

## Attachment 1 –Apartment Design Guide Assessment

Apartment Design Guide		
Provisions	Proposed	Complies
<b>2E Building Depth</b>		
<i>Suggested maximum of 12-18m</i>	<p><b>Building A:</b> Ground to Level 4 = 9.84m</p> <p><b>Building B:</b> Ground to Level 3 = 10.93m Level 4 (approximate) = 8m</p>	Complies
<b>2F Building Separation</b>		
<p>Minimum separation distances for buildings are:</p> <p>Up to four storeys (approximately 12m):</p> <ul style="list-style-type: none"> <li>• 6m between non-habitable rooms</li> <li>• 9m between habitable and non-habitable rooms</li> <li>• 12m between habitable rooms / balconies</li> </ul> <p>Five to eight storeys (approximately 25m):</p> <ul style="list-style-type: none"> <li>• 9m between non-habitable rooms</li> <li>• 12m between habitable and non-habitable rooms</li> <li>• 18m between habitable rooms / balconies</li> </ul> <p>Nine storeys and above (over 25m):</p> <ul style="list-style-type: none"> <li>• 12m between non-habitable rooms</li> </ul>	<p>The proposed development has side setbacks to residential properties on the southern and western boundaries of the site as follows:</p> <p><b>Setback to southern boundary:</b></p> <p>G to L3: 6m (and 5.2m to balcony on southeast corner)</p> <p>L4: 9m (and 6m to planter box)</p> <p><b>Setback to western boundary:</b></p> <p>G to L3: 6m to 10.5m</p>	Complies with minor encroachments into setbacks which are justified on merit

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<ul style="list-style-type: none"> <li>• 18m between habitable and non-habitable rooms</li> <li>• 24m between habitable rooms / balconies</li> </ul> <p><b>Note:</b> <i>It is generally applicable that half the building separation distance is provided, as adjoining development would provide the other half of the separation distance to ensure compliance</i></p>	<p>L4: 7.5m to 12m (and 6m to planterbox)</p> <p>The development also maintains a breezeway with building elements separated by approximately 2.8m. Privacy screening is provided to the breezeway which is considered suitable screening for privacy.</p> <p>Overall, the development achieves compliance with the minimum boundary setbacks except for parts of balconies which are relatively minor encroachments and reasonable in the circumstances. The balcony encroachments into the minimum setbacks are as follows:</p> <ul style="list-style-type: none"> <li>• Balcony on south east corner on Levels 1 to 3 with a setback of 5.2m encroaching into the minimum 6m setback on the southern side boundary.</li> <li>• Balcony corners on Level 4 with a setback down to 7.5m encroaching into the minimum 9m setback on the western side boundary.</li> </ul> <p>These balcony encroachments are considered reasonable as they are in part a function of an irregular site shape / geometry and relatively minor with minimal impact.</p> <p>The encroachment of the balcony on the southeast corner on Levels 1 to 3 by 0.8m into the minimum 6m southern boundary setback is directly adjacent to the front setback area on the neighboring property which will</p>	

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<b>Provisions</b>	<b>Proposed</b>	<b>Complies</b>
	<p>not have habitable building space on it. It will not look directly into any building on the neighbouring property and will achieve the minimum 12m ADG separation distances to residential development behind the front and side setback on the neighbouring property.</p> <p>The encroachment of the balcony corners on Level 4 by up to 1.5m into the minimum 9m western boundary setback is not unreasonable as it is a relatively small part of the balconies which have varying setbacks of 7.5m and up to 12m with an average setback over 9m.</p> <p>Level 4 also has a planter box with a varying setback down to 6m from the western boundary, and planter box with a setback of 6m from the southern boundary. The planter box along the southern side also has a maintenance pathway next to it which is setback 7.5m from the southern boundary. These planter box elements are effectively the roof of Level 3 below and considered non-habitable elements that comply with the ADG setbacks for non-habitable space. The planter boxes have positive impacts in providing some visual privacy screening and landscaping amenity.</p>	
<b>3A Site analysis</b>		

<b>Apartment Design Guide</b>		
<b>Provisions</b>	<b>Proposed</b>	<b>Complies</b>
<i>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</i>	The proposed development is considered appropriate for its context.	Complies
<b>3B Orientation</b>		
<i>Building types and layouts respond to the streetscape and site while optimising solar access within the development</i>  <i>Overshadowing of neighbouring properties is minimised during mid-winter</i>	The proposal meets the objectives as demonstrated in the submitted shadow diagram study.	Complies
<b>3C Public domain interface</b>		
<i>Key components to consider include entries, private terraces or balconies, fences and walls, changes in level, services locations and planting.</i>  <i>Design can influence safety and security, opportunities for social interaction and the identity of the development when viewed from the public domain</i>	The development design including the landscaping in the amended plans submitted by the applicant include a suitable and much improved public domain interface along the streetscapes in response to issues previously identified by Council's City Design and Public Domain Officer.  A condition of consent is recommended requiring landscape screening around any substation that may be needed in the front setback to meet Endeavour Energy requirements.	Complies with condition on substation
<b>3D Communal and public open space</b>		

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<p><i>Communal open space has a minimum area equal to 25% of the site</i></p> <p><i>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)</i></p> <p><i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</i></p> <p><i>Communal open space is designed to maximise safety</i></p> <p><i>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</i></p>	<p>The proposal provides 35% (or 497m<sup>2</sup>) of site area for communal open space.</p> <p>The proposal will achieve the percentage requirements for communal open spaces (COS) receiving a minimum 2 hours of mid-winter sun.</p> <p>The roof top common open space offers timber seating with all day solar access provided.</p> <p>It is considered that the design of the COS could be improved, however this could be resolvable by condition.</p>	Complies
<b>3E Deep soil zones</b>		
<p><i>Deep soil zones are to meet the following minimum requirements:</i></p>	245m <sup>2</sup> or 17.4% of deep soil area provided.	Complies

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Provisions			Proposed	Complies												
Site area	Minimum dimension	Deep soil Zone														
600m <sup>2</sup> - 1,500m <sup>2</sup>	3m	7%														
<p><i>7% of the site area is to be for Deep Soil zone.</i></p>																
<b>3F Visual Privacy</b>																
<p><i>Minimum separation distances from buildings to the side and rear boundaries are as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><i>Building Height</i></th> <th style="text-align: center;"><i>Habitable Rooms and Balconies</i></th> <th style="text-align: center;"><i>Non Habitable Rooms</i></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><i>Up to 12m (4 storeys)</i></td> <td style="text-align: center;"><i>6m</i></td> <td style="text-align: center;"><i>3m</i></td> </tr> <tr> <td style="text-align: center;"><i>12m to 25m (5-8 storeys)</i></td> <td style="text-align: center;"><i>6m</i></td> <td style="text-align: center;"><i>4.5m</i></td> </tr> <tr> <td style="text-align: center;"><i>Over 25m (9+ storeys)</i></td> <td style="text-align: center;"><i>12m</i></td> <td style="text-align: center;"><i>6m</i></td> </tr> </tbody> </table>			<i>Building Height</i>	<i>Habitable Rooms and Balconies</i>	<i>Non Habitable Rooms</i>	<i>Up to 12m (4 storeys)</i>	<i>6m</i>	<i>3m</i>	<i>12m to 25m (5-8 storeys)</i>	<i>6m</i>	<i>4.5m</i>	<i>Over 25m (9+ storeys)</i>	<i>12m</i>	<i>6m</i>	<p>See 2F above.</p>	<p>Complies with minor encroachments justified on merit</p>
<i>Building Height</i>	<i>Habitable Rooms and Balconies</i>	<i>Non Habitable Rooms</i>														
<i>Up to 12m (4 storeys)</i>	<i>6m</i>	<i>3m</i>														
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<b>Apartment Design Guide</b>		
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<b>3G Pedestrian Access and Entries</b>		
<i>Building entries and pedestrian access connects to and addresses the public domain.</i>	<p>The proposal provides three points for pedestrian connection off the street including one common entry pathway off Harvey Avenue and two private dwelling unit entries off Dredge Avenue.</p> <p>The applicant has incorporated treatment to support pedestrian priority as requested by the City Design and Public Domain team.</p> <p>An awning has also been provided to the pedestrian entry and mailbox to protect this area from the elements.</p>	Complies
<p>Objective 3G-2</p> <p><i>Access, entries and pathways are accessible and easy to identify</i></p>		
<i>Large sites provide pedestrian links for access to streets and connection to destinations</i>		
<b>3H Vehicle Access</b>		
<i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</i>	The proposal meets the objectives. The car park entry point is located as far as possible from the road intersection to allow for safe and smooth ingress of traffic and to avoid conflicts with pedestrian routes.	Complies
<b>3J Bicycle and Car Parking</b>		
<p><i>For development in the following locations:</i></p> <ul style="list-style-type: none"> <li>- <i>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</i></li> <li>- <i>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</i></li> </ul>	<p>The site is not located within 800m of a railway station, and is therefore subject to the Guide to Traffic Generating Development.</p> <p>A total of 39 residential parking spaces, 6 visitor parking spaces and 15 bicycle parking spaces are provided in compliance with Council's DCP.</p>	Complies

<b>Apartment Design Guide</b>		
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<i>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.</i>	<p>Car park access is secured, and car parking is provided in two levels of basement.</p> <p>The entry to the parking area is minimised in width and appearance where possible while complying the development standards.</p>	
<i>Parking and facilities are provided for other modes of transport</i>		
<i>Car park design and access is safe and secure</i>		
<i>Visual and environmental impacts of underground car parking are minimised</i>		
<i>Visual and environmental impacts of on-grade car parking are minimised</i>		
<i>Visual and environmental impacts of above ground enclosed car parking are minimise</i>		
<b>4A Solar and Daylight Access</b>		
<i>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</i>	<p>The submitted plans (Solar Diagrams – dwg DA 704) indicate that living spaces of 70.8% (17 Units) of apartments receive 2 hours direct sunlight or more at mid-winter.</p> <p>The submitted plans do not nominate solar access to private open space, however it appears that the POS achieves the minimum requirement.</p>	Complies
<i>In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum</i>		



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<i>of 3 hours direct sunlight between 9 am and 3 pm at mid-winter</i>		
<i>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter</i>	16% of apartments receive no solar access. This is considered reasonable as it is limited to just one apartment on each level.	Does not comply, but is considered acceptable.
<b>4B Natural Ventilation</b>		
<i>All habitable rooms are naturally ventilated to create healthy indoor living environments</i>	Windows and doors are provided to habitable rooms.	Complies
<i>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 cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed</i>	The submitted plans (Cross Ventilation Diagrams – dwg 703) indicate that 83.3% of apartments (20 apartments) achieve the cross-ventilation requirement.  No cross-through apartments are proposed.	
<i>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</i>	The building orientation and proposed design layout allows for all units to maximize natural ventilation.	
<i>The layout and design of single aspect apartments maximises natural ventilation</i>		
<b>4C Ceiling Heights</b>		

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<p><i>Measured from finished floor level to finished ceiling level, minimum ceiling heights are 2.7m for habitable rooms and 2.4m for non-habitable rooms.</i></p>	<p>Proposed residential units achieve a minimum floor-to-ceiling height of 2.7m.</p>	<p>Complies</p>										
<p><b>4D Apartment Size and Layout</b></p>												
<p>1. Apartments are required to have the following minimum internal areas:</p> <table border="1" data-bbox="206 711 622 1046"> <thead> <tr> <th><i>Apartment Type</i></th> <th><i>Minimum Internal Area</i></th> </tr> </thead> <tbody> <tr> <td><i>Studio</i></td> <td><i>35m<sup>2</sup></i></td> </tr> <tr> <td><i>1 bedroom</i></td> <td><i>50m<sup>2</sup></i></td> </tr> <tr> <td><i>2 bedroom</i></td> <td><i>70m<sup>2</sup></i></td> </tr> <tr> <td><i>3 bedroom</i></td> <td><i>90m<sup>2</sup></i></td> </tr> </tbody> </table> <p><i>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each.</i></p> <p><i>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each</i></p>	<i>Apartment Type</i>	<i>Minimum Internal Area</i>	<i>Studio</i>	<i>35m<sup>2</sup></i>	<i>1 bedroom</i>	<i>50m<sup>2</sup></i>	<i>2 bedroom</i>	<i>70m<sup>2</sup></i>	<i>3 bedroom</i>	<i>90m<sup>2</sup></i>	<p>The proposal achieves the design criteria.</p> <p>1-bedroom units internal areas range between 50m<sup>2</sup> to 55m<sup>2</sup>.</p> <p>2-bedroom units achieve an internal area of 75m<sup>2</sup>.</p>	<p>Complies</p>
<i>Apartment Type</i>	<i>Minimum Internal Area</i>											
<i>Studio</i>	<i>35m<sup>2</sup></i>											
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2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Windows are provided within habitable rooms.	
4D-2 Habitable room depths are limited to a maximum of 2.5 x the ceiling height (2.7m x 2.5 = 6.75m) Note : For single aspect open plans with combined living, dining and kitchen = 8m	Living areas and bedrooms are all located on the external face of the building. Maximum habitable room depths from windows is 8m.	Complies
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		
4D-3 Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space)	All master bedrooms meet the minimum area requirement.	Complies
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	All bedrooms and living rooms meet the minimum dimension requirement.	
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		
<b>4E Private Open Space and Balconies</b>		

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<p><i>All apartments are required to have primary balconies as follows:</i></p> <table border="1" data-bbox="206 491 660 938"> <thead> <tr> <th><i>Dwelling Type</i></th> <th><i>Minimum Area</i></th> <th><i>Minimum Depth</i></th> </tr> </thead> <tbody> <tr> <td><i>Studio</i></td> <td><i>4m<sup>2</sup></i></td> <td><i>-</i></td> </tr> <tr> <td><i>1 bedroom</i></td> <td><i>8m<sup>2</sup></i></td> <td><i>2m</i></td> </tr> <tr> <td><i>2 bedroom</i></td> <td><i>10m<sup>2</sup></i></td> <td><i>2m</i></td> </tr> <tr> <td><i>3 bedroom</i></td> <td><i>12m<sup>2</sup></i></td> <td><i>2.4m</i></td> </tr> </tbody> </table> <p><i>The minimum balcony depth to be counted as contributing to the balcony area is 1m</i></p>	<i>Dwelling Type</i>	<i>Minimum Area</i>	<i>Minimum Depth</i>	<i>Studio</i>	<i>4m<sup>2</sup></i>	<i>-</i>	<i>1 bedroom</i>	<i>8m<sup>2</sup></i>	<i>2m</i>	<i>2 bedroom</i>	<i>10m<sup>2</sup></i>	<i>2m</i>	<i>3 bedroom</i>	<i>12m<sup>2</sup></i>	<i>2.4m</i>	<p>Minimum areas and depths of balconies and private open space meet or exceed the minimum requirements of the ADG.</p> <p>Primary balconies open directly from living spaces.</p>	<p>Complies</p>
<i>Dwelling Type</i>	<i>Minimum Area</i>	<i>Minimum Depth</i>															
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<i>3 bedroom</i>	<i>12m<sup>2</sup></i>	<i>2.4m</i>															
<p><i>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 15m<sup>2</sup> and a minimum depth of 3m</i></p>																	
<p><b>4F Common Circulation and Spaces</b></p>																	

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<i>The maximum number of apartments off a circulation core on a single level is eight</i>	1 (one) lift is provided to service the apartments.  The proposal features one circulation core that services a maximum of 5 apartments per level.	Complies				
<i>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</i>	The proposed building does not exceed 10 storeys.					
<i>Common circulation spaces promote safety and provide social interaction between residents</i>	Common circulation spaces are designed to provide secured, safe, legible spaces to foster interaction and harmony between residents.  The ground floor lobby entry is well defined and legible with direct access to the community room.  Upper level circulation spaces (lift lobby and hallways) are provided with natural light and ventilation.  Communal open space is easily accessible from the Ground Floor and on the roof top.	Complies				
<b>4G Storage</b>						
<i>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</i>	The proposed development achieves minimum storage requirement as detailed on drawing No. DA 401.	Complies				
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<b>4H Acoustic Privacy</b>										
Noise transfer is minimised through the siting of buildings and building layout	Noise impacts are mitigated within apartments through layout and acoustic treatments	<p>The proposal incorporates noise mitigation methods as follows:</p> <ul style="list-style-type: none"> <li>– Noisy areas within the proposed development including building entries and corridors are generally located above each other and quieter areas above quieter areas.</li> <li>– Where possible, bedrooms of adjacent apartments will be located next to each other and likewise with living area.</li> <li>– Storage, circulation areas and non-habitable rooms will be located to buffer noise from living areas and common areas.</li> </ul>	Complies							
<b>4K Apartment Mix</b>										

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<i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i>	A variety of apartment types are provided.	Complies
<i>The apartment mix is distributed to suitable locations within the building</i>	The following unit mix is proposed: <ul style="list-style-type: none"> <li>• 18 x 2 bedroom (75%)</li> <li>• 6 x 1 bedroom (25%)</li> </ul>	
<b>4L Ground Floor Apartments</b>		
<i>Street frontage activity is maximised where ground floor apartments are located.</i>	The ground floor apartments are considered to achieve sufficient amenity and safety.	Complies
<i>Direct street access should be provide to ground floor apartments.</i>	Ground floor apartments to Dredge Avenue maintain connection to the front setback and direct street access.	
<i>Design of ground floor apartments delivers amenity and safety for residents</i>	The proposal provides for the main common pedestrian access off Harvey Avenue which provides a common point of connection for the development to the street.	
<b>4M Facades</b>		
<i>Building facades provide visual interest along the street while respecting the character of the local area</i>	The building façade designs include articulated elements expressing the building function and providing some visual interest.	Complies
<i>Building functions are expressed by the facade</i>		
<b>4N Roof Design</b>		

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<i>Roof treatments are integrated into the building design and positively respond to the street</i>	Roof treatments are integrated with the building design and materials to compliment the architectural aesthetic.	Complies
<i>Opportunities to use roof space for residential accommodation and open space are maximised</i>		
<i>Roof design incorporates sustainability features</i>		
<b>4O Landscape Design</b>		
<i>Landscape design is viable and sustainable</i>	The landscape design is viable and sustainable, and appropriately contributes to the streetscape and amenity the site following the submission of an amended plan addressing recommendations of Council's design panel and planning officer.	Complies subject to condition
<i>Landscape design contributes to the streetscape and amenity</i>		
<b>4P Planting on Structures</b>		
<i>Appropriate soil profiles are provided</i>	Landscape plan shows raised planter beds on concrete slab above basement which contributes to landscape amenity.	Complies
<i>Plant growth is optimised with appropriate selection and maintenance</i>		
<i>Planting on structures contributes to the quality and amenity of communal and public open spaces</i>		
<b>4Q Universal Design</b>		



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<i>Universal design features are included in apartment design to promote flexible housing for all community members</i>	Three adaptable dwellings are proposed. This forms 10% of the offering.	Complies
<i>A variety of apartments with adaptable designs are provided</i>		
<i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i>		
<b>4T Awnings and Signage</b>		
<i>Awnings are well located and complement and integrate with the building design</i>	Awnings are located appropriately and will protect entry areas while complimenting the contemporary style of the building.	Complies
<i>Signage responds to the context and desired streetscape character</i>		
<b>4U Energy Efficiency</b>		
<i>Development incorporates passive environmental design</i>	Natural light will be provided to all habitable rooms.	Complies
<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i>	The massing, internal layouts and orientation have been organised so as to provide good natural daylight and solar access into the primary living spaces and external living areas.	
<i>Adequate natural ventilation minimises the need for mechanical ventilation</i>	The massing also allows a greater proportion of apartments to have northern, eastern and western aspects for good solar access, and dual aspect for good natural ventilation.	

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	Photovoltaics will be included on the roofs to provide energy to common area lighting.	
<b>4V Water Management and Conservation</b>		
<i>Potable water use is minimised</i>	The development will incorporate water efficient fittings, and rain-water re-use.  Plant selections are designed for the microclimate and are typically low-water use.	Complies
<i>Urban stormwater is treated on site before being discharged to receiving waters</i>	WSUD principles are incorporated; on site detention tank is located underground.	
<i>Flood management systems are integrated into site design</i>	Not Applicable.	
<b>4W Waste Management</b>		
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	An enclosed waste storage area for residents is provided at ground level with separate bins for recyclable and non-recyclable waste.	Complies
Domestic waste is minimised by providing safe and convenient source separation and recycling	All dwellings will be designed to have sufficient internal space for the holding of waste and recycling as required under DCP.	
<b>4X Building Maintenance</b>		
<i>Building design detail provides protection from weathering</i>		Complies

**Apartment Design Guide**

<b>Provisions</b>	<b>Proposed</b>	<b>Complies</b>
<i>Systems and access enable ease of maintenance</i>	Building materials are selected to weather gracefully. Painted and applied finishes are minimised.	
<i>Material selection reduces ongoing maintenance costs</i>	Suitable access is available for cleaning throughout the building.  The majority of windows can be cleaned from inside or from balconies.	