

Apartment Design Guide (ADG) Assessment Table

Objective	Assessment	Achieved?
3A-1 Site Analysis 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 site analysis information has been provided on the plans and documents submitted in support of the application.	Yes.
3B-1 Orientation Building types and layouts respond to the streetscape and site whilst optimising solar access within the development.	The proposed development has been configured to maximise solar access while responding appropriately to the masterplan and surrounding context. Taller built form is concentrated along Holstein Street to minimise impacts, with the building stepping down towards the lower-density housing on South Circuit. The north-south orientation allows most units to receive east or west solar access, with ground floor units positioned on the eastern and northern elevations, and all south-facing apartments designed with dual aspect for improved solar access and ventilation.	Yes.
3B-2 Orientation Overshadowing of neighbouring properties is minimised during mid-winter.	An overshadowing assessment between 9am and 3pm on 21 June has been undertaken, demonstrating that the proposal minimises impacts on surrounding properties. The taller built form is appropriately located along Holstein Street, where overshadowing is limited to the roof of the Leisure Centre and avoids any skylights or solar panels. The building steps down towards South Circuit and is set back from Civic Way to enhance solar access to adjacent residential properties. Some overshadowing is cast onto the approved residential flat building to the south; however, this overshadowing is consistent with what was envisaged during the assessment of that development. As such, no additional or unexpected impacts on solar access are anticipated.	Yes.
3C-1 Public Domain Interface Transition between private and public domain is achieved without compromising safety and security.	The proposal provides clear and legible transitions between public and private spaces, supporting passive surveillance and a safe environment through well-considered sight lines and connectivity. Building entrances are centrally located, with all apartments accessed internally. Ground floor units are elevated above street level to enhance privacy and security. The semi-private northern garden is effectively separated from the public domain by a significant level change, and access to lift lobbies will be managed via swipe card.	Yes.
3C-2 Public Domain Interface		Yes.

Apartment Design Guide (ADG) Assessment Table

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Amenity of the public domain is retained and enhanced.	The proposal delivers a high level of public domain amenity through the inclusion of public plazas, active retail frontages, and landscaped connections. These elements enhance the pedestrian experience and create a destination bookend to the existing plaza between the Leisure Centre and Library, while improving connectivity and accessibility across the site.	
3D-1 Communal and Public Open Space 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 area. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of two hours between 9am and 3pm on 21 June (mid-winter).	The proposal incorporates a diverse range of high-quality communal open spaces across ground, podium, and rooftop levels, offering residents varied opportunities for social and private use. These are complemented by a large public open space at ground level, enhancing opportunities for community interaction and recreation. Communal open space comprises a ground floor courtyard and three rooftop terraces located at Levels 1, 8, and 9, collectively equating to approximately 22% of the site area. While this falls marginally short of the 25% minimum communal open space required under the ADG, the design is considered acceptable having regard to the ADG's guidance that in dense urban environments, a reduced amount of COS may be appropriate where high-quality private open space, communal facilities, and public open space are provided. In this case, an additional 8% of the site area is provided as publicly accessible open space in the form of landscaped plazas which contribute to the amenity of the precinct. Furthermore, the proposal incorporates a series of communal indoor spaces, including wellness rooms and social rooms, and all apartments are provided with generous private open space exceeding minimum ADG requirements. Collectively, these features ensure that the open space and amenity needs of residents are well met despite the minor shortfall in COS. Principal communal open spaces, including the ground floor courtyard and rooftop terraces on Levels 8 and 9, receive a minimum of two hours of solar access, with northern orientation optimising sunlight.	Yes. No. Design criteria not met but underlying objective achieved. Yes.
3D-2 Communal and Public Open Space Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	The proposal includes a variety of high-quality communal open spaces across multiple levels, offering residents opportunities for relaxation, social interaction and recreation. Each level	Yes.

Apartment Design Guide (ADG) Assessment Table

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Apartment Design Guide (ADG) Assessment Table

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levels of external and internal visual privacy. Separation distance between windows and balconies is provided to ensure visual privacy is achieved. Minimum requires separation distance from buildings to the side and rear boundaries are as follows: - Building up to 12m (4 storeys): 6m between habitable rooms and balconies, 3m between non-habitable rooms. - Building up to 25m (5-8 storeys): 9m between habitable rooms and balconies, 4.5m between non-habitable rooms. - Building over 25m (9+ storeys): 12m between habitable rooms and balconies, 6m between non-habitable rooms. Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distance between neighbouring properties.	Visual privacy is maintained through a combination of appropriate building separation, apartment orientation, and architectural privacy measures. A minimum 18-metre separation is provided between the two main building forms, ensuring adequate privacy for habitable rooms and balconies up to the eighth storey. Above this level, only the western and central wings continue, and their layout and orientation ensure continued privacy through reduced overlooking. Additional privacy is achieved through the use of blade walls, balcony orientation, and operable privacy screens, which further mitigate sightlines between dwellings and support high levels of internal and external residential amenity.	Yes.
3F-2 Visual Privacy 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.	Privacy is maintained through building orientation and façade treatments without compromising solar access and ventilation.	Yes.
3G-1 Pedestrian Access and Entries Building entries and pedestrian access connects to and addresses the public domain.	A centralised and clearly defined entry ensures equitable access to dwellings and communal spaces.	Yes.
3G-2 Pedestrian Access and Entries Access, entries and pathways are accessible and easy to identify.	Accessible at-grade paths provide clear and intuitive entry from the public domain.	Yes.
3G-3 Pedestrian Access and Entries Large sites provide pedestrian links for access to streets and connection to destinations.	Pedestrian linkages connect the site's three main frontages, with activated plazas on Civic Way and Friesian Street supporting a vibrant village atmosphere, and a secondary direct connection to the lift lobby from South Circuit.	Yes.
3H-1 Vehicle Access		

Apartment Design Guide (ADG) Assessment Table

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Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Parking and loading areas have been integrated into the building form, with treatments that minimise visual impact through matching materials, articulation, and ensuring compliance with relevant council engineering specifications.	Yes.
3J-1 Bicycle and Car Parking Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. For development in the following locations: - on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area, or - on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre, the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off-street.	The site is not located in an area identified within this section. As such, a parking assessment has been carried out against the provisions of the Camden DCP, Housing SEPP and Guide to Traffic Generating Developments. See the body of the main report and relevant attachments for further details.	Yes.
3J-2 Bicycle and Car Parking Parking and facilities are provided for other modes of transport.	The development includes secure bicycle parking, car share spaces, and a convenient bus/taxi drop-off bay for residents.	Yes.
3J-3 Bicycle and Car Parking Car park design and access is safe and secure.	All parking is designed in accordance with AS2890.1. Access to the residential and staff car parking spaces will be with a security swipe card.	Yes.
3J-4 Bicycle and Car Parking Visual and environmental impacts of underground car parking are minimised.	All residential, commercial, and retail parking is concealed from public view, with only vehicle entry points visible from the street.	Yes.
3J-5 Bicycle and Car Parking Visual and environmental impacts of on-grade car parking are minimised.	All parking for the development is accommodated within basement levels.	Yes.
3J-6 Bicycle and Car Parking Visual and environmental impacts of above ground enclosed car parking are minimised.	All parking for the development is accommodated within basement levels.	Yes.
4A-1 Solar and Daylight Access		

Apartment Design Guide (ADG) Assessment Table

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To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter.	The building has been designed to maximise solar access to primary habitable rooms through careful orientation and layout. See section 3B-1 above for further discussion. 74% of apartments (145 out of 196) achieve a minimum of two hours of direct sunlight between 9am and 3pm on 21 June. Only 10% of apartments (20 out of 196) do not receive direct sunlight between 9am and 3pm on 21 June.	Yes. Yes. Yes.
4A-2 Solar and Daylight Access Daylight access is maximised where sunlight is limited.	The building has been designed to ensure the majority of habitable rooms receive daylight, with south-facing dwellings benefiting from dual aspect layouts to improve solar access.	Yes.
4A-3 Solar and Daylight Access Design incorporates shading and glare control, particularly for warmer months.	The façade incorporates operable sliding screens, vertical shading elements, and a considered glazing-to-wall ratio to manage solar heat gain and glare, while supporting thermal comfort in line with BASIX requirements. Internal blinds will also assist in glare control.	Yes.
4B-1 Natural Ventilation All habitable rooms are naturally ventilated.	All habitable rooms are naturally ventilated.	Yes.
4B-2 Natural Ventilation The layout and design of single aspect apartments maximises natural ventilation.	Shallow apartment depths and sliding balcony doors support natural ventilation and daylight access.	Yes.
4B-3 Natural Ventilation The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be naturally ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	The building has been designed to maximise the number of apartments that receive natural cross ventilation. 61% of apartments (114 of 196) achieve cross ventilation, with the remainder designed as well-ventilated single-aspect dwellings to optimise airflow. The development includes a limited number of cross-through apartment types, with the	Yes. Yes. Yes.

Apartment Design Guide (ADG) Assessment Table

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Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	proposed cross-through typology measuring 13 metres in length.	
4C-1 Ceiling Heights Ceiling height achieves sufficient natural ventilation and daylight access. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable rooms: 2.7m. Non-habitable rooms: 2.4m.	The proposed ceiling heights support improved daylight access and natural ventilation. The proposed mix of 3.2m and 3.35m floor-to-floor heights accommodate 2.7m ceiling heights in habitable rooms and 2.4m in non-habitable rooms, meeting ADG requirements.	Yes. Yes.
4C-2 Ceiling Heights Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.	The proposed ceiling heights enhance the sense of space and contribute to well-proportioned and comfortable living environments.	Yes.
4C-3 Ceiling Heights Ceiling heights contribute to the flexibility of building use over the life of the building.	Increased floor-to-floor heights have been provided for all non-residential levels to support future adaptability and functional flexibility.	Yes.
4D-1 Apartment Size and Layout The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. Apartments are required to have the following minimum internal areas: - Studio: 35m². - One bedroom: 50m². - Two bedroom: 70m². - Three bedroom: 90m². The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each. 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.	Apartments have been designed with clear and functional layouts that meet or exceed ADG area requirements and are tailored to suit the needs of seniors. Apartments are designed with functional layouts that exceed ADG area requirements by 30–50% and are fully adaptable to support ageing in place for senior residents. All habitable rooms receive direct natural light and ventilation and either meet or exceed minimum ADG and BCA requirements.	Yes. Yes. Yes.

Apartment Design Guide (ADG) Assessment Table

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4D-2 Apartment Size and Layout Environmental performance of the apartment is maximised. Habitable room depths are limited to a maximum of 2.5 x the ceiling height. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	The design applies passive strategies including shading, orientation, and natural ventilation to enhance environmental performance and occupant comfort. Increased habitable room depths in open plan apartments result from accessibility requirements for adaptable Independent living units, which necessitate greater circulation space. This is offset by wider layouts that enhance daylight penetration. Despite this departure from this design criteria, the development meets the objectives of this section.	Yes. No. Design criteria not met but underlying objective achieved.
4D-3 Apartment Size and Layout Apartment layouts are designed to accommodate a variety of household activities and needs. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space), Bedrooms have a minimum dimension of 3m (excluding wardrobe space). Living rooms or combined living/dining rooms have a minimum width of: One bedroom apartments: 3.6m. Two or three bedroom apartments: 4m. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Apartment layouts have been designed to support the specific needs of senior residents living independently. Meets and/or exceeds. Meets and/or exceeds. Meets and/or exceeds. Meets and/or exceeds.	Yes. Yes. Yes. Yes. Yes.
4E-1 Private Open Space and Balconies Apartments provide appropriately sized private open space and balconies to enhance residential amenity. All apartments are required to have primary balconies as follows: • Studio apartments: 4m². • One bedroom apartments: 8m² with a minimum depth of 2m. • Two bedroom apartments: 10m² with a minimum depth of 2m.	Apartments exceed ADG area requirements and offer high amenity through large balconies which are supplemented by communal rooftop spaces. Meets and/or exceeds.	Yes. Yes.

Apartment Design Guide (ADG) Assessment Table

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Three+ bedroom apartments: 12m² with a minimum depth of 2.4m. 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.	Ground floor and penthouse terraces are consistently provided, each exceeding 15m ² in area with a minimum depth of 3 metres, in line with ADG requirements.	Yes.
4E-2 Private Open Space and Balconies Primary private open space and balconies are appropriately located to enhance liveability for residents.	Balconies are well-sized, accessed from living areas, and designed for high residential amenity.	Yes.
4E-3 Private Open Space and Balconies Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Balconies significantly enhance the architectural expression of the building.	Yes.
4E-4 Private Open Space and Balconies Private open space and balcony design maximises safety.	Balconies and balustrades will be designed in accordance with BCA requirements to ensure safety, while also enabling passive surveillance of the surrounding public domain.	Yes.
4F-1 Common Circulation and Spaces Common circulation spaces achieve good amenity and properly service the number of apartments. The maximum number of apartments off a circulation core on a single level is eight.	Wide, naturally lit circulation spaces support amenity and ease of movement. While one circulation core serves 13 apartments, exceeding the ADG guideline of 12, this is considered acceptable in the context of ILU development, where reduced occupancy per unit and design benefits such as increased opportunities for social interaction, passive surveillance, and neighbour support are prioritised. The development also includes high-speed lifts, redundancy through a second lift, and a dedicated goods lift to ensure efficient and resident-focused vertical transport.	Yes. No. Design criteria not met but underlying objective achieved.
4F-2 Common Circulation and Spaces Common circulation spaces promote safety and provide for social interaction between residents.	Circulation spaces promote both safety and opportunities for resident interaction.	Yes.
4G-1 Storage Adequate, well designed storage is provided in each apartments.	Apartment layouts provide storage in accordance with the minimum requirements set out in the ADG.	Yes. Yes.

Apartment Design Guide (ADG) Assessment Table

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In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: • Studio apartments: 4m³. • One bedroom apartments: 6m³. • Two bedroom apartments: 8m³. • Three+ bedroom apartments: 10m³. At least 50% of the required storage is to be located within the apartment.	The proposal exceeds ADG storage volume requirements, with at least 50% of storage provided within apartments and the remainder located in the residential basement, maximising in-unit storage where feasible.	
4G-2 Storage Additional storage is conveniently located, accessible and nominated for individual apartments.	Additional storage is provided in the residential basement and allocated to apartments as needed, with supplementary storage rooms available on each floor for resident or facility use.	Yes.
4H-1 Acoustic Privacy Noise transfer is minimised through the siting of buildings and building layout.	Apartments impacted by external noise sources will incorporate design solutions that maintain internal acoustic amenity while allowing for natural ventilation and access to fresh air.	Yes.
4H-2 Acoustic Privacy Noise impacts are mitigated within apartments through layouts and acoustic treatments.	Apartments feature open plan layouts with grouped kitchen and living areas, while bedrooms and bathrooms are positioned to minimise noise transmission.	Yes.
4J-1 Noise and Pollution In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	The site is not subject to significant noise impacts; however, the design of the ground floor apartment near the driveway ensures living and bedroom areas are oriented away from potential disturbance, with balcony screens providing optional protection from traffic noise along South Circuit and Holstein Street.	Yes.
4J-2 Noise and Pollution Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Apartments impacted by external noise sources will incorporate design solutions that maintain internal acoustic amenity while allowing for natural ventilation and access to fresh air.	Yes.
4K-1 Apartment Mix A range of apartment types and sizes is provided to cater for different household types now and into the future.	The proposed unit mix offers a variety of apartment types and sizes to meet the diverse needs of the seniors living community, including dedicated assisted living units.	Yes.
4K-2 Apartment Mix		Yes.

Apartment Design Guide (ADG) Assessment Table

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The apartment mix is distributed to suitable locations within the building.	Apartment typologies are diverse and distributed equitably across the development, ensuring a balanced mix in terms of aspect, orientation, and floor level.	
4L-1 Ground Floor Apartments Street frontage is maximised where ground floor apartments are located.	Ground floor apartments occupy around 30% of the frontages and are appropriately located. The remainder of the frontage is activated through retail, communal uses, and landscaped plazas to enhance the public domain.	Yes.
4L-2 Ground Floor Apartments Design of ground floor apartments delivers amenity and safety for residents.	Ground floor apartments are internally accessed via secure corridors, raised above street level for safety and passive surveillance, and set back with landscaped buffers for privacy. All are north or east facing with generous garden terraces extending along their frontage.	Yes.
4M-1 Facades Building facades provide visual interest along the street while respecting the character of the local area.	The façade design responds to the local context through the use of natural materials, colours, and textures that reflect the surrounding environment and residential character. Passive design strategies enhance performance, while articulation and a refined palette contribute to a distinctive and contextually sensitive streetscape presence.	Yes.
4M-2 Facades Building functions are expressed by the façade.	The façade design expresses internal building functions through articulation, fenestration, and solid elements, with operable screens providing privacy, solar protection, and a dynamic, individualised appearance.	Yes.
4N-1 Roof Design Roof treatments are integrated into the building design and positive respond to the street.	The roof design contributes significantly to resident amenity and the overall architectural response, with quality finishes and landscaping enhancing the streetscape. Plant, lift, and stair cores are recessed to minimise visual impact.	Yes.
4N-2 Roof Design Opportunities to use roof space for residential accommodation and open space are maximised.	Communal open space is provided across ground, podium, and rooftop levels, including a central rooftop area accessible from both cores. Access is managed to ensure all residents can utilise these shared amenities.	Yes.
4N-3 Roof Design Roof design incorporates sustainability features.	The development incorporates sustainable initiatives such as rooftop photovoltaic panels, extensive green roofs, and landscaped social	Yes.

Apartment Design Guide (ADG) Assessment Table

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	terraces, delivering sustainability benefits and reducing urban heat island effects.	
4O-1 Landscape Design Landscape design is viable and sustainable.	The development achieves a high level of amenity through its extensive landscape design.	Yes.
4O-2 Landscape Design Landscape design contributes to the streetscape and amenity.	The proposal delivers a high level of amenity through substantial landscaping, including varied public plazas and active alfresco dining areas that enhance the streetscape.	Yes.
4P-1 Planting on Structures Appropriate soil profiles are provided.	The proposed landscape design provides a range of soil depths and volumes for on-structure planting consistent with ADG guidelines, ensuring appropriate growing conditions for trees, shrubs, ground cover, and turf based on their size and type.	Yes.
4P-2 Planting on Structures Plant growth is optimised with appropriate selection and maintenance.	The planting palette prioritises endemic and native species to reflect the Cumberland Plain character and support local fauna, with select exotic species included for visual interest and seasonal solar access. An automatic irrigation system and professional maintenance are proposed to ensure landscape longevity.	Yes.
4P-3 Planting on Structures Planting on structures contributes to the quality and amenity of communal and public open spaces.	Landscape strategies have been implemented to support the viability of on-structure planting while enhancing the amenity of public and communal open spaces.	Yes.
4Q-1 Universal Design Universal design features are included in apartment design to promote flexible housing for all community members.	The proposal meets the Liveable Housing Design Guidelines by achieving at least 20% Silver level apartments, with all units designed to be readily adaptable for accessibility needs.	Yes.
4Q-2 Universal Design A variety of apartments with adaptable designed are provided.	All apartments are designed as adaptable dwellings in line with Housing SEPP and are generally capable of meeting accessibility standards without requiring significant modifications.	Yes.
4Q-3 Universal Design Apartment layouts are flexible and accommodate a range of lifestyle needs.	Apartment layouts are designed with flexibility in mind to support diverse lifestyle needs and changing resident requirements over time.	Yes.
4R-1 Adaptive Reuse		N/A.

Apartment Design Guide (ADG) Assessment Table

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New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	The proposal does not involve the reuse of any existing buildings on the site.	
4R-2 Adaptive Reuse Adapted buildings provide residential amenity while not precluding future adaptive reuse.	The proposal does not involve the reuse of any existing buildings on the site.	N/A.
4S-1 Mixed Use Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	The design delivers a genuine mixed-use precinct with an activated ground plane and street frontages that encourage pedestrian movement throughout the site.	Yes.
4S-2 Mixed Use Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	Residential levels are seamlessly integrated within the building, promoting safety and delivering high amenity to residents and the general public.	Yes.
4T-1 Awnings and Signage Awnings are well located and complement and integrate with the building design.	Ground floor retail awnings are designed to offer shade and weather protection, enhancing the comfort and usability of public areas and supporting active retail frontages.	Yes.
4T-2 Awnings and Signage Signage responds to the context and desired streetscape character.	Signage will be subject to separate approval.	Yes.
4U-1 Energy Efficiency Development incorporates passive environmental design.	The façade has been designed using passive principles such as orientation, shading, daylight access, and natural ventilation to enhance environmental performance and resident comfort.	Yes.
4U-2 Energy Efficiency Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Passive design strategies, including optimal orientation, daylight capture, shading, and natural ventilation, have been applied to deliver a high-performing façade and comfortable living environments.	Yes.
4U-3 Energy Efficiency Adequate natural ventilation minimises the need for mechanical ventilation.	The proposal exceeds the ADG's 60% target for cross ventilation and enhances natural airflow through the use of large façade openings to habitable rooms.	Yes.
4V-1 Water Management and Conservation Potable water use is minimised.	Water-efficient fixtures and fittings are proposed throughout to reduce reliance on potable water and support sustainable water management.	Yes.

Apartment Design Guide (ADG) Assessment Table

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4V-2 Water Management and Conservation Urban stormwater is treated on site before being discharged to receiving waters.	The proposal includes on-site stormwater detention and treatment measures, supported by a detailed civil and stormwater assessment submitted with the DA.	Yes.
4V-3 Water Management and Conservation Flood management systems are integrated into the site design.	The site is not flood prone land.	Yes.
4W-1 Waste Management Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Waste facilities are integrated within the building envelope.	Yes.
4W-2 Waste Management Domestic waste is minimised by providing safe and convenient source separation and recycling.	Separate waste and recycling chutes are provided to facilitate effective source separation.	Yes.
4X-1 Building Maintenance Building design detail provides protection from weathering.	Durable, low-maintenance materials have been selected to ensure long-term building quality and resilience to weathering.	Yes.
4X-2 Building Maintenance Systems and access enable ease of maintenance.	Façade maintenance access will be managed via communal areas to reduce impact on residents.	Yes.
4X-3 Building Maintenance Material selection reduces ongoing maintenance costs.	The design incorporates durable, low-maintenance materials to preserve building quality, resist weathering, and reduce ongoing maintenance costs.	Yes.