Apartment Design Guide Compliance

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Project Address:

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Section 1: Introduction:

1.1 – Development Summary: Evo Fairfield

Located in the heart of Fairfield, **EVO Fairfield** offers a premium residential experience with beautifully designed Studio, 1, 2, and 3 Bedroom apartments. Each residence is meticulously crafted to provide comfort, convenience, and modern living, with thoughtful features such as timber floorboards, floor-to-ceiling glass doors, and high-end Franke stainless steel appliances that enhance both the functionality and aesthetic of the living spaces.

EVO Fairfield is designed with a commitment to high-quality living and regulatory compliance. The development adheres to the **Apartment Design Guide (ADG)**, as outlined by the NSW Planning and Environment, ensuring that all apartments meet or exceed the standards for residential design. This includes compliance with key areas such as:

- **Solar Access & Natural Ventilation:** The design ensures that apartments receive adequate daylight and access to fresh air, maximizing the comfort and wellbeing of residents.
- **Visual Amenity:** Apartments are carefully positioned and designed to minimize overlooking, while maximizing privacy and visual amenity through the use of landscaping and strategic layout of balconies and windows.
- **Acoustic Performance:** The development meets acoustic design standards, providing noise control and ensuring a peaceful living environment.
- **Storage & Accessibility:** EVO Fairfield ensures that each apartment has ample storage space, with efficient layouts that provide easy access to essential facilities.

EVO Fairfield's prime location within Fairfield is enhanced by its prominent position along two major street frontages: **Court Road** and **The Horsley Drive**, making it an easily accessible and highly visible development within the area. These two main roads are central to the region's transport and commercial activity, providing seamless connectivity to key destinations throughout Western Sydney. The development benefits from close proximity to Fairfield Train Station (just 5 minutes away) for convenient commuting, while also being strategically placed to enjoy the broader amenities and services that the area has to offer.

The development is also just 15 minutes from Western Sydney Parklands for outdoor activities, and nearby vibrant dining options with global cuisine, making it the perfect balance of urban convenience and suburban tranquility.

The apartments offer stunning views, with vistas extending across Parramatta, the city skyline, and the Blue Mountains. Balconies and private courtyard gardens provide a perfect space for alfresco entertaining or simply enjoying the surrounding beauty.

For added convenience, secure underground parking is available, ensuring peace of mind for residents. EVO Fairfield provides easy access to both Parramatta and Liverpool CBDs, each only 15 minutes away, offering world-class shopping, dining, entertainment, and educational facilities.

EVO Fairfield represents the best of both urban and suburban living, offering a harmonious blend of style, comfort, and convenience, all within the framework of NSW's Apartment Design Guide for optimal living standards. Its strategic location along Court Road and The Horsley Drive underscores its importance within the Fairfield area, making it an ideal choice for those seeking modern living in a well-connected, vibrant community.

Section 2: LEP Controls

FAIRFIELD LEP CONTROL 2013 COMPLIANCE	
PART	CONTROL
Land Zoning	The site is located within the MU1: Mixed Use Zoning.
Local Council Authority	City of Fairfield Council
Floor Space Ratio	The subject site is affected by a maximum floor space ratio of 3.5 : 1
Flood Planning	The site is affected by overland flood issues.
Heritage	The site is not listed as a heritage item.
Height	The subject site is affected by a maximum height limit of 38m.

Section 3: Apartment Design Guide Compliance Analysis (Part 3 and Part 4)

APARTMENT DESIGN GUIDE COMPLIANCE ANALYSIS (Part 3 & 4)			
PROVISIONS	DESIGN CRITERIA	PROPOSED	COMPLIES
Site Analysis		Site analysis has been provided as part of the Architectural Drawings refer to Site plan.	Yes
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	The site has an existing DA approval on it which permits 4 buildings across a shared podium with ground floor retail and amenities. The proposal seeks for additional floors to the approved buildings and improved amenities to the ground floor and level 1 for all occupants.	Yes

	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter.	As demonstrated in the shadow study plan views and views from sun, along with the assessment of the neighbour developments, the revised architectural drawings have taken into account the required and recommended levels of solar amenity to neighbouring developments. The envelope has been reduced and carved away from the boundaries to ensure shadow impacts are limited. The extent of the new proposed levels has minor impact to the overall loss of solar amenity to neighbours.	Yes
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.	The building entry lobby has a street address. Ground floor retail facing the street have direct frontage entries and private garden and fences. Encourage passive surveillance of the space leading up to the building entry. Mailboxes are appropriately located to the street in front of the entry lobby for opportunities for casual pedestrian interactions. Waste storage for residential use is located within the building on the ground floor. Park Carparking is concealed, located behind the street frontagesl. The driveway void has been integrated into the building structure with landscaping introduced along the driveway to lessen the impact of the driveway.	Yes
	Objective 3C-2 Amenity of the public domain is retained and enhanced.	The amenity of the public domain is improved through street trees, furniture and improved site through link from Court road to the Horsley Drive.	Yes

Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. Communal open space has a minimum area equal to 25% of the site. 50% of the principal COS should receive 2 hours of sunlight between 9am and 3pm. Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies. Facilities are provided within communal open spaces and common spaces for a range of age groups, incorporating some of the following elements: · seating for individual or groups. · barbecue areas · play equipment or play area.	Total area of communal open space is 3446 sqm equivalent of 37% of the site. 50% of this space achieves solar for a minimum of 2 hours between 9am and 3pm at mid-winter. The proposal has worked to improve the existing development approval in providing significantly more amenity within these spaces such as larger grass/turf areas, canopy trees, and extensive outdoor seating in different places for quiet and relaxation zones or more social interactivity. Improved social activities have been introduced from roof top terraces and BBQ areas, pergolas and seating zones. Outdoor gym and playground equipment have been provided on the roof terrace on level 14. The future shared laneway to serve the neighbouring properties is unlikely to be used in the near future with no new development applications or approvals seeking changes to use or development. As such, the proposal seeks to improve the overall design of the site through link and add community benefits to the public and residents for a variety of uses. This includes, table tennis, play equipment for children and outdoor gym with new seating and improved lighting for safety in design.	Yes

<table>
<tr>
<td>Deep Soil Zones</td>
<td>Objective 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
Minimum 7%. Minimum dimension is 3m.
<table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m2</td><td>-</td><td>7%</td></tr><tr><td>650m2 - 1,500m2</td><td>3m</td><td></td></tr><tr><td>greater than 1,500m2</td><td>6m</td><td></td></tr><tr><td>greater than 1,500m2 with significant existing tree cover</td><td>6m</td><td></td></tr></table></td>
<td>Deep soil achieves a minimum of 15% of the development through proposed changes.

The new deep soil pockets in the proposed design do not meet the 3-meter minimum dimension requirement; however, the design enhances and extends deep soil areas where possible, including large pockets over Level 1. Additionally, canopy trees are incorporated throughout the development to support greening objectives. The deep soil calculations have been reviewed, and the efforts to maximize soil volume and tree canopy coverage within design constraints are noted. These alterations contribute to the sustainability goals by improving deep soil retention, landscape quality, and biodiversity outcomes.

See the Architectural Plans and Landscape Plan.</td>
<td>Yes</td>
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<tr>
<td>Visual Privacy</td>
<td>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.
<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table></td>
<td>The proposed addition of new levels to the existing approved four-building development (Buildings A, B, C, and D) complies on merit with the building separation requirements and achieves the relevant design guidance. In areas where Buildings A, B, C, and D are positioned closer together, blank walls and non-habitable spaces, such as service areas or circulation zones, have been strategically placed opposite habitable rooms. This design approach effectively mitigates privacy concerns, reduces overlooking, and addresses acoustic issues. Increasing the separation between the buildings would not enhance the architectural form or amenity of the development, as the current configuration strikes an optimal balance between spatial efficiency and residents' comfort. Overall, the proposed design successfully meets the intent of the building separation guidelines while maintaining high standards of both functionality and aesthetics.</td>
<td>On Merit</td>
</tr>
</table>

	Minimum separation distances for buildings are: *Up to four storeys (approximately 12m):* • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms *Five to eight storeys (approximately 25m):* • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms Communal open space, should be separated from private open space and windows to apartments.	Most living areas of apartments are orientated to the north, east and west to maximise solar access. Additional communal spaces are dedicated to the roof for increased privacy and separation from residential units.	
	Objective 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.	Ground floor Balustrades of Courtyards are equipped with aluminium at 1.8m high vertical aluminium batten screens for visual privacy. Windows and Habitable rooms are offset from overlooking. Balconies are located adjacent to living and dining rooms of all apartments.	Yes
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain.	The proposal provides appropriate access to the apartments via a designated lobbies on the ground floor. Refer to callout 3D perspectives and architectural plans for further details.	Yes
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify.	Wayfinding signage is to be proposed to improve the access for all occupants and visitors to the various uses of the development. Electronic access and audio/video intercom will be provided to manage access to the apartments and carpark.	Yes

Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Paving, floor marking and signage is provided throughout pedestrian paths for the site. Car park entry for the development is located on Court Road. Waste collection is proposed from Court Road to access the shared driveway and reverse into the newly proposed waste collection room between Building A and B. This is adjacent to the waste collection/storage area with newly provided bulky waste rooms in accordance with councils DCP requirement for easy of collection and maintenance.	Yes
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas 0.6 spaces per 1 bed unit 0.9 spaces per 2 bed unit 1.4 spaces per 3 bed unit 1 space per 5 units.	Car parking provided is in excess of the DCP and SEPP housing requirements. Refer to the Traffic report. All car parking is located within the ground floor and basement. Bicycle parking is provided undercover within the basement.	Yes
	Objective 3J-2 Parking and facilities are provided for other modes of transport.	Bicycle parking has been provided throughout the basement as per the Traffic report.	Yes
	Objective 3J-3 Car park design and access is safe and secure.	Car park entry and access is located on Court Road, via a laneway. The vehicle access point is clear and legible, and separate to the pedestrian entries. Clear sight lines are provided at pedestrian and vehicle crossing to ensure safety of pedestrians. The car park is accessed off ground floor for public retail, all residentials and retail staff will have access to a secure basement parking with assigned spaces and security cards/readers for access.	Yes

	Objective 3J-4 Visual and environmental impacts of underground car parking is minimized.	Vehicular entry and exit has been designed with a traffic management system to ensure ease of manoeuvring for all residents, retail and visitors along with the newly amended waste collection room.	Yes
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	The development seeks to activate the Eastern frontage to The Horsley Drive by providing habitable rooms overlooking the street which is considered a positive design element favourable for solar access. The overall development achieves 2 hours direct sunlight between 9am and 3pm Mid-Winter, which complies with the numerical requirement (see solar analysis drawings).	Yes
	Objective 4A-2 Daylight access is maximised where sunlight is limited.	No secondary light sources are relied on for habitable rooms.	Yes
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months.	The sites orientation ensures that most units face north and east, with with the western sun is blocked out by lower surrounding buildings. Refer to the views from sun. Design mitigation has been introduced by balcony screens, louvres, planting and other architectural features to prevent excess heat on western windows.	Yes

Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated.	All habitable rooms are naturally ventilated, exceeding the requirement of minimum 5% of the floor area served. Sliding and awning windows are used to capture prevailing breezes for natural ventilation to habitable rooms.	Yes
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation.	Apartment depths to single aspect habitable rooms are maximum 8m. Layout and design of single aspect apartments maximize natural ventilation.	Yes
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	Natural cross ventilation is achieved compliance. Proposed levels of building A and D provide open breezeway hallways to ensure ventilation from multiple angles while B and C rely on articulation and corner units to achieve compliance.	Yes

<table>
<tr><td rowspan="2">Ceiling
Heights</td><td>Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access.
<table><tr><td colspan="2">Minimum ceiling height for apartment and mixed use buildings</td></tr><tr><td>Habitable Rooms</td><td>2.7m</td></tr><tr><td>Non- Habitable</td><td>2.4m</td></tr><tr><td>For 2 Storey Apartments</td><td>2.7m for main living area floor</td></tr><tr><td></td><td>2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic Spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table></td><td>Ceiling heights in habitable and non-habitable rooms comply with the minimum ceiling heights.

Habitable rooms have 2.7m minimum ceiling.

Floor to floor heights are 3.1m for typical floors.</td><td>Yes</td></tr>
<tr><td>Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</td><td>Living rooms and bedrooms have 2.7m ceiling heights. Services are located in bulkheads over robes and kitchen joinery, and over wet areas.

Living and dining rooms are rectangular in shape.</td><td>Yes</td></tr>
<tr><td></td><td>Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.</td><td></td><td>N/A</td></tr>
</table>

<table>
<tr>
<td>Apartment Size and Layout</td>
<td>Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

1. Apartments are required to have the following minimum internal areas:
<table><tr><th>Apartment Types</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr><tr><td colspan="2">The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</td></tr></table>
2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</td>
<td>Minimum internal areas are strictly in accordance with the ADG table.

All habitable rooms windows in external walls with a total minimum glass area of not less than 10% of the floor area of the room.

Kitchens are planned to be outside the main internal circulation spaces.

Windows are visible from any point in habitable rooms.</td>
<td>Yes</td>
</tr>
</table>

	Objective 4D-2 Environmental performance of the apartment is maximized. 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.	Bedrooms are under 5.2m depth (2.5 x 2.7 ceiling height). Habitable room depths in open plan layouts are maximum 8m from a window, including from the front face of kitchen cupboards. living areas and bedrooms have external windows. All living areas and bedrooms are located on the external face. Main living spaces are oriented to the adjacent streets where there is the primary outlook and aspect or internal courtyards	Yes

	Objective 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. 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) (excluding wardrobe space). 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments. 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Bedrooms and living rooms comply with the minimum areas and dimensions. Living rooms and combined living/dining rooms comply with minimum widths. Bathrooms and laundries are separated from living areas. Robes in bedrooms have a minimum length of 1.5m.	No: Not all units comply. Refer to the Town planner Clause for Variation.

Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity 1. All apartments are required to have primary balconies as follows:  2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.	Apartments at ground levels to courtyards and streets have private open spaces have minimum area of 15sqm an minimum depth of 3m. The proposal does not change ground level units. Primary balconies of apartments comply with minimum areas and depth and are generally more than minimum standards.	No Not all units comply. Unit 240, 256 and 270 do not achieve adequate primary balcony area or dimensions. These are located in existing envelope and changes have been made to improve layout where possible. Refer to the Town planner Clause for Variation.
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.	Primary open spaces and balconies are located adjacent to living spaces Primary open spaces face adjacent streets or internal courtyards.	Yes

Dwelling type	Minimum Area	Minimum Depth
Studio	4m²	-
1 bedroom	8m²	2m
2 bedroom	10m²	2m
3+ bedroom	12m²	2.4m
The minimum balcony depth to be counted as contributing to the balcony area is 1m		

	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Balustrades to balconies provide visual privacy and safety. Downpipes and balcony drainage is concealed. Air conditioning condenser units are fully integrated with the building design. Balconies of apartments are provided with a rainwater outlet. Apartments below roofs will be insulated above the ceiling as required by BASIX.	Yes

	Objective 4E-4 Private open space and balcony design maximises safety	Balustrades are design to avoid opportunities for climbing falls.	Yes

<table>
<tr><td rowspan="2">Common Circulation and Spaces</td><td>Objective 4F-1 Common circulation spaces achieve good amenity and

1. The maximum number of apartments off a circulation core on a single level is eight

2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</td><td>Lift cores have been approved by a vertical transport engineer to support the existing number of lifts for the proposed levels. Refer to the Vertical Transport Statement for further reference.</td><td>Yes</td></tr>
<tr><td>Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents</td><td>All proposed levels of lift lobbies have natural daylight.

Legible signage will be provided for apartment numbers, common areas and general wayfinding; circulation spaces will have clear signage and lighting.

Ground entry lobby for opportunities for casual pedestrian interactions.</td><td>Yes.</td></tr>
<tr><td>Storage</td><td>Objective 4G-1 Adequate, well designed storage is provided in each apartment
<table><tr><th>Dwelling Type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedroom</td><td>10m³</td></tr><tr><td colspan="2">At least 50% of the required storage is to be located within the apartment</td></tr></table></td><td>All storage is accessible from the circulation in living areas.

Bulky goods storage is provided in the ground floor waste room.</td><td>Yes.</td></tr>
</table>

	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		n/a
Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout	Noise transfer has been minimised by placing bathrooms and kitchens against the corridor walls and party walls will be appropriately insulated.	Yes
	Objective 4H-2 Noise impacts are mitigated within	Layouts of apartments, grouping bedrooms together, robes as buffers between bedrooms	Yes
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Glazing specified by the Acoustic Report will be used to mitigate noise from traffic on the front elevation facing each Street and public areas.	Yes
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Glazing specified by the Acoustic Report will be used to mitigate noise transmission.	Yes

Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	Development has a range of apartments for owner occupiers, investors and key workers. Development proposes: Retail: 1075 sqm 1 Bedroom: 99 1 Bedroom AH : 23 2 Bedroom: 152 2 Bedroom AH: 37 3 Bedroom: 42 3 Bedroom AH: 3 Total: 356	Yes
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building.	Apartments are located to achieve a successful façade composition as well as access to daylight, cross ventilation and private open space.	Yes
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located.	Apartments considered to be ground are located on L1 terrace due to retail on ground. Residents enter the entry lobby directly from the adjoining street; letterboxes are set outside the main lobby to encourage casual interaction of residents with the street.	Yes
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents.	Low privacy and safety fences to the front apartments enable casual surveillance.	Yes

Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area.	Buildings A and D feature facades that add visual interest to the street while respecting the local character. Their design blends modern elements with materials that complement the surrounding architecture, including the approved levels below, ensuring a seamless integration with the existing built environment.	Yes
	Objective 4M-2 Building functions are expressed by the facade	The approved design and built form had very distinctive architectural forms with which the proposed development seeks to enhance whilst also being complimentary. Each building has unique and interesting elements that are clearly defined by its material choices, forms and details. Refer to the Elevations and 3d perspectives of the architectural drawings.	
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street.	Communal open space on level 14, Level 7 roof terrace of has a sunshade structure; planting; facilities for well-being, relaxation and social engagement; outlook and solar access.	Yes.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximized.	Communal open space is provided on the level 14 roof terrace. It is safe and secure without impacting on the privacy of adjoining neighbours.	Yes.
	Objective 4N-3 Roof design incorporates sustainability features	Level 14 roof terrace has a shade structure and communal open space with playground and bbq areas for residents and visitors.	Yes.

Landscape Design	Objective 4O-1 Landscape design is viable and sustainable.	Landscape design is environmentally sustainable, with most of the planting being indigenous Australian natives. Communal open space at Ground and level 1 terrace has large and medium sized trees and planters; with low and medium sized shrubs. Refer to landscape architects plans and statement.	Yes.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity.	Landscape design responds to orientation and topography.	Yes.
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided.	Deep soil zones have been maintained where possible. The extent of deep soil is great than the DA approval with the addition of the DA condition required Deep soil pocket on L1 communal open space.	Yes.
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance.	Planting will be indigenous and drought tolerant. Rainwater will be captured and reused for irrigation to common areas. Planting will be supported by irrigation and drainage systems.	Yes.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	There is substantial planting on Ground level communal courtyards and level 1 terrace and perimeter and street setback zones. Refer to landscape plans and statement.	Yes.
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members.	Development has sought to provide housing for all community members, explicitly providing additional housing needs to assist with Accessible and Livable Housing Requirements as well as Affordable Housing under the SEPP Housing Guidelines.	Yes.

	Objective 4Q-2 A variety of apartments with adaptable designs are provided.	Development has 37 adaptable apartments in accordance with Council's requirements. All communal open spaces are accessible. Larger car spaces for accessibility are provided in the basement carparks	Yes.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs.	Development has a range of apartment types and layouts: 1 bed, 1 bed + study, 2 bed; and 3 bed. The application also provides a mix of residential and affordable housing on top of retail which will provide adequate amenities and services to the local community.	Yes.
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.		N/A
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse.		N/A
Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	Retail is provided on Ground floor with a variety of sizes and potential uses. Parking and access varies depending of the tenancy, however, they will be easily accessed via public and staff parking in the basement and off the street frontages with the shared site through link providing end to end site access. Carpark driveway entry is clearly defined on the street.	Yes

	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents.	The residential entry is clearly defined on the street. Callout views and perspectives are provided in the architectural drawings. Wayfinding signage is to be introduced as per the Drawings MA116-MA118. Landscaping is provided throughout the development, specifically on ground floor, level 1, L7 and Level 14 communal areas with the addition of green roof non-trafficable spaces on the lower levels.	Yes
Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	Downpipes are concealed. No street awnings are provided over the boundary.	Yes
	Objective 4T-2 Signage responds to the context and desired streetscape character		N/A
Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	All apartments achieve the minimum required access to natural daylight. Clothes drying space is located within the laundry and clothes dryers will be provided.	Yes

	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Efficient glass will be used as required by BASIX. Acoustic glazing will be provided as required by the Acoustic Report. Flooring of living areas will be timber-like tiles on acoustic mat and carpet Apartment will be fitted with energy efficient, reverse cycle, split AC systems consisting of a single condenser unit and multiple fan coil units; individual controls in each room and the ability to run one room of the entire dwelling reduces energy consumption.	Yes
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Natural ventilation is compliant to ADG requirements to residential units. Adequate natural ventilation is provided to minimise mechanical ventilation.	Yes
Water Management and Conservation	Objective 4V-1 Potable water use is minimised	Potable water use is minimised by using water efficient fittings and appliances as required by BASIX. Rainwater will be collected, stored and reused on the site. Drought tolerant planting is provided within the landscaped areas; refer to landscaped design. Irrigation system introduced to improve water re-use.	Yes
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Water sensitive urban design systems will be incorporated into the landscape design, refer to landscaped statement	Yes

	Objective 4V-3 Flood management systems are integrated into site design	On-site rainwater retention (RWT) in addition to OSD, will be provided in accordance with BASIX requirements	Yes
Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Central waste storage rooms for the building are provided on the ground floor. Waste bins will be taken from the central waste storage rooms for private waste collection inside ground floor of building A and B. Additional bulky goods stores are located adjacent to the central waste storage rooms. Refer to the Waste Management Plan	Yes
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	There is space for waste and recycling storage within the apartments. Waste chutes are provided on every level with a separate waste collection for recycling in each lobby.	Yes
Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	Weathering is reduced through clever building design and selection of durable materials such as prefinished hebel and face brick, aluminium, batten screens and window frames; and balustrade panels.	Yes
	Objective 4X-2 Systems and access enable ease of maintenance	Centralised maintenance, services and storage for communal open space will be provided in the basements	Yes

	Objective 4X-3 Material selection reduces ongoing maintenance costs	Sensors to control artificial lighting in service rooms will be provided. Facebrick proposed on ground floor lobby of D building. Robust and maintainable finishes specified.	Yes

Appendix 1 – Architectural Drawings

Appendix 2 – Landscape Drawings