Attachment 5 - APARTMENT DESIGN GUIDE (ADG) – ASSESSMENT TABLE

DA-2023/760 – 22-30 Kenny St, Wollongong Date: 3.7.2024

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	Sufficient information has been provided for the site analysis, and this includes plans and 3D imagery on current and potential future neighbouring developments.	☒ 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	The residential component is clearly defined and accessible from the street front through the inclusion of a feature awning projection linking to the recessed 'slot' tower entrance. The hotel component includes a prominent four-storey cutout feature on the internal corner of the building consisting of hit-and-miss brickwork and glazing, and this is a prominent entrance and wayfinding feature. Hotel rooms area stacked along the street front in a podium arrangement, again assisting with visual wayfinding and street addressing. Solar access is achieved through the delineation of the tower into two separable but linked forms, with the tower narrowing to the northern section to allow solar access to the southern portion of the tower, and maximising solar penetration.	☒ Achieved ☐ Conditional ☐ Not achieved
3B-2	Overshadowing of neighbouring properties is minimised during mid-winter	Detailed solar access diagrams have been provided demonstrating the improved solar effects of the resubmission. The resubmission has tapered the tower floors and has cut-away part of the floorplate to the western elevation to maximise solar access to the neighbouring mixed-use developments to the west. This followed the DRP comments - and has significantly improved the amenity of occupants in adjoining towers, and to the outdoor space of a child care centre in the adjacent development.	☒ Achieved ☐ Conditional ☐ Not achieved
3C	**PUBLIC DOMAIN INTERFACE**		
3C-1	Transition between private and public domain is achieved without compromising safety and security	Given the mixed-use nature of the development, direct interaction between the residential tower and the street is necessarily limited. However the hotel portion directly faces the street and provides excellent natural surveillance. At ground level the proposed café (commercial area), tower lobby, office, and hotel lobby provide an active street frontage which directly addresses the street. A change in level between the street and the ground floor level is required for overland flow management, however accessibility structures have been cleverly incorporated into the interior spaces creating defined and interesting entrance features. The hotel lobby ramp and entrance is not ideal from an accessibility perspective, and the steps are not ideal for moving luggage, however the arrangement provides sufficient and compliant egress.	☒ Achieved ☐ Conditional ☐ Not achieved
3C-2	Amenity of the public domain is retained and enhanced	The proposed street front arrangement is reflective of the city core requirements, with street planting and paving at ground level. The overland flow requirement necessitates a large, paved setback from the northern boundary, and this has been utilised as the main driveway entrances for the hotel and residences. Mailboxes are concealed from the street and located in the residential lobby area consistent with the residential typology. Feature brickwork and glazing adds interest at street level, as does the glazed feature awnings which allows sunlight to reach ground level whilst providing rain protection. The cottage substation is located adjacent to the services entrance at the south of the site and screened by feature slatting equal to the driveway shutter. This arrangement is acceptable and similar to neighbouring developments, though is not ideal from a streetscape perspective.	☒ 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)	Significant areas of COS have been proposed, located at Level 4 and Level 16 rooftop. 1010m2 of COS has been provided, representing 26% of the total site area. Both COS spaces are north-facing and with excellent solar access.	☒ 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	Resort-like common features are proposed including swimming pool and spa, sun lounges, indoor and outdoor gym, BBQs, table tennis, generous seating areas, covered awnings, and a large children's playground. This diverse functional program provides significant amenity to residents and is welcomed. Landscaped areas are somewhat limited to perimeter edge planting boxes and planted areas could be further increased. DRP suggestions for the pool ramping and landscape arrangement have not been incorporated, however the proposed layout provides suitable functionality. The hotel component also includes a significant area of outdoor common space of ~972m2 located on Level 1. This common area is overlooked by hotel suites, and includes another pool and spa, outdoor lounges, seating areas, awnings, art feature and extensive landscaping. This area could be improved further by including additional functionality such as outdoor gym or play spaces.	☒ Achieved ☐ Conditional ☐ Not achieved
3D-3	Communal open space is designed to maximise safety	No significant issues are noted, however it's noted that there is little natural oversight of the residential COS spaces. As these spaces are located in secure areas there is a lessened safety risk, and some dead-areas might require the installation of CCTV (e.g. near table tennis and AWC area).	☒ Achieved ☐ Conditional ☐ Not achieved
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	NA	NA
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 650m²) - 3m (sites 650m² – 1500m²) - 6m (sites greater than 1500m²)	Not achieved to ADG requirements, however consistent with 0m setbacks to city centre controls. Also impacted upon due to floodway to side and rear limiting on-grade planting due to overland flows.	☐ 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)	All ADG setbacks have been achieved. The significant northern setback is noted (due to overland flow and easement setback requirements), with the southern setback being 12m, and the western setback being 14m for the residential tower. This meets or exceeds minimum setbacks and does not rely of future neighbouring developments to achieve minimum ADG setbacks.	☒ 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	No issues are noted. Where facing balconies are proposed in the tower linking element, the northern balcony consists of a blank wall mitigating any privacy concern. West-facing units do overlook a commercial office building and existing residential towers, however significant distance between developments is proposed (over 24m), alongside areas of feature screening. Privacy screening or awnings could be provided to POS areas on the Level 5 podium to enhance resident privacy.	☒ Achieved ☐ Conditional ☐ Not achieved
3G	**PEDESTRIAN ACCESS AND ENTRIES**		
3G-1	Building entries and pedestrian access connects to and addresses the public domain	Clearly defined and separated residential and hotel entrances have been provided, logically and directly accessed from the street.	☒ Achieved ☐ Conditional ☐ Not achieved
3G-2	Access, entries and pathways are accessible and easy to identify	Generous lobby space has been provided to the residential lobby, and this is welcomed. This space could provide seating and 'bump' spaces for residents, in addition to facilitating direct movement paths. Regrettably the COS spaces are slightly concealed from the lifts and corridors by the need for the dual services core on Level 5, however this is a relatively minor concern.	☒ Achieved ☐ Conditional ☐ Not achieved
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	NA	NA
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	There are three vehicular entrance paths servicing the hotel ground level parking, basement paring, and services/deliveries. Only the services/deliveries path is directly leading from the street frontage. The vehicle entrances require a large footprint to accommodate traffic movement paths on the ground floor level, and this is unfortunate as other ground floor uses could be accommodated. Further, there is little visual identification or distinction between the side-by-side hotel and basement parking routes, and this is likely to be problematic from a visitor or guest wayfinding perspective. Pedestrian movement is a noted DRP and council concern at ground floor level with potential for clashes, and this aspect has not been sufficiently addressed. This includes the path between the hotel parking and the lobby, as well as the crossing point. *Also 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	The GTTGD parking rates have been achieved.	☒ Achieved ☐ Conditional ☐ Not achieved
3J-2	Parking and facilities are provided for other modes of transport	35x secure residential bicycling spaces have been provided, alongside 9x visitor spaces. 2x hotel staff spaces and 1x visitor space are provided. There is no allowance for hotel guest bicycle parking which is unfortunate, and perhaps the space adjacent to the hotel parking entrance on ground floor could become a secured store. This could be conditioned if desired. 7x residential motorcycle parking spaces have been provided, and 3x hotel spaces. 4x dedicated EV spaces are provided for the hotel.	☐ Achieved ☒ Conditional ☐ Not achieved
3J-3	Car park design and access is safe and secure	Refer to 3H-1 above. Separated and secured parking areas have been provided for hotel, staff, residential and visitor parking. Lobbies are separated and logically configured. At basement level the residential visitor spaces and hotel guest spaces are shared, and there is some potential for use conflicts to arise. Although a boom gate is provided to separate hotel and visitor parking,	☐ Achieved ☒ Conditional ☐ Not achieved

		this does not control access to visitor parking. This aspect could be conditioned as an operational item if desired.	
3J-4	Visual and environmental impacts of underground car parking are minimised	The basement parking is well concealed and integrated into the side façade. The layout is relatively straightforward and traffic paths are efficient and logical.	☒ Achieved ☐ Conditional ☐ Not achieved
3J-5	Visual and environmental impacts of on-grade car parking are minimised	NA	NA
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	The hotel parking entrance on ground floor level is located directly behind the basement parking entrance and would case wayfinding issues for visitors and guests. However the entrance is concealed and without direct entrance from the street frontage and satisfying this item.	☒ 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 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	75 of 91 units receive solar access being 82%, and this satisfies this requirement. Living spaces are designed to maximise solar penetration, and this is enhanced through the refined tower forms of the resubmission.	☒ Achieved ☐ Conditional ☐ Not achieved
4A-2	Daylight access is maximised where sunlight is limited	NA	NA
4A-3	Design incorporates shading and glare control, particularly for warmer months	Balconies and small edge projections are provided. However large expanses of full-height glazing has been provided which will require ongoing AC use through warmer and cooler months.	☐ 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. Clarification is required on if hotel rooms include operable windows. This could be conditioned if desired.	☒ Achieved ☐ Conditional ☐ Not achieved
4B-2	The layout and design of single aspect apartments maximises natural ventilation	Single-aspect units have been proposed with operable windows to the tower break, or by separated balconies. This achieves the intent of the item.	☒ 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)	28 of 47 units being 60% achieve natural ventilation on the lower 9 storeys. However this is an excellent outcome given that the lower four storeys are commercial and hotel spaces and noting that the residential tower itself provides excellent natural ventilation at all levels.	☒ 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	F-F is 5500mm on ground floor level. F-F is 3300mm for hotel floors. F-F is 3100mm for residential floors. This is right on the minimum requirement and without construction tolerance, though architectural details have been provided on how balcony drainage will be achieved.	☒ Achieved ☐ Conditional ☐ Not achieved
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	Service spaces are logically arranged, with habitable rooms prioritised for access to facades.	☒ Achieved ☐ Conditional ☐ Not achieved
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	Lower levels are sufficient to accommodate a variety of future fitout options.	☒ 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 5m²) (Note: a fourth bedroom and further additional bedrooms increase the minimum area by 12m² 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.	Some a-typical room arrangements are proposed; however units generally remain functional. Minimum areas to each unit have been achieved. Windows are perhaps too generous, with floor-to-ceiling glazing being proposed. This could be reconsidered to provide better thermal performance and to allow greater occupant privacy and outlook.	☐ 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	Maximum room depths have now been achieved.	☒ 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	Minimum room dimensions have been achieved to all units.	☒ Achieved ☐ Conditional ☐ Not achieved

	- 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		
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 - 4m² - 1 bed - 8m² (2m depth) - 2 bed - 10m² (2m depth) - 3 bed - 12m² (2.4m depth) 2. Ground level and Podium level apartments have a POS requirement of 15m² and a minimum depth of 3m	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. Small secondary balconies ("Juliette balconies") have also been provided, and this provides additional amenity to occupants and allows for greater natural ventilation.	☒ Achieved ☐ Conditional ☐ Not achieved
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	All balconies lead from primary living spaces.	☒ 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	Balconies are stacked, however are well integrated into the overall curvilinear tower form. Balustrades are generally glass or slat-type, however there are no privacy concerns given the tower is raised on a podium level from street, and setbacks to neighbouring towers are generous. Minimal areas of slat screening are provided to the north and western facades.	☒ 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	Three lifts are provided, which is likely more than that strictly required, however will allow greater service capacity for occupants. Lobbies and corridors are generally logical, and are provided with natural light and ventilation. However the long and "L" shaped corridor will require artificial lighting at most levels which is unfortunate.	☒ Achieved ☐ Conditional ☐ Not achieved
4F-2	Common circulation spaces promote safety and provide for social interaction between residents	Corridors are accessible, of reasonable width, and provide direct paths of travel. No incidental spaces are provided in the tower which is unfortunate, however large lobby and COS spaces support social interaction.	☒ 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 4m³ - 1 bed 6 m³ - 2 bed 8 m³ - 3+ bed 10 m³	Storage volumes are achieved to all units, though noting some unit types do rely on basement storage cages to achieve minimum volumes. The storage arrangements to unit type 501 and 502 are questionable, and storage should be integrated with other building elements rather than freestanding within rooms. The storage configuration is not considered to be well designed for these unit types.	☐ Achieved ☐ Conditional ☒ Not achieved
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	Grouped basement storage cages have bene provided.	☒ Achieved ☐ Conditional ☐ Not achieved

4H	**ACOUSTIC PRIVACY**		
4H-1	Noise transfer is minimised through the siting of buildings and building layout	Significant acoustic and vibrational concern remains due to the inclusion of an inboarded mechanical plant room located on Level 4. The location of the plant room could significantly affect upon the amenity of Unit 402, including to two bedrooms. The inclusion of plant at this level is not supported, and consideration to locating elsewhere is required. It's suggested that the plant room should be relocated to the space where the table tennis table is located, and the table then relocated elsewhere in the COS. This item could be conditioned, however given the design impact and possible GFA inclusion this is not desirable.	☐ Achieved ☐ Conditional ☒ Not achieved
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Refer to item above. Sufficient acoustic design detail has not been provided.	☐ 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	NA No significant external noise sources are noted.	NA
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	NA	NA
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	An excellent unit mix is provided with 12x 1-bed, 56x 2-bed, 34x 3-bed and 3x 4-bed units proposed. A range of unit layouts are available unique to each floor level. This is welcomed. Although the total number of adaptable units provided is welcomed and congratulated, 1x type of adaptable apartment layout has been provided being a 1x bedroom unit. This satisfies the minimum requirement however does not allow for true diversity. It is also noted that there is some potential for short-term accommodation provided by the hotel component in addition to the residential component.	☐ Achieved ☒ Conditional ☐ Not achieved
4K-2	The apartment mix is distributed to suitable locations within the building	A good distribution is provided, with a typical floorplate including 1,2,3 bedroom unit types, and two-storey 4x bed penthouses.	☒ Achieved ☐ Conditional ☐ Not achieved
4L	**GROUND FLOOR APARTMENTS**		
4L-1	Street frontage activity is maximised where ground floor apartments are located	NA No ground level apartments are proposed.	NA
4L-2	Design of ground floor apartments delivers amenity and safety for residents	NA No ground level apartments are proposed.	NA
4M	**FACADES**		
4M-1	Building facades provide visual interest along the street while respecting the character of the local area	The future desired character of the area is of key concern given the area is in a transitionary state between low-density commercial uses and mixed-use tower developments, and the future context should be prioritised in this context. A high-quality detailed brickwork finish is proposed for the podium levels, including stepped and fluted brickwork columns and finials. Alongside the feature arch with hit-and-miss brickwork detailing and glazed active facades and awnings, this creates a mature and visually unique street presence.	☒ Achieved ☐ Conditional ☐ Not achieved

4M-2	Building functions are expressed by the facade	Functionality and typology are clearly read at streetscape level and to all facades.	☒ Achieved ☐ Conditional ☐ Not achieved
4N	**ROOF DESIGN**		
4N-1	Roof treatments are integrated into the building design and positively respond to the street	The northern portion of the tower does not extend to the upper level, and has been cut-back to accommodate the rooftop COS area. A linking element is provided for the corridor, as well as for the lift overrun. This arrangement is somewhat clunky and unrefined, however necessary to provide egress to the rooftop level and invisible at street level. The stepping back of the upper floor provides definition to the tower, and this is assisted by a feature awning echoing that at the lower levels. The southern portion of the tower is continuous, and this is accepted. The upper level balcony has been removed to a penthouse level, and this provides a degree of stepping at the upper level and lends a simple and elegant approach to adding visual interest.	☐ Achieved ☒ Conditional ☐ Not achieved
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	The cutting-back of the northern tower to provide COS is noted, as is the design decision to provide 2-storey penthouse units at the southern tower. This is an excellent balance of uses and priorities.	☒ Achieved ☐ Conditional ☐ Not achieved
4N-3	Roof design incorporates sustainability features	The upper roof level includes 267m2 of PV solar panels and this is welcomed. Skylights to penthouse levels are also provided, allowing for additional light and ventilation to those units.	☒ Achieved ☐ Conditional ☐ Not achieved
4O	**LANDSCAPE DESIGN**		
4O-1	Landscape design is viable and sustainable	A high-quality landscape design is proposed, with an excellent range of functional uses and activities, and utilisation of indigenous planting. *Refer to Council's Landscape referral for details.*	☒ Achieved ☐ Conditional ☐ Not achieved
4O-2	Landscape design contributes to the streetscape and amenity	NA Street trees only at ground level due to site flooding and city centre conditions.	NA
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	13x adaptable units are provided, alongside an additional 10x SLG units. This satisfies the minimum requirement (23 of a total of 105 units, being 21.9%).	☒ Achieved ☐ Conditional ☐ Not achieved
4Q-2	A variety of apartments with adaptable designs are provided	Although the total number of adaptable units provided is welcomed and congratulated, one main type of adaptable apartment layout has been provided being a 1x bedroom unit. Only Unit 404 has allowed an alternative layout, being a 3-bed terrace. This satisfies the minimum requirement however does not allow for true housing diversity.	☐ Achieved ☒ Conditional ☐ Not achieved
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	A good variety and mix of units have been provided, with spaces able to accommodate a variety of 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	NA	NA
4R-2	Adapted buildings provide residential amenity while no precluding future adaptive reuse	NA	NA
4S	**MIXED USE**		
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The site is located in the city core area, and in a rapidly transforming neighbourhood with new developments primarily consisting of mixed-use residential towers. The proposed building use is consistent with this neighbourhood developmental typology. Active facades are provided - and refer to earlier items above.	☒ Achieved ☐ Conditional ☐ Not achieved
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	The residential tower is functionally separated and isolated from the hotel development at podium level, with separated street entrance, lifts, COS, parking and security arrangements. Further the aesthetic clearly acknowledges the mixed typology, with the hotel component solely located in a distinctive podium level.	☒ 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 included for the full length of the building form and consist of glazed infill panels to allow for penetration of natural light to footpath level. This is supported and welcomed. The awning structures integrate well with the rectilinear podium design, and the curved awning to the residential entrance clearly defines the main lobby entrance.	☒ Achieved ☐ Conditional ☐ Not achieved
4T-2	Signage responds to the context and desired streetscape character	Signage is not provided at this time and would be subject to a future application. However street address signage is clear and prominent within the streetscape.	☐ Achieved ☒ Conditional ☐ Not achieved
4U	**ENERGY EFFICIENCY**		
4U-1	Development incorporates passive environmental design	Excellent solar access and natural ventilation has been provided to habitable rooms in residential tower levels. External clothes drying has not been allowed.	☐ Achieved ☒ Conditional ☐ Not achieved
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	A level of screening has been included to northern and western elevations however these screens are minimal area and locations. Given the prevalence of full-height glazing, it is unfortunate that eve projections or shading systems have not been proposed.	☐ Achieved ☒ Conditional ☐ Not achieved
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	Excellent natural ventilation has been provided to residential units. Juliette balconies have also been included to maximise the cross sectional area of external openings, and to provide additional amenity.	☒ Achieved ☐ Conditional ☐ Not achieved
4V	**WATER MANAGEMENT AND CONSERVATION**		
4V-1	Potable water use is minimised	Further information is required to satisfy this item. A water reuse and reticulation system should be included to service common WC's and landscaped areas at a minimum. This item could be conditioned if desired.	☐ Achieved ☐ Conditional ☒ Not achieved
4V-2	Urban stormwater is treated on site before being discharged to receiving waters	*Refer to Council's Stormwater referral for details.*	☐ Achieved ☐ Conditional ☐ Not achieved
4V-3	Flood management systems are integrated into site design	An augmented drainage channel is proposed at the northern boundary of the site, and this connects to an existing channel located to the west of the site. The intent of this channel is to capture overland flows across and through the site, and a detailed flood model and study has been provided. A secondary overland flow path extends through the services	☒ Achieved ☐ Conditional ☐ Not achieved

		driveway, with open slatting, and an active flood shutter proposed to separate the basement lift from water ingress. *Refer to Council's Stormwater referral for details.*	
4W	**WASTE MANAGEMENT**		
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	A common loading dock services both the residential and hotel developments. Hotel waste is stored in a commercial waste room directly adjacent to the loading dock. The residential tower is served by twin waste chutes leading to a basement level waste room. Fogo bins have been located at each residential level. Waste is then transferred from basement to the loading dock by a goods lift. However a platform lift is required to be provided to serve the loading dock from the hotel, and this item could be conditioned.	☐ Achieved ☒ Conditional ☐ Not achieved
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Dual recycling and waste chutes are proposed, as well as a FOGO system. This is a best-practice arrangement.	☒ 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, feature brickwork, precast concrete with aggregate finish precast concrete with graphic treatment, aluminium panelling/slatting/louvres, and glazing. Limited area of render is also proposed to slab edges.	☒ Achieved ☐ Conditional ☐ Not achieved
4X-2	Systems and access enable ease of maintenance	Most windows are able to be self-cleaned through the use of corded magnetic wipers. AC units are easily accessible from common spaces or located on residential balconies. Plant rooms appear easily accessible from internal corridors. Roof hatch access is provided. There is some concern with perimeter landscape boxes that will require the use of restraints, however this is not an a-typical arrangement.	☒ Achieved ☐ Conditional ☐ Not achieved
4X-3	Material selection reduces ongoing maintenance costs	Durable finishes are proposed which will minimise the impacts of weathering over time.	☒ Achieved ☐ Conditional ☐ Not achieved