 2. Minimum ceiling height of 2.4m for non-habitable rooms 3. Minimum ceiling height of 3.3m for ground and first floor in mixed use areas	The minimum ceiling heights for habitable and non-habitable rooms comply with the minimum requirement. The site and zoning is not a mixed use area.	☒ Achieved ☐ Conditional ☐ Not achieved
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	2.7m ceilings are being provided in habitable rooms such as bedrooms and living areas etc, and 2.4m ceilings in service zones and bathrooms. This is considered acceptable.	☒ Achieved ☐ Conditional ☐ Not achieved
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	N/A	~~☐ Achieved~~ ~~☐ Conditional~~ ~~☐ Not achieved~~

4D	**APARTMENT SIZE AND LAYOUT**		
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity 1. Minimum apartment sizes: - Studio 35sqm - 1-bedroom 50sqm - 2-bedroom 70sqm - 3-bedroom 90sqm (Note: minimum internal areas include 1 bathroom only. Additional bathrooms increase the minimum area by $5m^2$) (Note: a fourth bedroom and further additional bedrooms increase the minimum area by $12m^2$ each) 2. 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.	Minimum areas to each unit have been achieved.	☒ Achieved ☐ Conditional ☐ Not achieved
4D-2	Environmental performance of the apartment is maximised 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Apartments on the ground floor of Building A, G01/4A and G02/4A are single aspect west facing apartments both have an open plan layouts and the habitable room depths for the dwellings is greater than 8m.	☐ Achieved ☐ Conditional ☒ Not achieved
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living / dining rooms have a minimum width of: - 3.6m for studio / 1 bed - 4m for 2+ beds 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Room sizes comply with the minimum requirements.	☐ Achieved ☒ Conditional ☐ Not achieved
4E	**PRIVATE OPEN SPACE AND BALCONIES**		
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity 1. Minimum balconies: - Studio - $4m^2$ - 1 bed - $8m^2$ (2m depth) - 2 bed - $10m^2$ (2m depth) - 3 bed - $12m^2$ (2.4m depth) 2. Ground level and Podium level apartments have a POS	The spatial layout of some balconies is questioned given some are constrained by odd shapes and angles, however minimum areas and dimensions are achieved to all units.	☒ Achieved ☐ Conditional ☐ Not achieved

	requirement of 15m^2 and a minimum depth of 3m		
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	Further information has been provided to demonstrate the POS areas provide adequate privacy and amenity for residents. There are concerns regarding the level of amenity and outlook offered to the east facing POS areas of Building A on Level 1. These areas are largely subterranean and likely to suffer from extensive amounts of overshadowing, poor outlook, retaining walls of up to 1 storey (3m) high, and potential acoustic issues from the adjacent Princes Hwy. Applicant provides that *"Existing terrain current falls away dramatically from highway and boundary line as shown in section diagram. Proposed Lower ground units as shown in section, provides for adequate outlook into stepped gardens and open sky, consequently also allows for adequate natural light. Refer to diagram below demonstrating proposal, outlook and daylight amenities."* 	☒ Achieved ☐ Conditional ☐ Not achieved
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	POS balconies are generally well integrated into the overall built form. All AC units for Buildings A and B appear to be located on individual balconies in locations which have the ability to be well screened from the streetscape and the adjacent internal areas.	☒ Achieved ☐ Conditional ☐ Not achieved
4E-4	Private open space and balcony design maximises safety	No a-typical issues are noted.	☒ Achieved ☐ Conditional ☐ Not achieved
4F	**COMMON CIRCULATION AND SPACES**		
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments 1. The maximum number of apartments off a circulation core on a single level is 8 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Building A provides a maximum of 7 units per level off a single circulation core which complies. Building B provides up to 10 units off a single circulation core on Ground Level G and Level 01. This does not strictly comply with the design criteria. However, Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level." On this basis, the single circulation core to Building B is considered to be acceptable.	☒ Achieved ☐ Conditional ☐ Not achieved
4F-2	Common circulation spaces promote safety and provide for social interaction between residents	Direct and legible access has been provided within Buildings A and B providing clear sight lines to all lobby and corridor areas. Natural light has also been provided into the lobby areas.	☒ Achieved ☐ Conditional ☐ Not achieved
4G	**STORAGE**		
4G-1	Adequate, well designed storage is provided in each apartment 1. Storage required, of which 50% is in the apartment: - Studio 4m^3 - 1 bed 6 m^3 - 2 bed 8 m^3 - 3+ bed 10 m^3	Storage volumes are achieved to all units within the apartments.	☒ Achieved ☐ Conditional ☐ Not achieved

4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	Storage cages have not been provided in the basement carpark.	☒ Achieved ☐ Conditional ☐ Not achieved
4H	**ACOUSTIC PRIVACY**		
4H-1	Noise transfer is minimised through the siting of buildings and building layout	*Refer to Council's Environment referral for details*. The submitted Noise Impact Assessment recommends construction measures to meet the internal noise criteria of the relevant requirements of SEPP (Transport and Infrastructure) 2021.	☒ Achieved ☐ Conditional ☐ Not achieved
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments		☒ Achieved ☐ Conditional ☐ Not achieved
4J	**NOISE AND POLLUTION**		
4J-1	In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	*Refer to Council's Environment referral for details*. The submitted Noise Impact Assessment recommends construction measures to meet the internal noise criteria of the relevant requirements of SEPP (Transport and Infrastructure) 2021.	☒ Achieved ☐ Conditional ☐ Not achieved
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		☒ Achieved ☐ Conditional ☐ Not achieved
4K	**APARTMENT MIX**		
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	The proposal provides a reasonable mix of dwelling typologies.	☒ Achieved ☐ Conditional ☐ Not achieved
4K-2	The apartment mix is distributed to suitable locations within the building	The mix of unit typologies is well distributed throughout the various buildings.	☒ Achieved ☐ Conditional ☐ Not achieved
4L	**GROUND FLOOR APARTMENTS**		
4L-1	Street frontage activity is maximised where ground floor apartments are located	Building B west facing lower ground level units have been provided with openings connecting the POS areas to the adjacent COS area for improved passive surveillance and activation. This has also been done on the ground floor units that face the central COS space between Building A and B.	☒ Achieved ☐ Conditional ☐ Not achieved
4L-2	Design of ground floor apartments delivers amenity and safety for residents	Section plans and landscaping details have demonstrated amenity to be provided to residents and clear sightlines and pathways to building entries.	☒ Achieved ☐ Conditional ☐ Not achieved
4M	**FACADES**		
4M-1	Building facades provide visual interest along the street while respecting the character of the local area	The design has included a proposed alcove and break in the rood and setting back the eastern façade of the lift lobby to Building B.	☒ Achieved ☐ Conditional ☐ Not achieved
4M-2	Building functions are expressed by the facade	Building entries are expressed architecturally as glazed recesses within the built form. The upper-level provides a more recessive floor plate to create a strong 2-3 storey base when viewed from the east and west of Buildings A and B.	☒ Achieved ☐ Conditional ☐ Not achieved
4N	**ROOF DESIGN**		
4N-1	Roof treatments are integrated into the building design and positively respond to the street	The proposed alcove break to Building B's eastern façade to the lift lobby, provides a clear entry point and break to the façade and roof form. The lift overruns of both ILU's along with the HW plant provided on the roof of Building A are not well integrated with the overall built form. The lift overrun has been designed to incorporate	☒ Achieved ☐ Conditional ☐ Not achieved

		material and colour of the top floor façade. The lift overrun is in most cases not visible from the street or public domain.	
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	Openable skylights have been proposed to some upper-level units, to ensure that minimum cross ventilation requirements are achieved.	☒ Achieved ☐ Conditional ☐ Not achieved
4N-3	Roof design incorporates sustainability features	A number of solar panels located on the roof of Building A and not Building B.	☒ Achieved ☐ Conditional ☐ Not achieved
4O	**LANDSCAPE DESIGN**		
4O-1	Landscape design is viable and sustainable	The landscape design provides a range of functional uses and activities and utilisation of indigenous planting.	☒ Achieved ☐ Conditional ☐ Not achieved
4O-2	Landscape design contributes to the streetscape and amenity	Street trees have been conditioned to be planted along the Princes Highway.	☒ Achieved ☐ Conditional ☐ Not achieved
4P	**PLANTING ON STRUCTURES**		
4P-1	Appropriate soil profiles are provided	*Refer to Council's Landscape referral for details.*	☒ Achieved ☐ Conditional ☐ Not achieved
4P-2	Plant growth is optimised with appropriate selection and maintenance		☒ Achieved ☐ Conditional ☐ Not achieved
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces		☒ Achieved ☐ Conditional ☐ Not achieved
4Q	**UNIVERSAL DESIGN**		
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	20% of the units in Buildings A and B are required to incorporate silver level design features from the Livable Housing Guidelines. This equates to 11 out of 51 units. 41% of units have been provided as fully adaptable which exceeds silver level requirements therefore this objective is achieved.	☒ Achieved ☐ Conditional ☐ Not achieved
4Q-2	A variety of apartments with adaptable designs are provided	10% of units are required to be adaptable. This equates to 6 out of 51. 21 out of 51 units (41%) have been identified which is inclusive of 16 x 2-bed units and 5 x 3-bed units.	☒ Achieved ☐ Conditional ☐ Not achieved
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	A variety and mix of units have been provided, with spaces able to accommodate different needs.	☒ Achieved ☐ Conditional ☐ Not achieved
4R	**ADAPTIVE REUSE**		
4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A	~~☐ Achieved~~ ~~☐ Conditional~~ ~~☐ Not achieved~~
4R-2	Adapted buildings provide residential amenity while no precluding future adaptive reuse	N/A	~~☐ Achieved~~ ~~☐ Conditional~~ ~~☐ Not achieved~~
4S	**MIXED USE**		
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/A	~~☐ Achieved~~ ~~☐ Conditional~~ ~~☐ Not achieved~~

4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	N/A	☐ ~~Achieved~~ ☐ ~~Conditional~~ ☐ ~~Not achieved~~
4T	**AWNINGS AND SIGNAGE**		
4T-1	Awnings are well located and complement and integrate with the building design	Awnings have been provided to the entry lobbies of Buildings A and B.	☒ Achieved ☐ Conditional ☐ Not achieved
4T-2	Signage responds to the context and desired streetscape character	Signage details are not provided at this time and would be subject to a future application. However existing signage exists and is clear within the streetscape.	☒ Achieved ☐ Conditional ☐ Not achieved
4U	**ENERGY EFFICIENCY**		
4U-1	Development incorporates passive environmental design	Adequate natural light is provided to all habitable rooms. Communal clothes drying areas have been provided at the northern ends of Building A and B.	☒ Achieved ☐ Conditional ☐ Not achieved
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	A number of solar panels located on the roof of Building A. The number and location of panels will be rationalised during CC stage to ensure BASIX compliance is maintained and achieved. Buildings A and B appear to incorporate sufficient shading whilst still complying with minimum solar access requirements.	☒ Achieved ☐ Conditional ☐ Not achieved
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	Natural ventilation is provided to all habitable rooms and common areas including lobbies and corridors.	☒ Achieved ☐ Conditional ☐ Not achieved
4V	**WATER MANAGEMENT AND CONSERVATION**		
4V-1	Potable water use is minimised	A 30kL rainwater tank is provided for Building A and B. The rainwater tank is incorporated in the OSD which collects roof water and to be used for irrigation.	☒ Achieved ☐ Conditional ☐ Not achieved
4V-2	Urban stormwater is treated on site before being discharged to receiving waters	WSUD measures are proposed including GPT.	☒ Achieved ☐ Conditional ☐ Not achieved
4V-3	Flood management systems are integrated into site design	The site is not identified as flood affected.	☐ ~~Achieved~~ ☐ ~~Conditional~~ ☐ ~~Not achieved~~
4W	**WASTE MANAGEMENT**		
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	A shared general waste room and bulk waste room has been provided for Buildings A and B within the basement carpark. Waste to be collected at nominated waste collection accessed via new road on collection days. Bins will be brought up to waste collection area adjacent driveway and collected from the nominated waste collection holding bay located south of building B. The waste collection area will be screened accordingly and supported with landscaping to minimize visual impact.	☒ Achieved ☐ Conditional ☐ Not achieved
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	An adequately sized waste room has been provided in the basement carpark to share between buildings A and B.	☒ Achieved ☐ Conditional ☐ Not achieved
4X	**BUILDING MAINTENANCE**		
4X-1	Building design detail provides protection from weathering	The proposed materials and finishes are generally high-quality prefinished selections, including face brickwork, aluminium panelling/slatting/louvres, and glazing.	☒ Achieved ☐ Conditional ☐ Not achieved

4X-2	Systems and access enable ease of maintenance	All service areas are easily accessible for Buildings A and B. AC units are easily accessible from common spaces or located on residential balconies.	☒ Achieved ☐ Conditional ☐ Not achieved
4X-3	Material selection reduces ongoing maintenance costs	Material selection appears to consist of mainly prefinished materials, Prefinished options are encouraged as to promote longevity and ease of maintenance. Durable finishes are proposed which will minimise the impacts of weathering over time.	☒ Achieved ☐ Conditional ☐ Not achieved