APARTMENT DESIGN GUIDE

PARTS 3&4 COMPLIANCE TABLE

(State Environmental Planning Policy No. 65)

OBJECTIVES	DESIGN CRITERIA	DESIGN GUIDANCE	ARCHITECTS COMMENTS
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**		Each element in the Site Analysis Checklist should be addressed	yes ✓ According to the design guidance.
3B Orientation			
3B-1 **Building types and layouts respond to the streetscape and site while optimising solar access within the development**		Buildings along the street frontage define the street, by facing it and incorporating direct access from the street. Where the street frontage is to the east or west, rear buildings should be orientated to the north. Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west.	Yes ✓ The street frontage is to the south and the building has been orientated to face the street. Vehicular and pedestrian access has been provided from Santley Crescent. The dwellings have been designed to maximise solar access into the dwellings and to minimise overshadowing.
3B-2 **Overshadowing of neighbouring properties is minimised during mid-winter**		Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access. Solar access to living rooms, balconies and private open spaces of neighbours should be considered. Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%. If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy. Overshadowing should be minimised to the south or downhill by increased upper level setbacks. It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise	Yes ✓ Living areas, private open spaces and communal open space on the roof terrace receive solar access in excess of the minimum requirement. Dwellings in the development have been designed to ensure majority of the dwellings receive solar access. The development has been designed/ positioned in such a way that it causes minimal impact on the development to the east. The building separation distances adopted are in compliance with Section 3F and effectively minimise overshadowing neighbouring properties.

		overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development. A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings.	
3C Public domain interface			
3C-1 **Transition between private and public domain is achieved without compromising safety and security**		Terraces, balconies and courtyard apartments should have direct street entry, where appropriate. Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings. Upper level balconies and windows should overlook the public domain. Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m. Length of solid walls should be limited along street frontages Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • architectural detailing • changes in materials • plant species • colours Opportunities for people to be concealed should be minimised.	Yes ✓ The dwelling at ground level fronting the street has been provided with direct access from the street. The dwellings at upper levels have been provided with balconies along the street frontage to facilitate passive surveillance. A combination of solid fence, planters and landscaping have been used for the front fence. The design ensures passive surveillance of the street, the location of mail facilities is open incorporating safety by design principles thus eliminating any concealed spaces.
3C-2 **Amenity of the public domain is retained and enhanced**		Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking. Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided. The visual prominence of underground car park vents	Yes ✓ Mail box is located in the entrance of the building lobby. All ventilations, pump rooms and services room are located on the back of the building.

		should be minimised and located at a low level where possible. Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view. Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels. Durable, graffiti resistant and easily cleanable materials should be used. Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking.	Footpath is in level with the main entrance of the building.
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 (see figure 3D.3). 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).	Communal open space should be consolidated into a well-designed, easily identified and usable area. Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions. Communal open space should be co-located with deep soil areas. Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies. Where communal open space cannot be provided at ground level, it should be provided on a podium or roof Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:	Yes ✓ Communal open spaces have been provided on the roof. The Deep soil zone is provided at the rear of the site. These Deep soil zones form part of private open spaces for the dwelling at ground level.

		• provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	
3D-2 **Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting**		Facilities are provided within communal open spaces and common spaces for a range of age groups. Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts. Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks.	Yes ✓ The communal open space provided at the roof top provides Barbeque facilities, seating, communal garden facilities and landscaping. With good solar access this communal open space provides usable space for the residents to enjoy.
3D-3 **Communal open space is designed to maximise safety**		Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies Communal open space should be well lit. Where communal open space/facilities are provided for children and young people they are safe and contained.	Yes ✓ Communal open space has been provided on the roof top with safe access. The area will be well lit and accessible only by the residents.
3D-4 **Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood**		The public open space should be well connected with public streets along at least one edge. The public open space should be connected with nearby parks and other landscape elements. Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid. Solar access should be provided year round along with	N/A

<table>
<tr><td></td><td></td><td>protection from strong winds.
Opportunities for a range of recreational activities should be provided for people of all ages.
A positive address and active frontages should be provided adjacent to public open space.
Boundaries should be clearly defined between public open space and private areas.</td><td></td></tr>
<tr><td colspan="4">3E Deep soil zones</td></tr>
<tr><td>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</td><td>1. Deep soil zones are to meet the following minimum requirements:
<table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deeps soil zone (%of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table></td><td>On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:
• 10% of the site as deep soil on sites with an area of 650m² - 1,500m²
• 15% of the site as deep soil on sites greater than 1,500m²

Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:
• basement and sub-basement car park design that is consolidated beneath building footprints
• use of increased front and side setbacks
• adequate clearance around trees to ensure long term health
• co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil

Achieving the design criteria may not be possible on some sites including where:
• the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)
• there is 100% site coverage or non-residential uses at ground floor level

Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.</td><td>Yes ✓

60 m² of deep soil zone has been provided at ground level. This is 8% of the total site area (693sqm) and is in compliance.</td></tr>
</table>

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. Separation between windows and balconies is provided to ensure visual privacy is achieved.
2. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building height	Habitable rooms and balconies	Non-habitable rooms
12m (4 storeys)	6m	3m
up to 25m(5-8storeys)	9m	4.5m
over 25m(9+ storeys)	12m	6m

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties

Generally one step in the built form as the height increases due to building separations is desirable.

Additional steps should be careful not to cause a 'ziggurat' appearance.

For residential buildings next to commercial buildings, separation distances should be measured as follows:

- for retail, office spaces and commercial balconies use the habitable room distances
- for service and plant areas use the non-habitable room distances

New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings.

Design solutions include:

- site layout and building orientation to minimise privacy impacts
- on sloping sites, apartments on different levels have appropriate visual separation distances

Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping.

Direct lines of sight should be avoided for windows and balconies across corners.

No separation is required between blank walls.

yes ✓(partially)

The proposed development adopts the setbacks as per section 3F.

The development adopts 3m front setback.

The development is built on boundary along the western side where it adjoins commercial development. To the east, the building is setback 3m for the first 4 storeys and 4.5m for storeys 5 and 6.

To the rear, the building is setback 6m for the first 4 storeys and 9m for storeys 5 and 6.

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

Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include:

- setbacks
- solid or partially solid balustrades to balconies at lower levels
- fencing and/or trees and vegetation to separate spaces
- screening devices
- bay windows or pop out windows to provide privacy in one direction and outlook in another

yes ✓

Solid balustrades, privacy screens, blade walls and landscaping elements have been utilised to mitigate privacy and over-looking issues.

		• raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas Balconies and private terraces should be located in front of living rooms to increase internal privacy Windows should be offset from the windows of adjacent buildings Recessed balconies and/or vertical fins should be used between adjacent balconies	
3G Pedestrian access and entries			
3G-1 **Building entries and pedestrian access connects to and addresses the public domain**		Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge. Entry locations relate to the street and subdivision pattern and the existing pedestrian network. Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries. Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries.	yes ✓ Entrance to the building is clearly defined by way of entry porch, landscaping and lighting. The dwelling at ground level with direct access from the street is also clearly defined and separate from the main entrance to the building.
3G-2 **Access, entries and pathways are accessible and easy to identify**		Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces. The design of ground floors and underground car parks minimise level changes along pathways and entries. Steps and ramps should be integrated into the overall	yes ✓ The lift lobby is directly accessible from the main entrance. Level changes and ramps are kept to a minimum and all the common areas are easily accessible.

		building and landscape design. For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3) For large developments electronic access and audio/video intercom should be provided to manage access.	
3G-3 **Large sites provide pedestrian links for access to streets and connection to destinations**		Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate.	N/A
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**		Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the facade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed Car park entries should be located behind the building line. Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout. Car park entry and access should be located on secondary streets or lanes where available. Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided Access point locations should avoid headlight glare to habitable rooms. Adequate separation distances should be provided between vehicle entries and street intersections The width and number of vehicle access points should be limited to the minimum. Visual impact of long driveways should be minimised through changing alignments and screen planting The need for large vehicles to enter or turn around within	yes ✓ Car park is provided in the basements with clearly defined entry point. The ramps to the basement are as per Australian Standards. The entrance to the car park has been integrated into the design and presents an aesthetically pleasing façade. Sufficient clearances and sight distances have been provided for safe entry and exit from the site.

		the site should be avoided. Garbage collection, loading and servicing areas are screened. Clear sight lines should be provided at pedestrian and vehicle crossings. Traffic calming devices such as changes in paving material or textures should be used where appropriate. Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials • level changes • the use of landscaping for separation	
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**	1. For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres 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.	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site. Where less car parking is provided in a development, council should not provide on street resident parking permits.	N/A
3J-2 **Parking and facilities are provided for other modes of transport**		Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters. Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas. Conveniently located charging stations are provided for electric vehicles, where desirable.	yes ✓ Secure undercover bicycle parking has been provided in the basement carpark.

3J-3 **Car park design and access is safe and secure**		Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces Direct, clearly visible and well lit access should be provided into common circulation areas A clearly defined and visible lobby or waiting area should be provided to lifts and stairs For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting colour, line marking and/or bollards	yes ✓ The service areas have been provided in the basements. These are clearly visible and accessible.
3J-4 **Visual and environmental impacts of underground car parking are minimised**		Excavation should be minimised through efficient car park layouts and ramp design Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites Natural ventilation should be provided to basement and sub-basement car parking areas Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	yes ✓ Car parking in the basements have been designed as per Australian standards and provide the most efficient layout with safe access and ventilated spaces.
3J-5 **Visual and environmental impacts of on-grade car parking are minimised**		On-grade car parking should be avoided Where on-grade car parking is unavoidable, the following design solutions are used: • parking is located on the side or rear of the lot away from the primary street frontage • cars are screened from view of streets, buildings, communal and private open space areas • safe and direct access to building entry points is provided • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • stormwater run-off is managed appropriately from car parking surfaces • bio-swales, rain gardens or on site detention tanks are provided, where appropriate	N/A

		• light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	
3J-6 **Visual and environmental impacts of above ground enclosed car parking are minimised**		Exposed parking should not be located along primary street frontages Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) Positive street address and active frontages should be provided at ground level	N/A
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 in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter 3. A maximum of 15% of apartments in a building receive no direct sunlight	The design maximises north aspect and the number of single aspect south facing apartments is minimised Single aspect, single storey apartments should have a northerly or easterly aspect Living areas are best located to the north and service areas to the south and west of apartments To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of	yes ✓ 73% (17 units) of the dwellings receive atleast 2 hours of solar access in the development. 2 out of 23 units do not receive direct sunlight mid-winter which is 8% of the units. This is in compliance with the requirement.

	between 9 am and 3 pm at mid-winter	1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes Achieving the design criteria may not be possible on some sites. This includes: • where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source • on south facing sloping sites • where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective	
4A-2 **Daylight access is maximised where sunlight is limited**		Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms Where courtyards are used : • use is restricted to kitchens, bathrooms and service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved Opportunities for reflected light into apartments are optimised through: • reflective exterior surfaces on buildings opposite south facing windows • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light • integrating light shelves into the design • light coloured internal finishes	yes ✓ Skylights have been provided to units on level 5 to maximise solar access.
4A-3 **Design incorporates shading and glare control, particularly for warmer months**		A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas • shading devices such as eaves, awnings, balconies,	yes ✓ All the balconies have been provided with eaves. Blade walls, vertical and horizontal shading devices have been used to maximise solar access in winter while reducing solar access in summer.

		pergolas, external louvres and planting • horizontal shading to north facing windows • vertical shading to east and particularly west facing windows • operable shading to allow adjustment and choice • high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	
4B Natural ventilation			
4B-1 **All habitable rooms are naturally ventilated**		The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms Depths of habitable rooms support natural ventilation The area of unobstructed window openings should be equal to at least 5% of the floor area served Light wells are not the primary air source for habitable rooms Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	yes ✓ All habitable rooms are naturally ventilated.
4B-2 **The layout and design of single aspect apartments maximises natural ventilation**		Apartment depths are limited to maximise ventilation and airflow Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	yes ✓ Kitchens in single aspect apartments are located in the 8m zone from the open balconies and all kitchens are open plan design.
4B-3 **The number of apartments with natural cross**	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths In cross-through apartments external	yes ✓

<table>
<tr><td>ventilation is maximised to create a comfortable indoor environment for residents</td><td>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</td><td>window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side)
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow</td><td>69.5% of the units are naturally cross ventilated</td></tr>
<tr><td colspan="4">4C Ceiling heights</td></tr>
<tr><td>4C-1
Ceiling height achieves sufficient natural ventilation and daylight access</td><td>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:
<table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></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
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 used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>These minimums do not preclude higher ceilings if desired</td><td>Ceiling height can accommodate use of ceiling fans for cooling and heat distribution</td><td>yes ✓

All habitable rooms are 2.7m ceiling height
All non-habitable are not less than 2.4 ceiling height</td></tr>
<tr><td>4C-2
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</td><td></td><td>A number of the following design solutions can be used:
• the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces</td><td>yes ✓</td></tr>
</table>

<table>
<tr><td></td><td></td><td>• well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings
• Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist</td><td></td></tr>
<tr><td>4C-3
Ceiling heights contribute to the flexibility of building use over the life of the building</td><td></td><td>Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses</td><td>N/A</td></tr>
<tr><td colspan="2">4D Apartment size and layout</td><td></td><td></td></tr>
<tr><td>4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</td><td>1. Apartments are required to have the following minimum internal areas:
<table><tr><th>Apartment type</th><th>Minimum internal</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></table>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

2. Every habitable room must have a window in an external wall with a total minimum glass area of not less</td><td>Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)

A window should be visible from any point in a habitable room

Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits</td><td>yes ✓

All units are designed to accomplish the requirement of minimum areas.

Kitchens are not located in the main circulation spaces.

All windows in habitable rooms are visible from any point in the room</td></tr>
</table>

	than 10% of the floor area of the room. Daylight and air may not be borrowed from other room		
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	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths All living areas and bedrooms should be located on the external face of the building Where possible: • bathrooms and laundries should have an external openable window • main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	yes ✓ In combined kitchen and living areas, the maximum depth has been limited to 8m.
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 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	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas All bedrooms allow a minimum length of 1.5m for robes The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high Apartment layouts allow flexibility over time, design solutions may include: • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) • efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	yes ✓ All bedrooms meet the minimum requirements.
4E Private open space and balconies			

<table>
<tr>
<td>4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td>
<td>
<table>
<tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr>
<tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr>
<tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr>
<tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr>
<tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr>
</table>
1. All apartments are required to have primary balconies as follows:

The minimum balcony depth to be counted as contributing to the balcony area is 1m

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
</td>
<td>Increased communal open space should be provided where the number or size of balconies are reduced

Storage areas on balconies is additional to the minimum balcony size

Balcony use may be limited in some proposals by:
• consistently high wind speeds at 10 storeys and above
• close proximity to road, rail or other noise sources
• exposure to significant levels of aircraft noise
• heritage and adaptive reuse of existing buildings

In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both.

Natural ventilation also needs to be demonstrated</td>
<td>yes ✓

All balconies meet the minimum requirements</td>
</tr>
<tr>
<td>4E-2
Primary private open space and balconies are appropriately located to enhance liveability for residents</td>
<td></td>
<td>Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space

Private open spaces and balconies predominantly face north, east or west

Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms</td>
<td>yes ✓
All main balconies are adjacent to the living room.</td>
</tr>
<tr>
<td>4E-3
Private open space and balcony design is integrated into and contributes to the overall architectural form</td>
<td></td>
<td>Solid, partially solid or transparent fences and balustrades are selected to respond to the location.

They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid</td>
<td>yes ✓
All private open spaces and balconies have been designed to allow solar access, mitigate over - looking issues and as part of the over all design of</td>
</tr>
</table>

and detail of the building		balustrades are preferred Full width full height glass balustrades alone are generally not desirable Projecting balconies should be integrated into the building design and the design of soffits considered Operable screens, shutters, hoods and pergolas are used to control sunlight and wind Balustrades are set back from the building or balcony edge where overlooking or safety is an issue Downpipes and balcony drainage are integrated with the overall facade and building design Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design Ceilings of apartments below terraces should be insulated to avoid heat loss Water and gas outlets should be provided for primary balconies and private open space	the building.
4E-4 **Private open space and balcony design maximises safety**		Changes in ground levels or landscaping are minimised Design and detailing of balconies avoids opportunities for climbing and falls	yes ✓
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 eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Greater than minimum requirements for corridor widths and/or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors Daylight and natural ventilation should be provided to all common circulation spaces that are above ground Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating	yes ✓ There are 4 units per circulation space per level in the proposed project.

		• wider areas at apartment entry doors and varied ceiling heights Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	
4F-2 **Common circulation spaces promote safety and provide for social interaction between residents**		Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines Tight corners and spaces are avoided Circulation spaces should be well lit at night Legible signage should be provided for apartment numbers, common areas and general wayfinding Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with	yes ✓ All common areas, lobbies and circulation spaces are easily accessible, clearly defined and well lit to provide safety and amenity to the occupants.

<table>
<tr><td></td><td></td><td>communal open space
Where external galleries are provided, they are more open than closed above the balustrade along their length</td><td></td></tr>
<tr><td colspan="4">4G Storage</td></tr>
<tr><td>4G-1
Adequate, well designed storage is provided in each apartment</td><td>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:
<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m3</td></tr><tr><td>1 bedroom apartments</td><td>6m3</td></tr><tr><td>2 bedroom apartments</td><td>8m3</td></tr><tr><td>3+ bedroom apartments</td><td>10m3</td></tr></table>At least 50% of the required storage is to be located within the apartment</td><td>Storage is accessible from either circulation or living areas
Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street
Left over space such as under stairs is used for storage</td><td>yes ✓(*)

Majority of the units have been provided with the required storage spaces within the units and in the basements. The units that have not been provided with storage spaces within the units have been provided with extra storage within basements.</td></tr>
<tr><td>4G-2
Additional storage is conveniently located, accessible and nominated for individual apartments</td><td></td><td>Storage not located in apartments is secure and clearly allocated to specific apartments
Storage is provided for larger and less frequently accessed items
Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible
If communal storage rooms are provided they should be accessible from common circulation areas of the building
Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain</td><td>yes ✓

Additional storage is conveniently located, accessible and nominated for individual apartments on the basement, corners and over bonnet storage space</td></tr>
<tr><td colspan="4">4H Acoustic privacy</td></tr>
<tr><td>4H-1
Noise transfer is minimised through the siting of buildings and building layout</td><td></td><td>Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy)
Window and door openings are generally orientated away from noise sources</td><td>yes ✓</td></tr>
</table>

		Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources The number of party walls (walls shared with other apartments) are limited and are appropriately insulated Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	
4H-2 **Noise impacts are mitigated within apartments through layout and acoustic treatments**		Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	yes ✓ Living areas, bedrooms and service areas have been separated to mitigate noise impacts within the units.
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**		To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • Non-residential uses are located at lower levels vertically separating the residential component from the	yes ✓ Landscape, design and use of different materials has ensured the units are provided with sufficient barriers from potential noise sources.

		noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • Buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • solar and daylight access • private open space and balconies • natural cross ventilation	
4J-2 **Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission**		Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	yes ✓ The development is supported by an acoustic engineers report.
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**		A variety of apartment types is provided The apartment mix is appropriate, taking into consideration: • the distance to public transport, employment and education centres • the current market demands and projected future demographic trends • the demand for social and affordable housing • different cultural and socioeconomic groups Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families	yes ✓ A mix of 1, 2 and 3 bedroom apartments have been provided to cater to the needs of the community and projected future demographic trends.

		and group households	
4K-2 **The apartment mix is distributed to suitable locations within the building**		Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3) Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	yes ✓
4L Ground floor apartments			
4L-1 **Street frontage activity is maximised where ground floor apartments are located**		Direct street access should be provided to ground floor apartments Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street Retail or home office spaces should be located along street frontages Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion	yes ✓ The unit facing the street is provided with direct access from the street. The living spaces open on to the terrace at ground level activating the streetscape.
4L-2 **Design of ground floor apartments delivers amenity and safety for residents**		Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer	yes ✓ Landscape elements and fencing design ensures privacy to the occupants whilst providing opportunities for casual surveillance of the street.
4M Facades			
4M-1 **Building facades provide**		Design solutions for front building facades may include:	yes ✓

visual interest along the street while respecting the character of the local area		• a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements Building services should be integrated within the overall facade Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	A combination of different building materials, façade treatments and colours ensures the building presents an aesthetically pleasing and interesting façade. The building sets a high standard for the future development within the locality whilst being compassionate to the existing scale and form of the streetscape.
4M-2 **Building functions are expressed by the facade**		Building entries should be clearly defined Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height The apartment layout should be expressed externally through facade features such as party walls and floor slabs	yes ✓ The entrance to the building is clearly defined and the use of different materials, façade treatments, indentations and colours clearly express the character of the building.
4N Roof design			
4N-1 **Roof treatments are integrated into the building design and positively respond to the street**		Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent buildings	yes ✓ The roof design is integrated into the building and present a well articulated form.

		Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the overall building size, scale and form • roof materials compliment the building • service elements are integrated	
4N-2 **Opportunities to use roof space for residential accommodation and open space are maximised**		Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments • dormer or clerestory windows • openable skylights Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	yes ✓ Communal area is allocated on the roof space and skylight are provided to south facing apartments.
4N-3 **Roof design incorporates sustainability features**		Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun Skylights and ventilation systems should be integrated into the roof design	yes ✓ Roof design maximises solar access to the top floor units through the skylights and provides natural light and ventilation to the corridor.
4O Landscape design			
4O-1 **Landscape design is viable and sustainable**		Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls	yes ✓ The Landscape design and the species that have been chosen by the nominated Landscape Architect are all according to the requirements from the local council in order to be the most appropriate to the environment and sustainability. A large area on the roof is designated to planters

<table>
<tr>
<td></td>
<td></td>
<td>Ongoing maintenance plans should be prepared
Microclimate is enhanced by:
• appropriately scaled trees near the eastern and western elevations for shade
• a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter
• shade structures such as pergolas for balconies and courtyards
Tree and shrub selection considers size at maturity and the potential for roots to compete
Recommended tree planting in deep soil zones:
<table>
<tr><th>Site area</th><th>Recommended tree planting</th></tr>
<tr><td>Up to 850m²</td><td>1 medium tree per 50m² of deep soil zone</td></tr>
<tr><td>Between 850-1,500m²</td><td>1 large tree or 2 medium trees per 90m² of deep soil zone</td></tr>
<tr><td>Greater than 1,500m²</td><td>1 large tree or 2 medium trees per 80m² of deep soil zone</td></tr>
</table>
</td>
<td>in the communal area and on the ground floor facing the main street where medium and large trees will be located in the deep soil.</td>
</tr>
<tr>
<td>4O-2
Landscape design contributes to the streetscape and amenity</td>
<td></td>
<td>Landscape design responds to the existing site conditions including:
• changes of levels
• views
• significant landscape features including trees and rock outcrops
Significant landscape features should be protected by:
• tree protection zones
• appropriate signage and fencing during construction
Plants selected should be endemic to the region and reflect the local ecology</td>
<td></td>
</tr>
<tr>
<td colspan="4">4P Planting on structures</td>
</tr>
<tr>
<td>4P-1
Appropriate soil profiles are provided</td>
<td></td>
<td>Structures are reinforced for additional saturated soil weight
Soil volume is appropriate for plant growth, considerations include:</td>
<td>yes ✓</td>
</tr>
</table>

		• modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage Minimum soil standards for plant sizes should be provided in accordance with ADG Table 5 p.116	
4P-2 **Plant growth is optimised with appropriate selection and maintenance**		Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity A landscape maintenance plan is prepared Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used	yes ✓
4P-3 **Planting on structures contributes to the quality and amenity of communal and public open spaces**		Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time	yes ✓ The roof top terrace is designed to incorporate planters, trees and shrubs of various sizes and roof features like per
4Q Universal design			
4Q-1 **Universal design features are included in apartment design to promote flexible housing for all community members**		Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	yes ✓ The development achieves the Livable housing guidelines as well as provides accessible entries to all the units.
4Q-2 **A variety of apartments with adaptable designs are provided**		Adaptable housing should be provided in accordance with the relevant council policy Design solutions for adaptable apartments include: • convenient access to communal and public areas	yes ✓ Building achieves the number required for adaptable units as per Accessibility consultant's

		• high level of solar access • minimal structural change and residential amenity loss when adapted • larger car parking spaces for accessibility • parking titled separately from apartments or shared car parking arrangements	report
4Q-3 **Apartment layouts are flexible and accommodate a range of lifestyle needs**		Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions • dual master bedroom apartments with separate bathrooms • larger apartments with various living space options • open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	yes ✓ The development provides a mix of studio, 1, 2 and 3 bedroom apartments including loft style apartment which will cater to the needs of a wide range of occupants.
4R Adaptive reuse			
4R-1 **New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place**		Design solutions may include: • new elements to align with the existing building • additions that complement the existing character, siting, scale, proportion, pattern, form and detailing • use of contemporary and complementary materials, finishes, textures and colours Additions to heritage items should be clearly identifiable from the original building New additions allow for the interpretation and future evolution of the building	N/A
4R-2 **Adapted buildings provide residential amenity while not precluding future adaptive reuse**		Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • generously sized voids in deeper buildings • alternative apartment types when orientation is poor • using additions to expand the existing building envelope Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • where there are existing higher ceilings, depths of	N/A

		habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access • alternatives to providing deep soil where less than the minimum requirement is currently available on the site • building and visual separation – subject to demonstrating alternative design approaches to achieving privacy • common circulation • car parking • alternative approaches to private open space and balconies	
4S Mixed use			
4S-1 **Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement**		Mixed use development should be concentrated around public transport and centres Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street • active frontages are provided • diverse activities and uses • avoiding blank walls at the ground level • live/work apartments on the ground floor level, rather than commercial	yes ✓ The proposal is for a residential flat building without any commercial components.
4S-2 **Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents**		Residential circulation areas should be clearly defined. Design solutions may include: • residential entries are separated from commercial entries and directly accessible from the street • commercial service areas are separated from residential components • residential car parking and communal facilities are separated or secured • security at entries and safe pedestrian routes are provided • concealment opportunities are avoided Landscaped communal open space should be provided at podium or roof levels	yes ✓
4T Awnings and signage			
4T-1 **Awnings are well located**		Awnings should be located along streets with high	yes ✓

and complement and integrate with the building design		pedestrian activity and active frontages. A number of the following design solutions are used: • continuous awnings are maintained and provided in areas with an existing pattern • height, depth, material and form complements the existing street character • protection from the sun and rain is provided • awnings are wrapped around the secondary frontages of corner sites • awnings are retractable in areas without an established pattern Awnings should be located over building entries for building address and public domain amenity Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure Gutters and down pipes should be integrated and concealed Lighting under awnings should be provided for pedestrian safety	Awnings have been provided to the entrance of the building accentuating the entrance and providing clear definition to the entrance.
4T-2 **Signage responds to the context and desired streetscape character**		Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development Legible and discrete way finding should be provided for larger developments Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	yes ✓
4U Energy efficiency			
4U-1 **Development incorporates passive environmental design**		Adequate natural light is provided to habitable rooms Well located, screened outdoor areas should be provided for clothes drying	yes ✓ Every habitable room has a natural light source.
4U-2 **Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer**		A number of the following design solutions are used: • the use of smart glass or other technologies on north and west elevations • thermal mass in the floors and walls of north facing rooms is maximised • polished concrete floors, tiles or timber rather than carpet • insulated roofs, walls and floors and seals on window	yes ✓ As per Basix consultant report

		and door openings • overhangs and shading devices such as awnings, blinds and screens Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	
4U-3 **Adequate natural ventilation minimises the need for mechanical ventilation**		A number of the following design solutions are used: • rooms with similar usage are grouped together • natural cross ventilation for apartments is optimised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	yes ✓ Designed according to the guidance.
4V Water management and conservation			
4V-1 **Potable water use is minimised**		Water efficient fittings, appliances and wastewater reuse should be incorporated Apartments should be individually metered Rainwater should be collected, stored and reused on site Drought tolerant, low water use plants should be used within landscaped areas	yes ✓ As per Basix and storm water consultant report
4V-2 **Urban stormwater is treated on site before being discharged to receiving waters**		Water sensitive urban design systems are designed by a suitably qualified professional A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation • porous and open paving materials is maximised • on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	yes ✓ As per storm water consultant report
4V-3 **Flood management systems are integrated into site design**		Detention tanks should be located under paved areas, driveways or in basement car parks On large sites parks or open spaces are designed to provide temporary on site detention basins	yes ✓ As per storm water consultant report
4W Waste management			
4W-1 **Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity**		Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park Waste and recycling storage areas should be well	yes ✓ Waste storage and holding areas are provided in the development as per the guidelines.

of residents		ventilated Circulation design allows bins to be easily manoeuvred between storage and collection points Temporary storage should be provided for large bulk items such as mattresses A waste management plan should be prepared	Waste management report is provided
4W-2 **Domestic waste is minimised by providing safe and convenient source separation and recycling**		All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses Alternative waste disposal methods such as composting should be provided	yes ✓ Designed according to the guidance.
4X Building maintenance			
4X-1 **Building design detail provides protection from weathering**		A number of the following design solutions are used: • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter box leaching • appropriate design and material selection for hostile Locations	yes ✓ Designed according to the guidance.
4X-2 **Systems and access enable ease of maintenance**		Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Centralised maintenance, services and storage should be provided for communal open space areas within the building	yes ✓ Designed according to the guidance.

4X-3 **Material selection reduces ongoing maintenance costs**		A number of the following design solutions are used: • sensors to control artificial lighting in common circulation and spaces • natural materials that weather well and improve with time such as face brickwork • easily cleaned surfaces that are graffiti resistant • robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	yes ✓ Designed according to the guidance.