Attachment C3

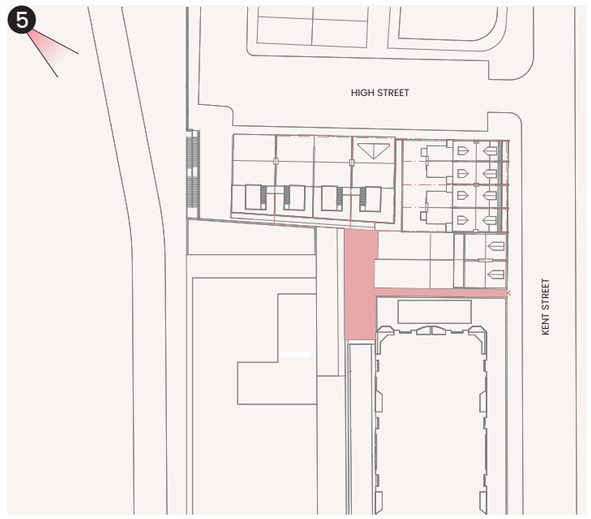
Architectural Design Report

8.1 Views Back to site - **PROPOSED**

4 View from High St near High St Gardens looking south east.

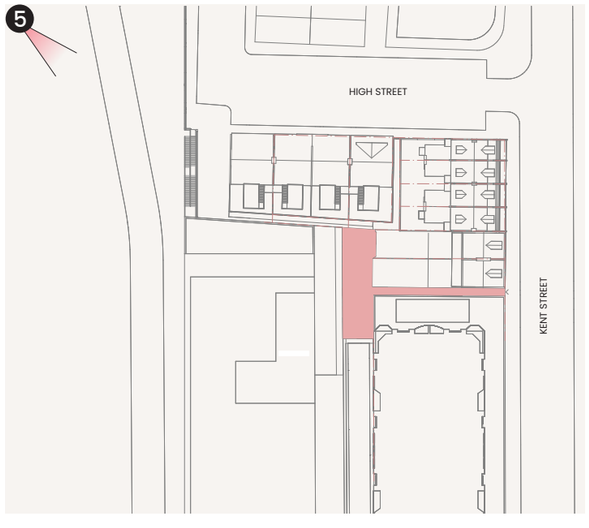
8.1 Views Back to site - **EXISTING**

5 View from Hickson Rd looking south east towards High Steps and 30 Hickson Rd, The Bond.



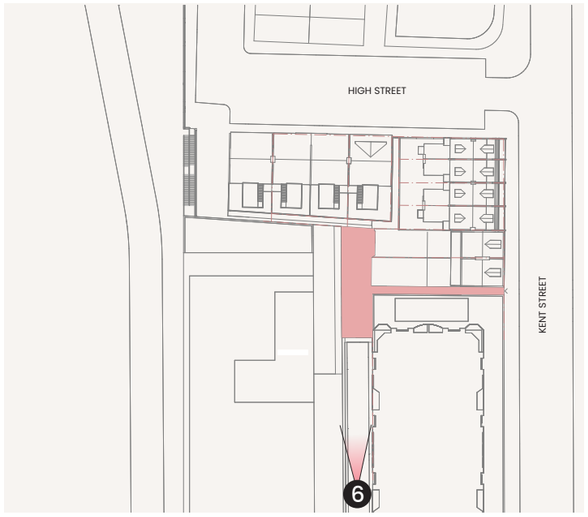
8.1 Views Back to site - **PROPOSED**

5 View from Hickson Rd looking south east towards High Steps and 30 Hickson Rd, The Bond.



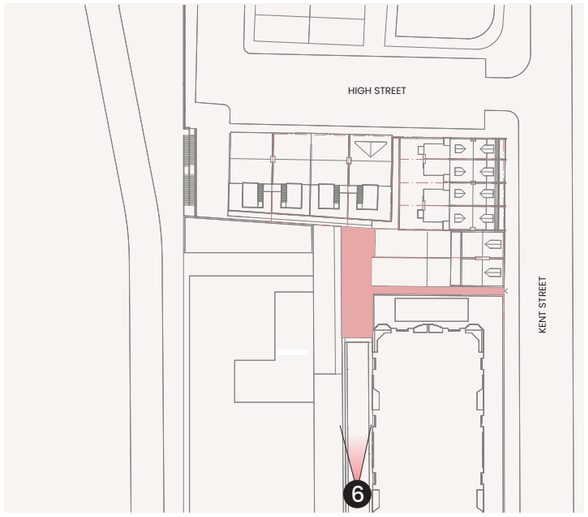
8.1 Views Back to site - **EXISTING**

❻ View from the corner of Jenkins St and Gas Lane looking north.



8.1 Views Back to site - **PROPOSED**

❻ View from the corner of Jenkins St and Gas Lane looking north.

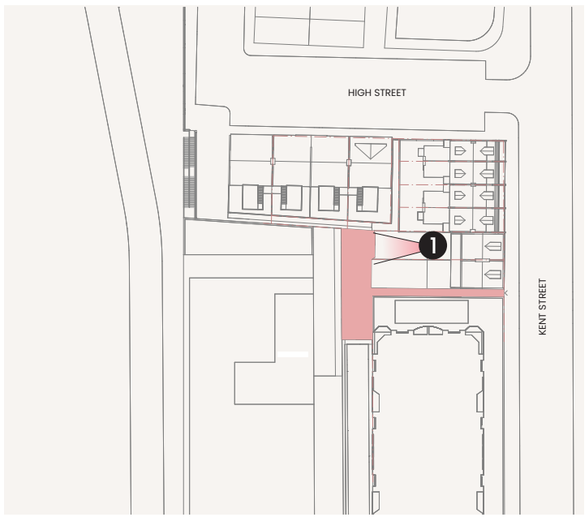


8.2 Views from adjacent properties - **EXISTING**

❶ Indicative view from the backyard of 123 Kent St looking west.

8.2 Views from adjacent properties - **PROPOSED**

❶ Indicative view from the backyard of 123 Kent St looking west.

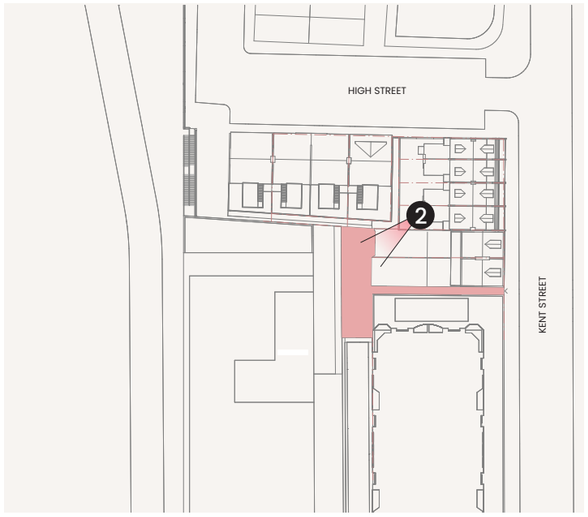


8.2 Views from adjacent properties - **EXISTING**

❷ Indicative view from the balcony of 119 Kent St looking south west.

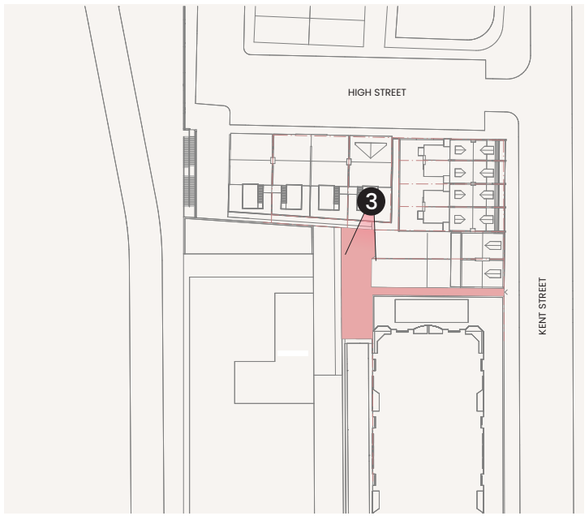
8.2 Views from adjacent properties - **PROPOSED**

❷ Indicative view from the balcony of 119 Kent St looking south west.



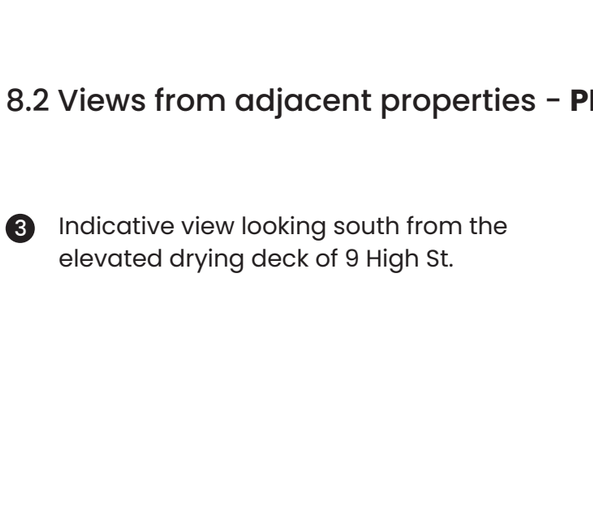
8.2 Views from adjacent properties - **EXISTING**

❸ Indicative view looking south from the elevated drying deck of 9 High St.



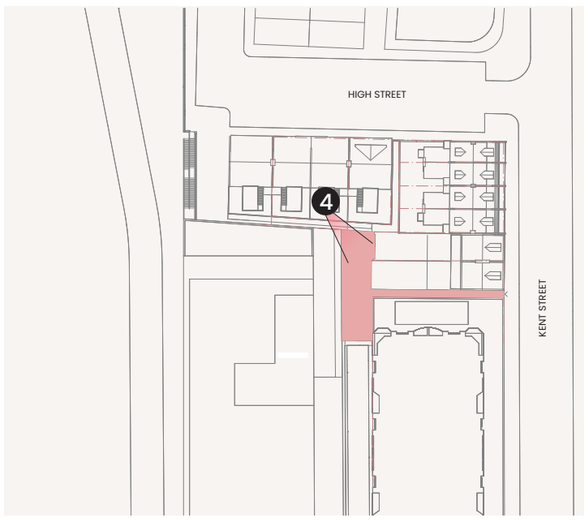
8.2 Views from adjacent properties - **PROPOSED**

❸ Indicative view looking south from the elevated drying deck of 9 High St.



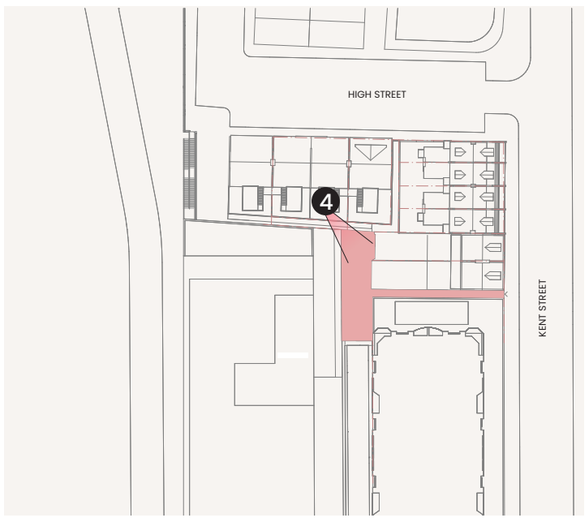
8.2 Views from adjacent properties - **EXISTING**

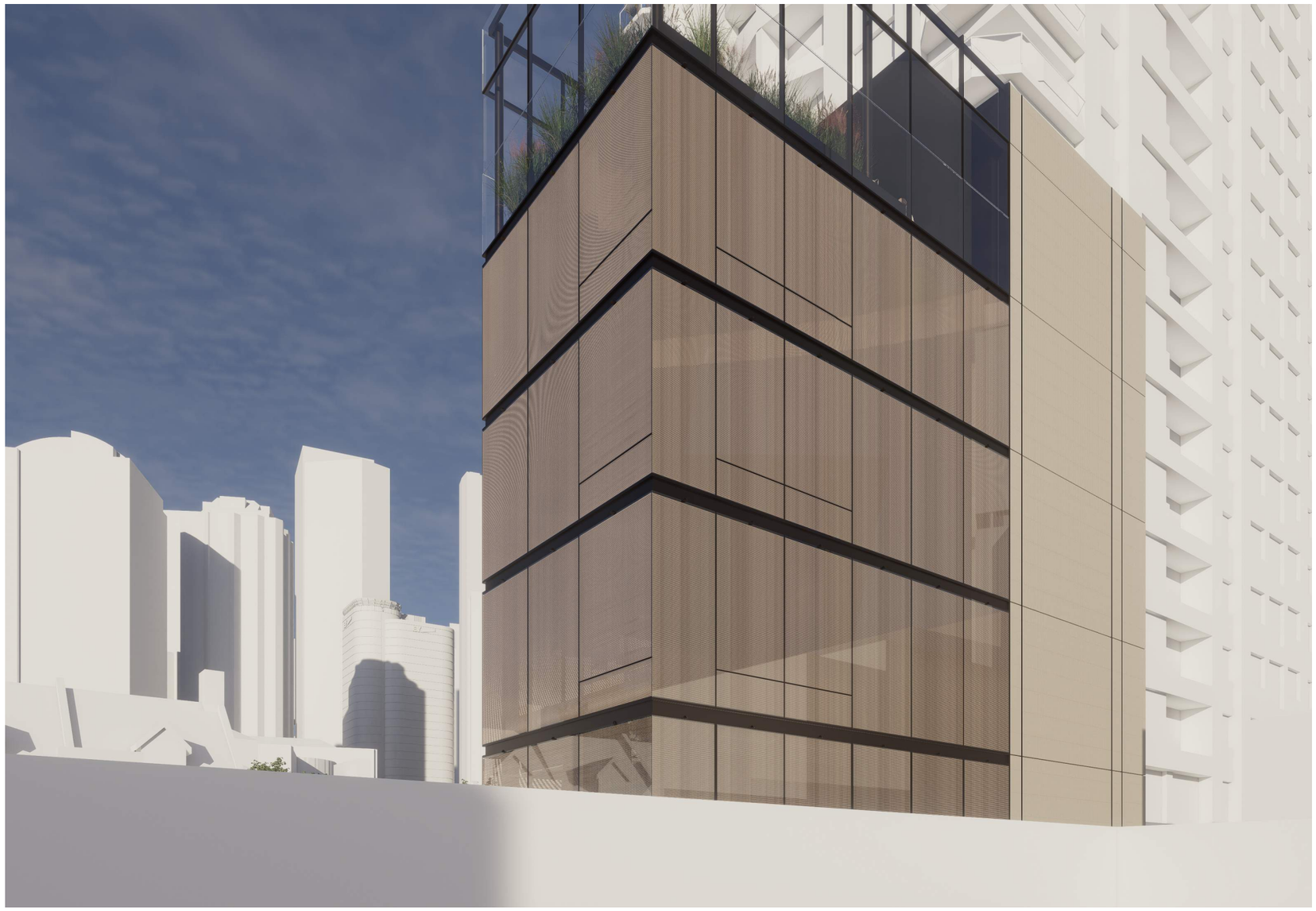
❹ Indicative view looking south east from the elevated drying deck of 7 High St.



8.2 Views from adjacent properties - **PROPOSED**

❹ Indicative view looking south east from the elevated drying deck of 7 High St.



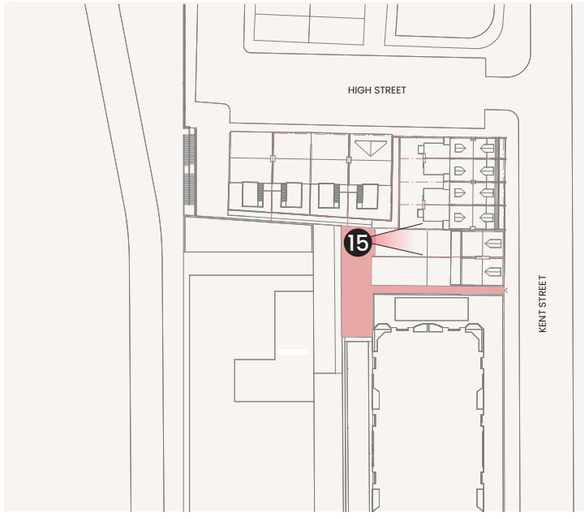


8.2 Views to adjacent properties - **PROPOSED**

15 Indicative view from proposed development at Level 1 - looking East.towards No.128 Kent Street.

Amenity between sites maintained through proposed facade treatment

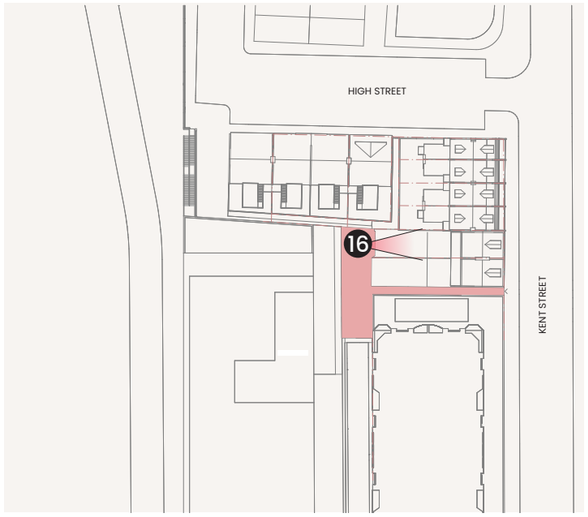
160



8.2 Views to adjacent properties - **PROPOSED**

16 Indicative view from proposed development at Level 2 - looking East.towards No.128 Kent Street.

Amenity between sites maintained through proposed facade treatment

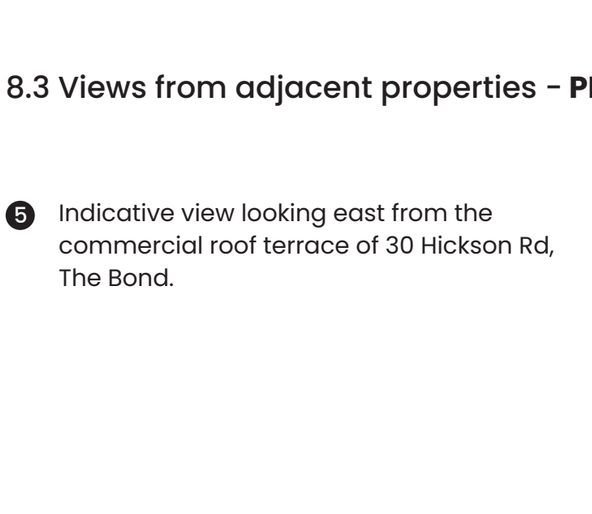


8.3 Views from adjacent properties - **EXISTING**

❺ Indicative view looking east from the commercial roof terrace of 30 Hickson Rd, The Bond.

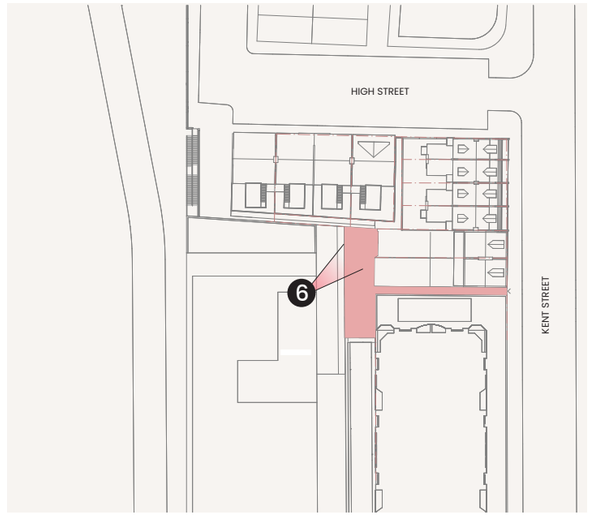
8.3 Views from adjacent properties - **PROPOSED**

❺ Indicative view looking east from the commercial roof terrace of 30 Hickson Rd, The Bond.



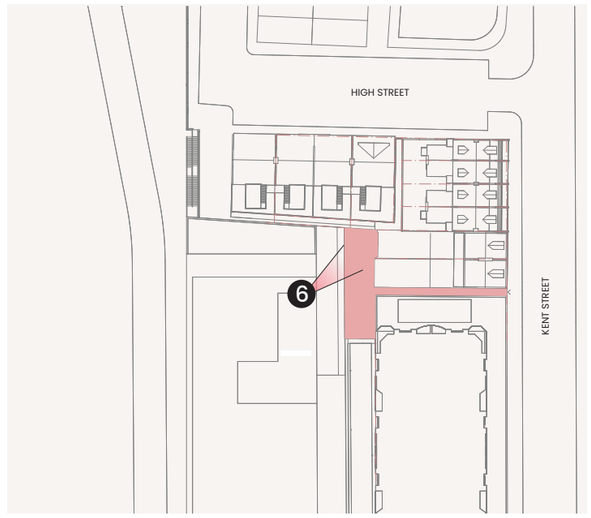
8.3 Views from adjacent properties - **EXISTING**

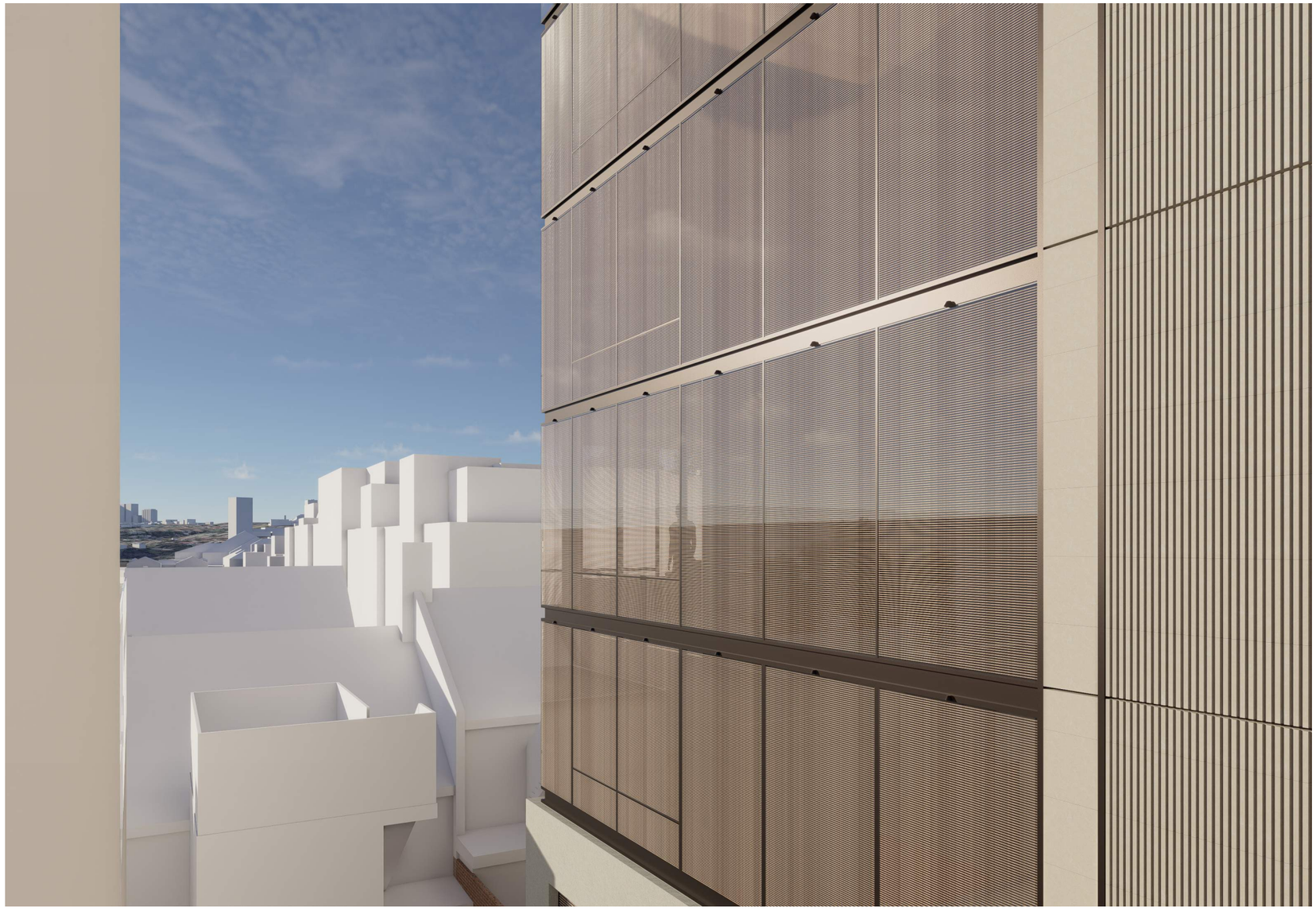
6 Indicative view looking north east east from the Level 7 commercial floor of 30 Hickson Rd, The Bond.



8.3 Views from adjacent properties - **PROPOSED**

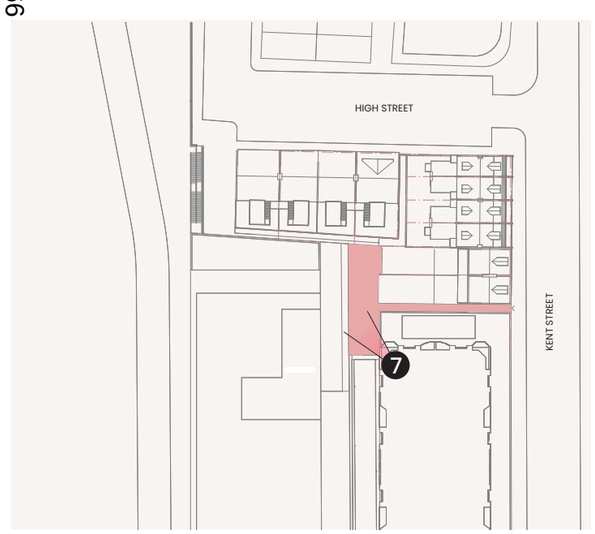
❻ Indicative view looking north east east from the Level 7 commercial floor of 30 Hickson Rd, The Bond.

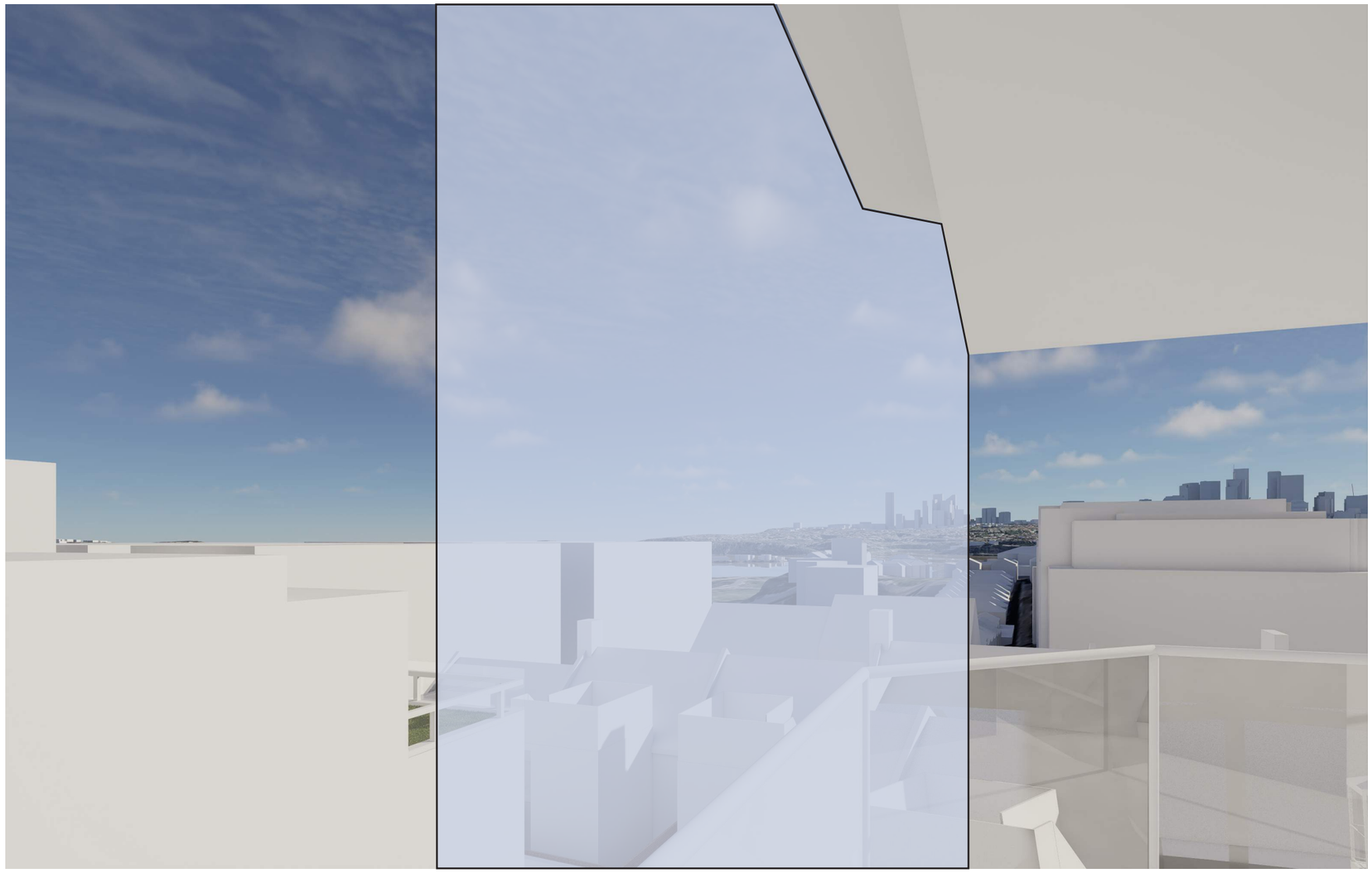




8.3 Views from adjacent properties

❼ Indicative view from Highgate Apartments Level 4 looking North West

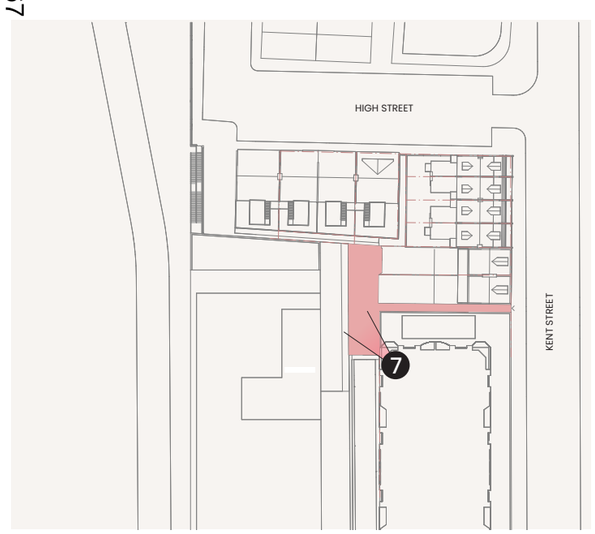


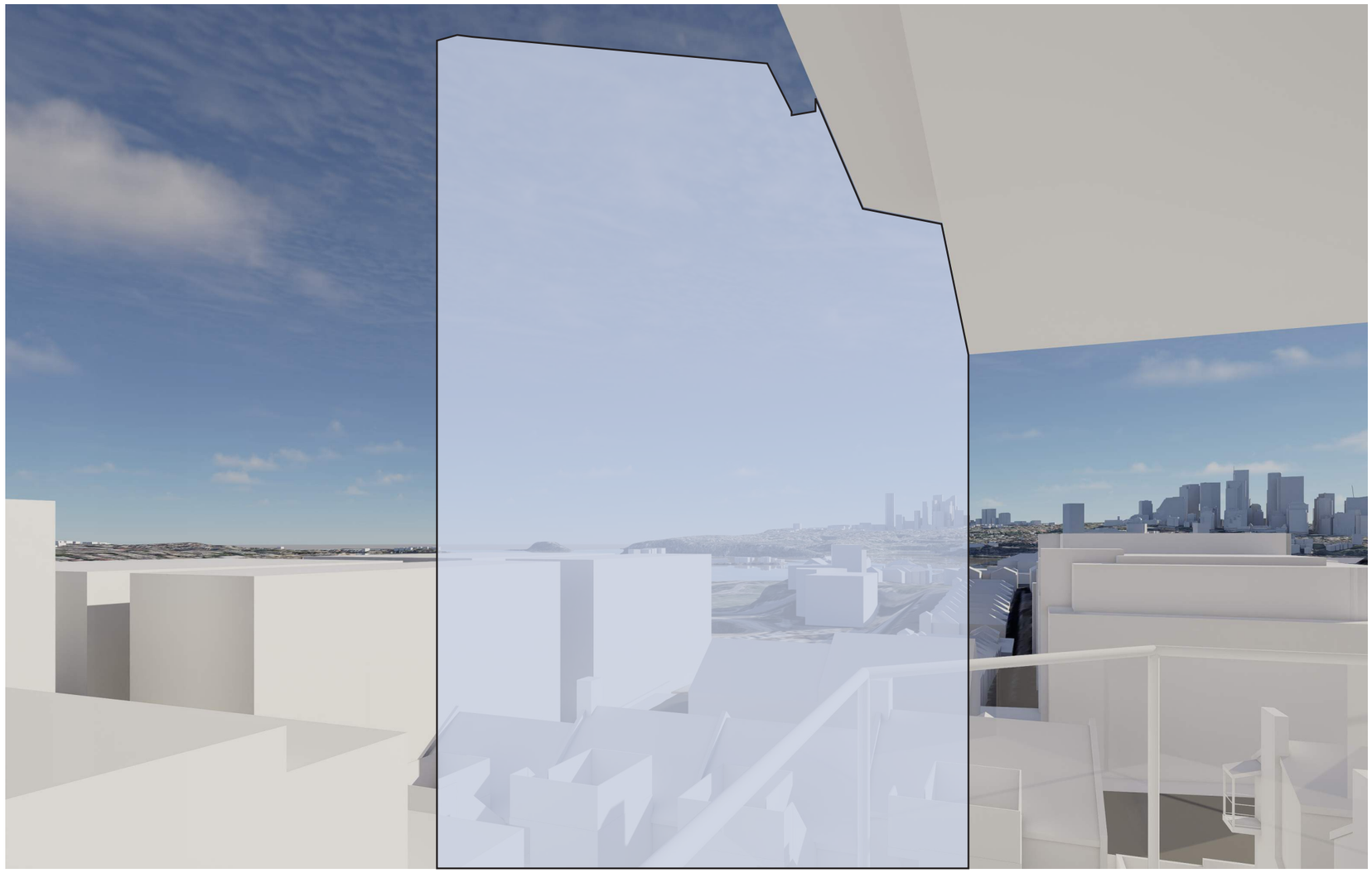


Context massing includes approved Barangaroo Central envelopes Feb 2025

8.3 Views from adjacent properties

❼ Indicative view from Highgate Apartments Level 5 looking North West

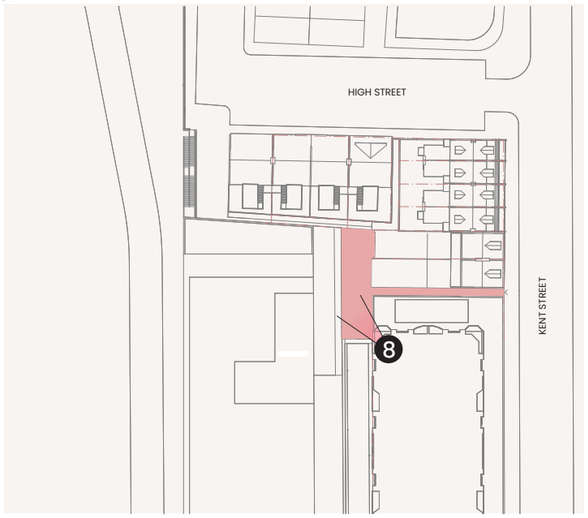


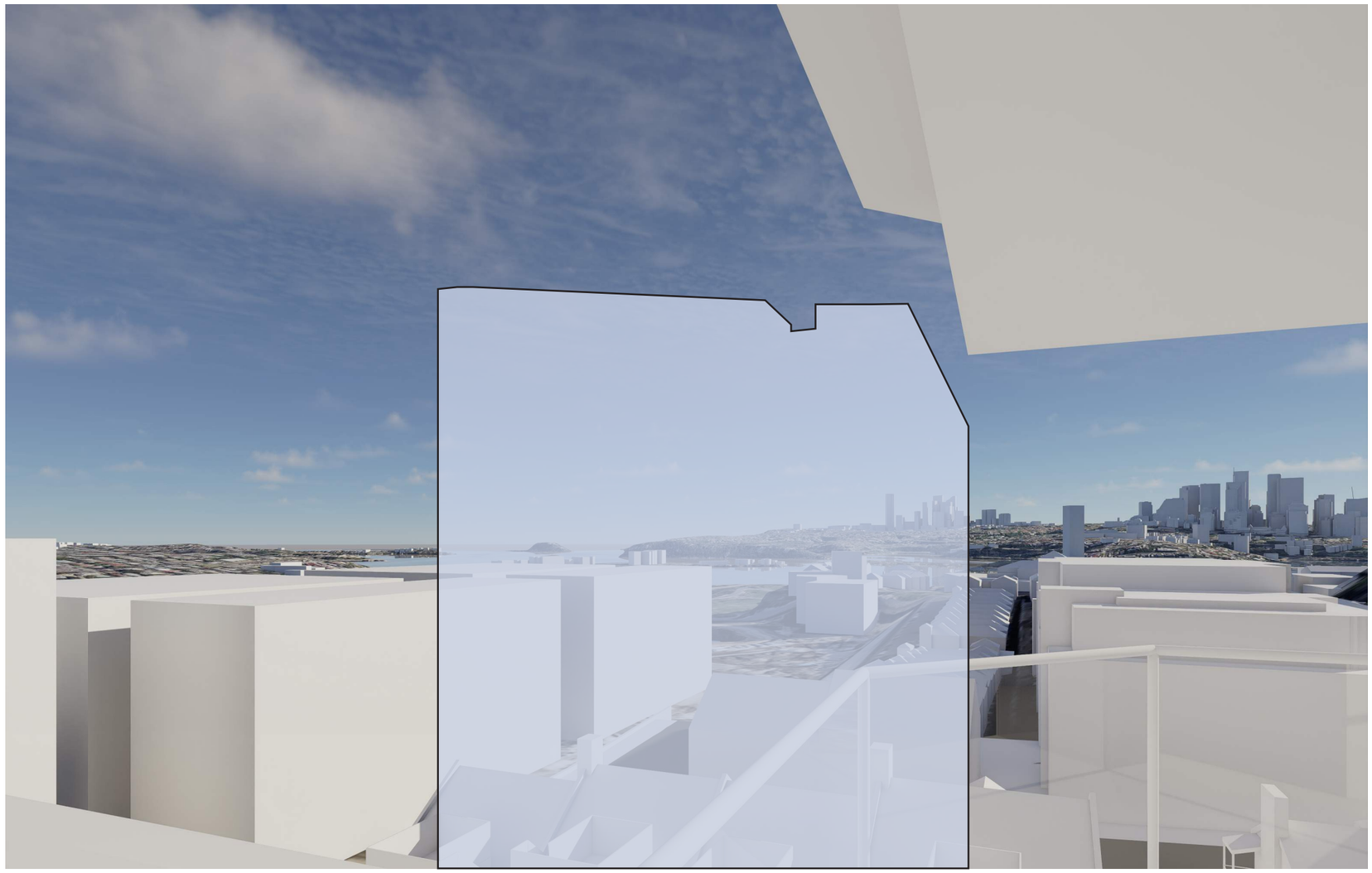


Context massing includes approved Barangaroo Central envelopes Feb 2025

8.3 Views from adjacent properties

8 Indicative view from Highgate Apartments Level 6 looking North West

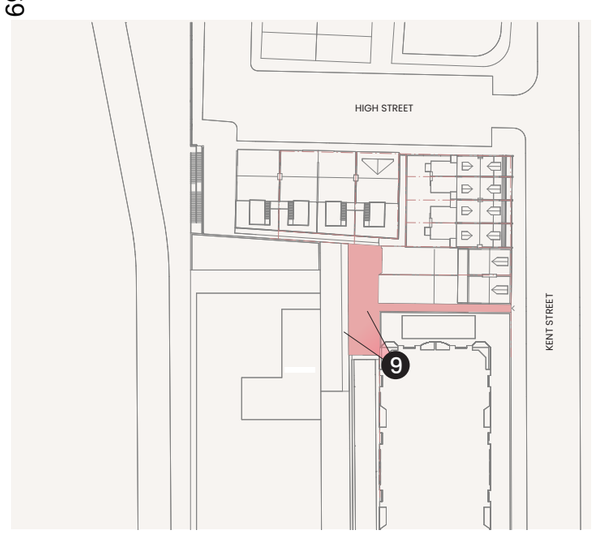


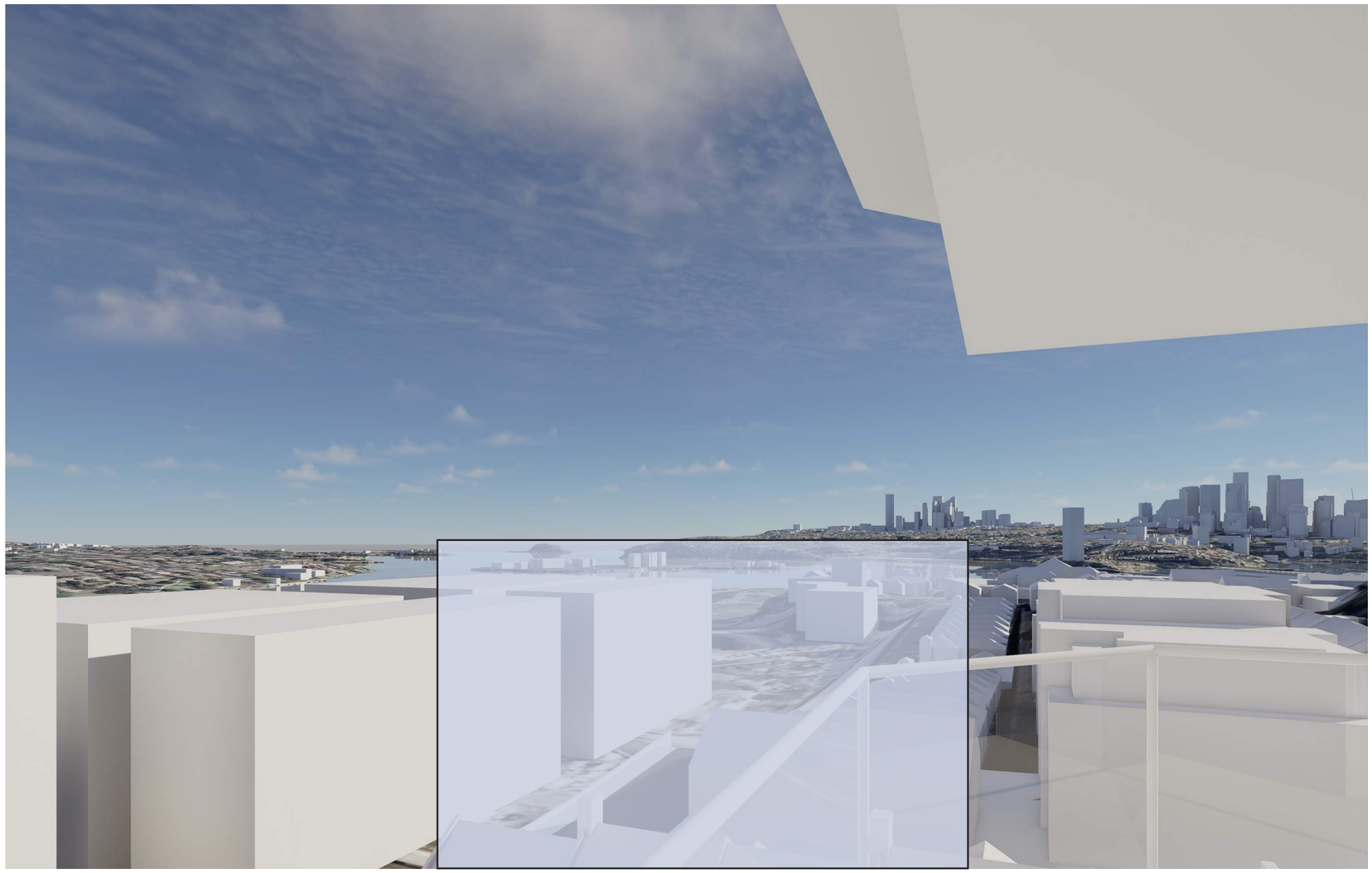


Context massing includes approved Barangaroo Central envelopes Feb 2025

8.3 Views from adjacent properties

9 Indicative view from Highgate Apartments Level 7 looking North West

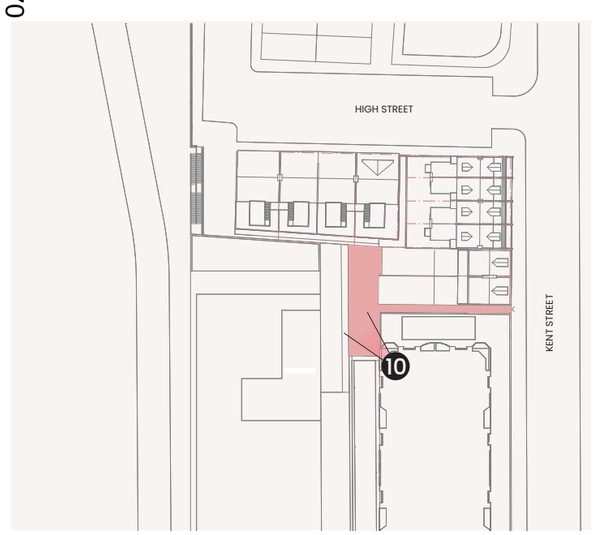


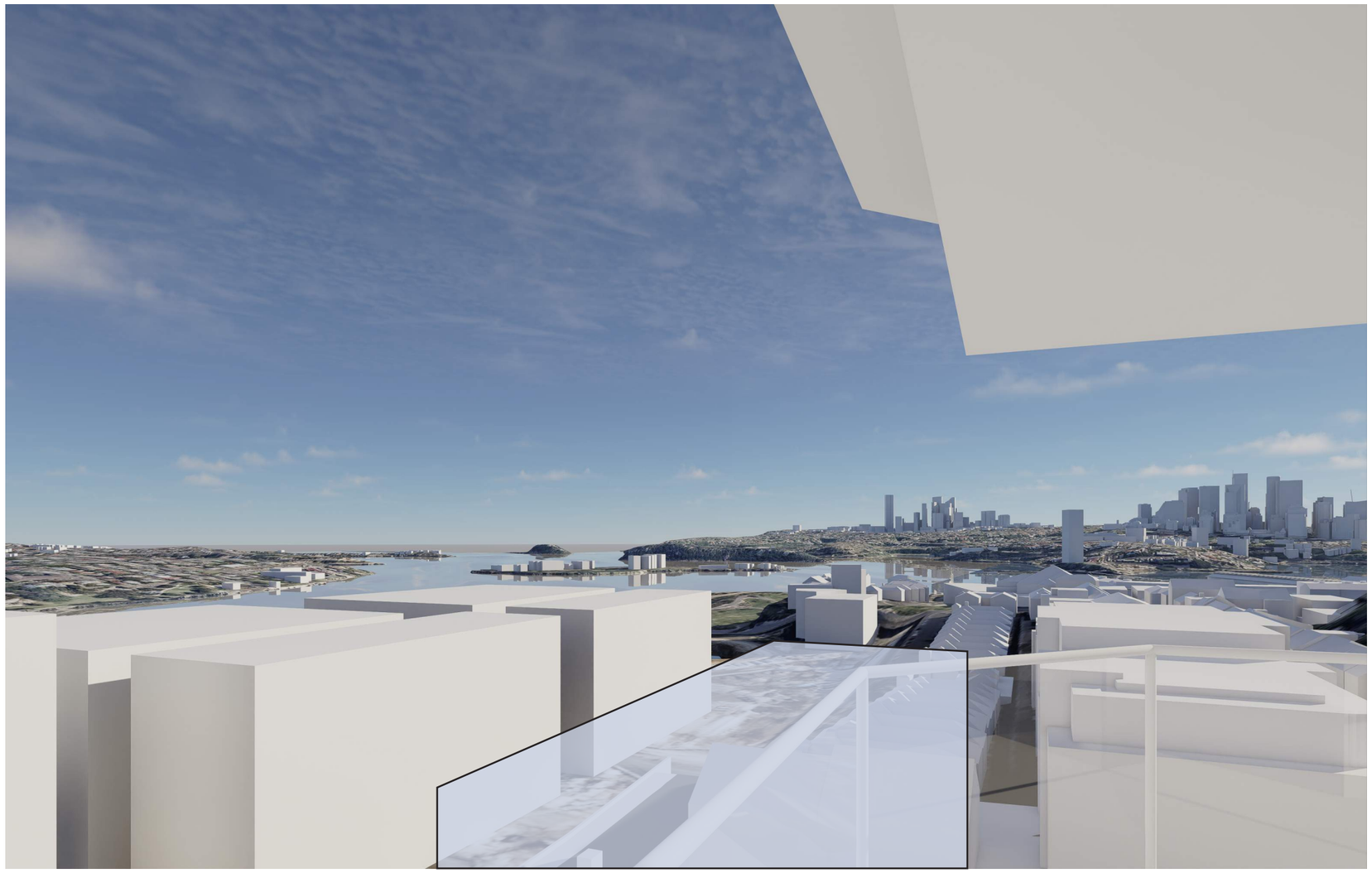


Context massing includes approved Barangaroo Central envelopes Feb 2025

8.3 Views from adjacent properties

⑩ Indicative view from Highgate Apartments Level 8 looking North West





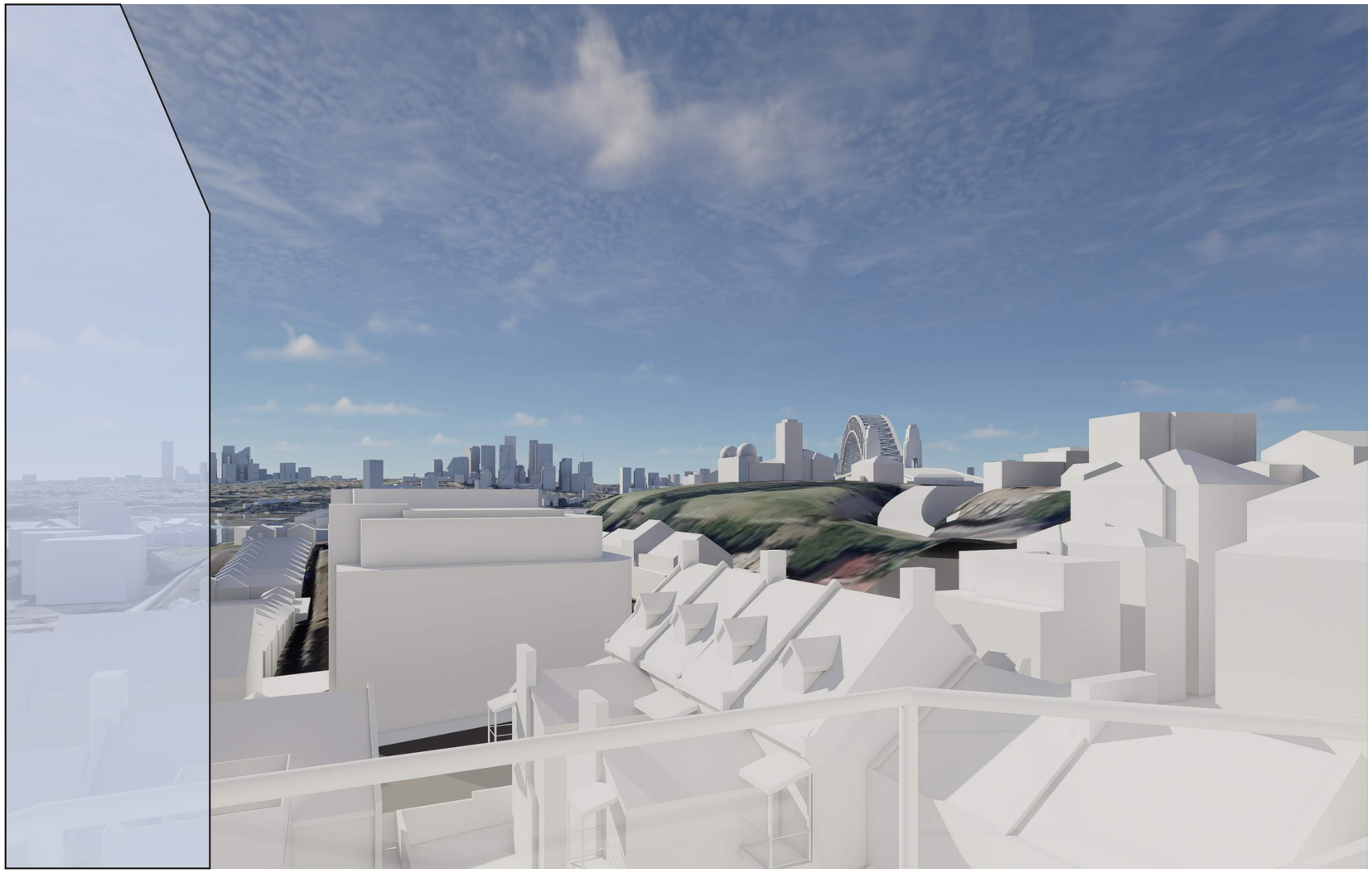
Context massing includes approved Barangaroo Central envelopes Feb 2025

8.3 Views from adjacent properties

⓫ Indicative view from Highgate Apartments Level 4 looking North East

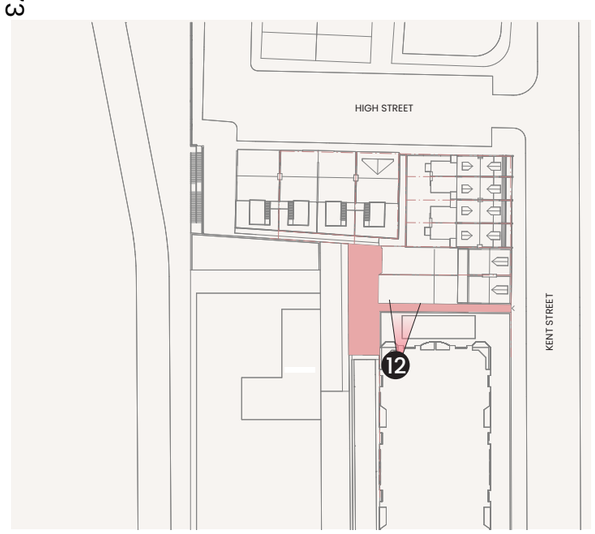
8.3 Views from adjacent properties

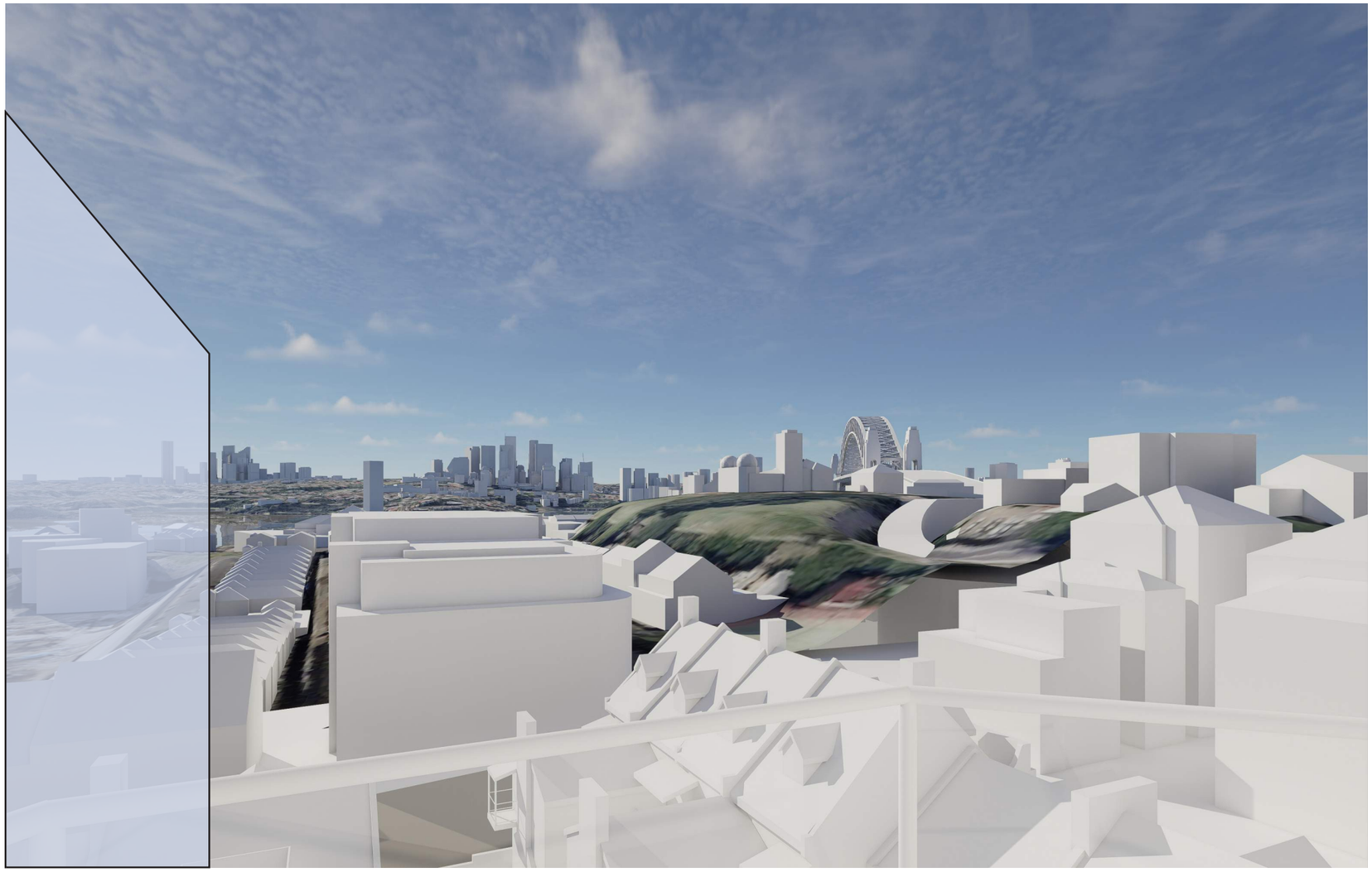
⓫ Indicative view from Highgate Apartments Level 5 looking North East



8.3 Views from adjacent properties

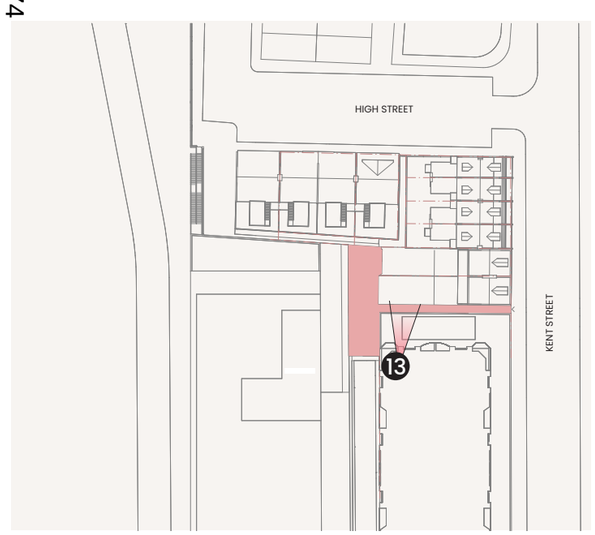
⓬ Indicative view from Highgate Apartments Level 6 looking North East

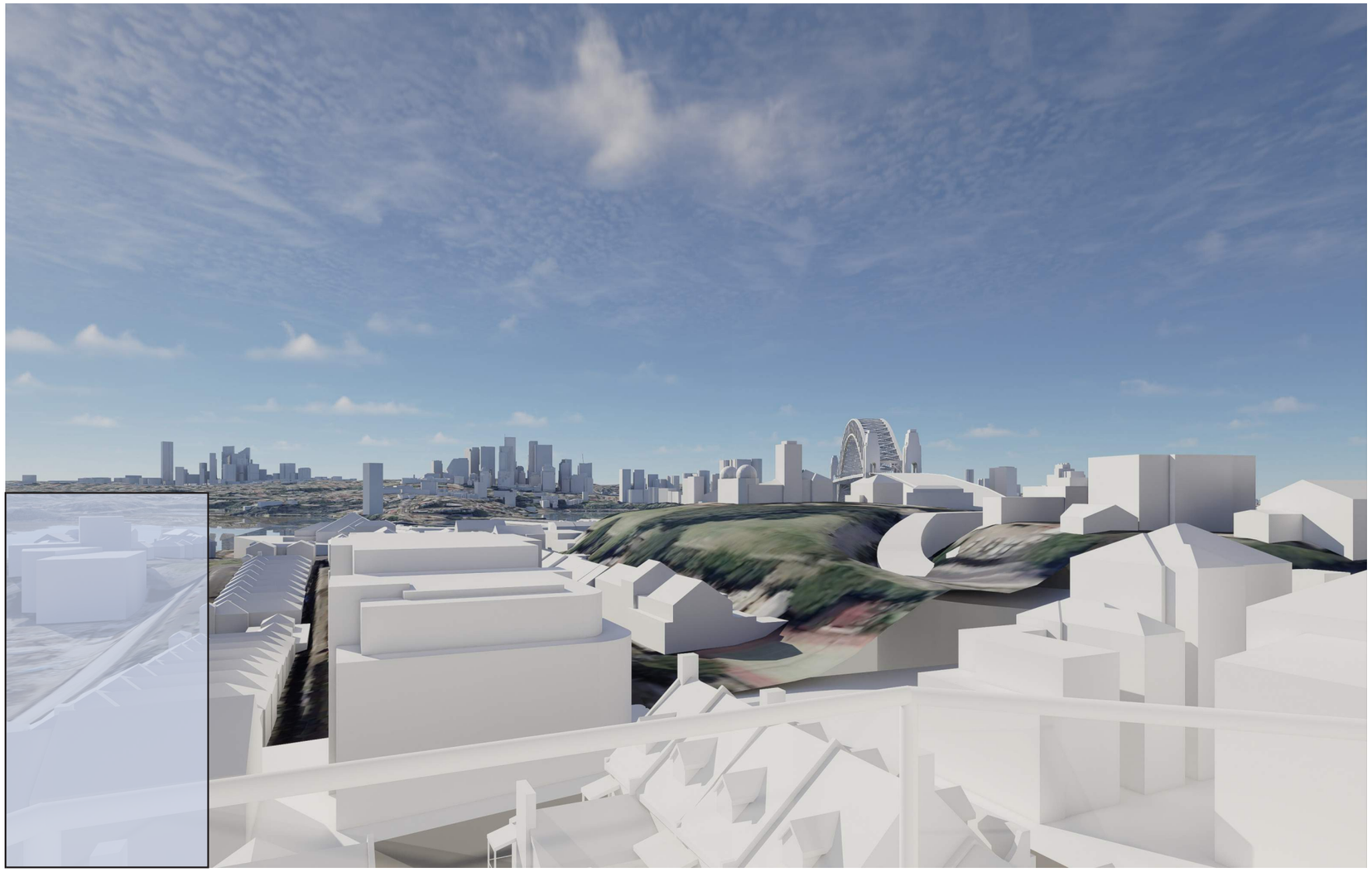




8.3 Views from adjacent properties

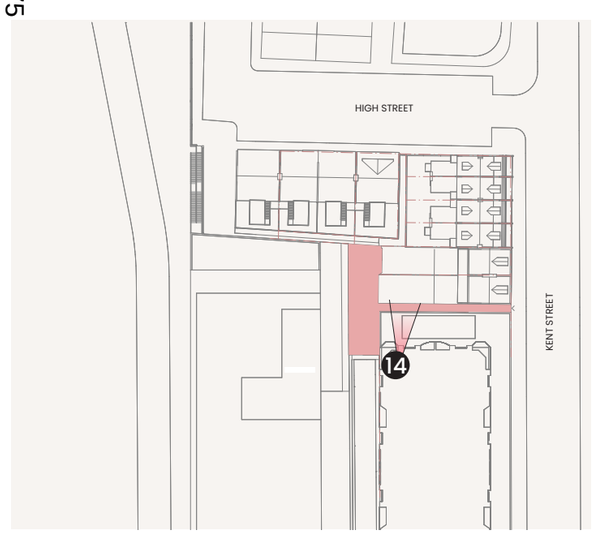
13 Indicative view from Highgate Apartments Level 7 looking North East.

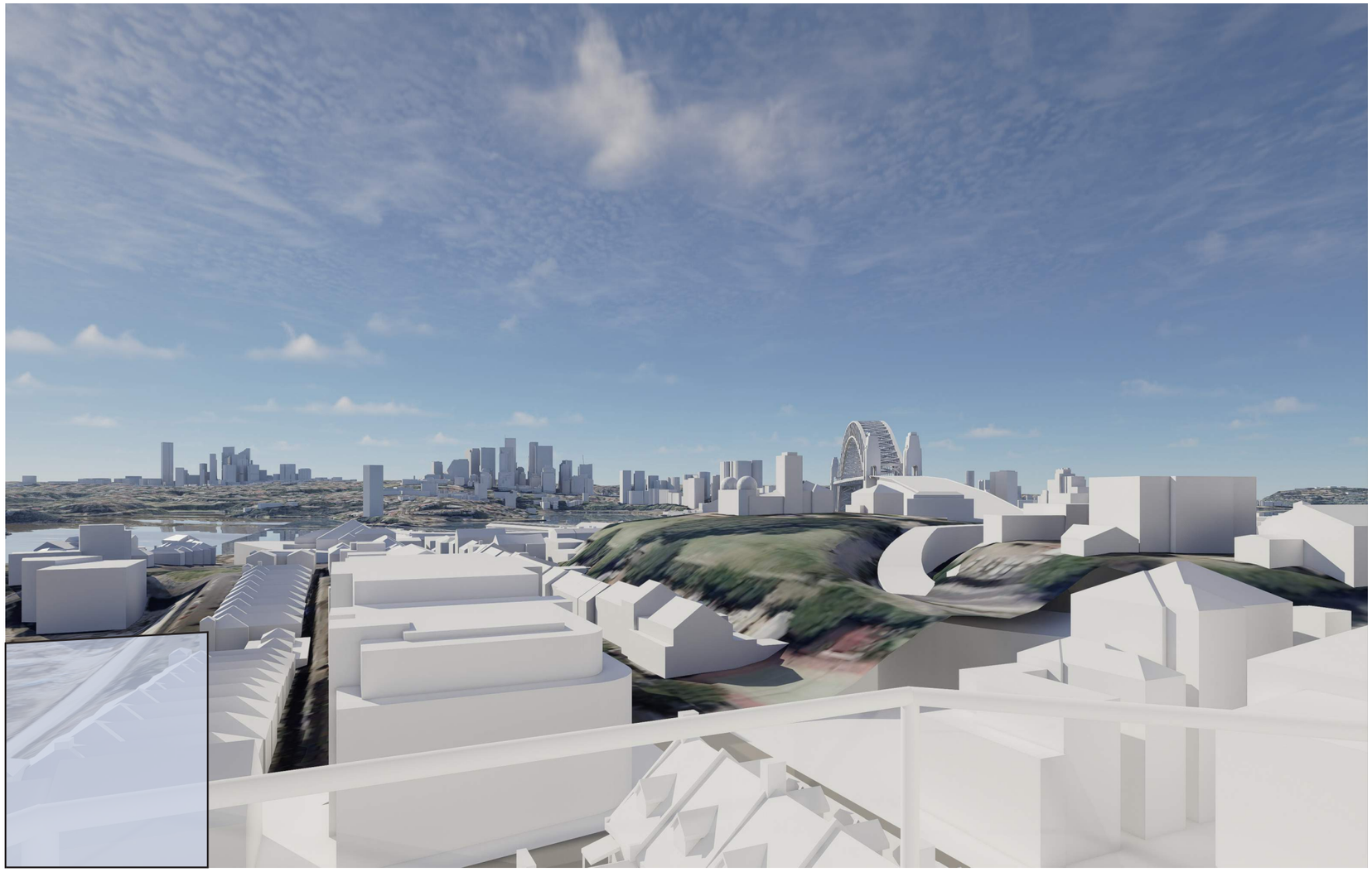




8.3 Views from adjacent properties

14 Indicative view from Highgate Apartments Level 8 looking North East.





9.0 Housing SEPP Design Principles

PRINCIPLE	COMMENT	CONSISTENCY
Principle 1: Context and neighbourhood character (1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions. (2) Responding to context involves identifying the desirable elements of an area's existing or future character. (3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. (4) Consideration of local context is important for all sites, including sites in the following areas— (a) sites in established areas, (b) areas undergoing change, (c) areas identified for change.	The project is located in an established urban area falling within the central Sydney Metropolitan Area, and is surrounded by a varitey of built froms including low scale heritage dwellings within the Millers Point Heritage Precinct to the north and east, and contemporary commercial and residential tower forms to the south and west of the site. The site is well positioned to support the proposed modest increase in residential density given its excellent proximity to all modes of public transport, car share facilities, local amenities, and employment hubs. The proposed development at 125A kent St Millers Point is designed to integrate into the existing patchwork of heritage and contemporary development while also contributing to the wider area's established and evolving identity. The design carefully responds to this existing context by balancing the scale and massing of the proposed development being respectful of the surrounding character. The design also talks to the contemorary developments to the south blending seamlessly in with its context forming a simple backdrop to the heritage buildfings to the north. The site's favourable orientation allows for well-designed apartments that benefit from natural light, and ventilation. Apartment design and the buildings facade system has been carefully considered to ensure a high level of amenity and visual privacy is achieved . This approach enables the development to integrate seamlessly into its established urban context resulting in a well-connected, high-amenity residential outcome.	YES

PRINCIPLE	COMMENT	CONSISTENCY
Principle 2: Built form and scale (1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. (2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following— (a) building alignments and proportions, (b) building type, (c) building articulation, (d) the manipulation of building elements. (3) Appropriate built form— (a) defines the public domain, and (b) contributes to the character of streetscapes and parks, including their views and vistas, and (c) provides internal amenity and outlook.	The proposed development's bulk and scale have been carefully considered to minimise impacts to adjacent developments, maintain a high level of amenity and be considerate of the the urban fabric of Millers point. The building's facade articulation and detailing strategies play a key role in ensuring visual privacy and amenity while providing a simple yet sophiticated backdrop to the surrounding heritage buildings to the north and east, harmonising with the contemporary glazed towers to the south. The overall form is a modest slender insertion placed over an existing 3 storey built form, that responds to the existing residential context, integrating seamlessly with the urban streetscape and wider context. Facades incorporate fine detailing, articulation and material variation providing depth and texture, creating a contemporary contextual architectural expression. Material selection ensures the building fabric is durable and low maintenance while enhancing the public domain. The development provides high resident amenity by offering carefully planned appropriately sized apartments with supporting amenity in the form of high quality landscaped communal spaces and facilities. This careful balance between internal space, building articulation, and landscaping ensures a high-quality residential environment while maintaining a human-scaled, visually engaging yet respectful presence. Landscaping is further prioritised to improve outlook for surrounding residents, and enhance the project's contribution to the public domain.	YES

PRINCIPLE	COMMENT	CONSISTENCY
Principle 3: Density (1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. (2) Appropriate densities are consistent with the area's existing or projected population. (3) Appropriate densities are sustained by the following— (a) existing or proposed infrastructure, (b) public transport, (c) access to jobs, (d) community facilities, (e) the environment.	The proposed development delivers a modest increase in density consisting of 5 high-quality residential apartments, complemented by well-designed communal open spaces, a communal room, storage and bicycle parking. This modest development is consistent with the surrounding densities of the lower scale heritage developments to the north and sits comfortably against the higher density towers to the south. The site is well supported by existing infrastructure situated within walking distance of public transport modes including rail, light rail, metro rail , ferry and frequent bus services. The siter is also in close proximity to car share spaces located on Kent St and High St immediately adjacent to the site. The proposed adaptive reuse of an underutilised building will contribute to the local economy by supporting local businesses. The proposal successfully balances high-quality design outcomes, providing a high level of amentity while creating a sustainable, well-resolved residential building that supports the area's rich urban fabric.	YES

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PRINCIPLE	COMMENT	CONSISTENCY
Principle 4: Sustainability (1) Good design combines positive environmental, social and economic outcomes. (2) Good sustainable design includes— (a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and (b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs. (3) Good sustainable design also includes the following— (a) recycling and reuse of materials and waste, (b) use of sustainable materials, (c) deep soil zones for groundwater recharge and vegetation.	The proposed development prioritises sustainability by integrating environmentally responsive design strategies that enhance resident comfort while minimising environmental impact. The compact floor plate and shallow widths enable opportunities for cross-ventilation and passive cooling, while also providing access to high levels of natural daylight. The site's northern orientation results in 80% of apartments receiving at least two hours of direct solar access mid winter. These measures improve indoor air quality, reduce reliance on mechanical heating and cooling, and enhance overall liveability. The development adopts a best-practice approach adaptively reusing the existing building reducing the extent of new building materials minimising resource and energy consumption. Additional sustainable initiatives include the installation of efficient fixtures and fittings to reduce resource consumption, and the use of materials with high thermal performance and recycled content where possible. Rainwater harvesting, roof top planting for microclimate benefits, and the integration of bicycle parking facilities further contribute to a low-carbon, future-ready development. Opportunities for prefabricated modular construction will also be explored to improve construction efficiency and reduce embodied carbon. Through these strategies, the project delivers a resilient, sustainable, and high-quality living environment that aligns with contemporary best practices and the long-term sustainability goals.	YES

PRINCIPLE	COMMENT	CONSISTENCY
Principle 5: Landscape (1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity. (2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood. (3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following— (a) the local context, (b) co-ordinating water and soil management, (c) solar access, (d) micro-climate, (e) tree canopy, (f) habitat values, (g) preserving green networks. (4) Good landscape design optimises the following— (a) usability, (b) privacy and opportunities for social interaction, (c) equitable access, (d) respect for neighbours' amenity. (5) Good landscape design provides for practical establishment and long term management.	The landscape design at 125A Kent Street has been carefully developed to complement the architectural form, enhance resident amenity, and contribute to the urban context. The proposal integrates soft and hard landscaping to create cohesive, sustainable, and functional outdoor environments. The outdoor communal roof top and lower roof terrace spaces are designed as high quality, landscaped environments that offer high usability, privacy, flexibility and opportunities for social interaction while maintaining neighbouring amenity. These outdoor landscaped spaces feature flexible seating arrangements, BBQ facilities at the upper level, and provide opportunities for small gatherings, fostering a sense of community while integrating seamlessly into the architectural design. The upper most roof level has been landscaped greening the toip of the building, providing visual amentiy to the neighbouring tower buildings. Planting selections prioritising low-maintenance species contributing to ecological outcomes. Rainwater will be harvested and reused for irrigation of the landscape areas in line with good design principles. Through these strategies, the development delivers a high-quality, enduring landscape outcome within a dense urban context that supports sustainability, community interaction, and long-term maintenance.	YES

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PRINCIPLE	COMMENT	CONSISTENCY
Principle 6: Amenity (1) Good design positively influences internal and external amenity for residents and neighbours. (2) Good amenity contributes to positive living environments and resident well-being. (3) Good amenity combines the following— (a) appropriate room dimensions and shapes, (b) access to sunlight, (c) natural ventilation, (d) outlook, (e) visual and acoustic privacy, (f) storage, (g) indoor and outdoor space, (h) efficient layouts and service areas, (i) ease of access for all age groups and degrees of mobility.	The proposed development at 125A Kent St Millers Point is designed to provide exceptional residential amenity within an urban context, prioritising high-quality living environments that enhance well-being and comfort. The development exceeds the Apartment Design Guide (ADG) standards, ensuring that residents benefit from optimal natural light, ventilation, privacy, and functionality. Apartments have been carefully planned to ensure the layouts are functional, efficient,, appropriately sized, contain sufficient storage and provide a well-considered mix of apartment layouts to suit diverse resident needs. The apartments have been designed to provide a high level of amenity achieving good levels of solar access and natural ventilation all while managing and maintaining appropriate levels of visual privacy between the site and surrounding development. Visual privacy is a key consideration for the site, with a mix of commercial, apartment and low scale residential uses located immediately adjacent to the site. Strategic screening measures have been provided through a combination of carefully condidered layouts, solid screen walls, and proposed closed cavity glazed facade system with louvre interlayer, minimising overlooking to the neighbouring properties. High quality outdoor amenity has been provided in the form of communal landscaped areas at the roof top, lower level roof terrace and lower ground level communal room, offsetting the area of private balconies. within the development. These landscaped spaces and communal areas offer opportunities for social interaction, relaxation, and recreation. These spaces are designed to be comfortable and usable year-round, providing shileded seating areas, and green buffers that contribute to a tranquil and high-quality residential environment. The site also benifits from its city location and is in close proximity to high quality public recreation spaces such Barangaroo Reserve, Observatory Hill Park, Darling Harbour and the Sydney CBD. By balancing internal and external amenity with high standards of sustainability, and urban integration, the development provides desirable apartment living in the heart of Sydney.	YES

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PRINCIPLE	COMMENT	CONSISTENCY
Principle 7: Safety (1) Good design optimises safety and security within the development and the public domain. (2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose. (3) Opportunities to maximise passive surveillance of public and communal areas promote safety. (4) A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.	The proposed development at 125A Kent Street Millers Point prioritises safety and security through a combination of passive surveillance, well-lit communal areas, and clearly defined access points. The design carefully balances the relationship between public, communal, and private spaces, ensuring a secure and welcoming environment for residents and visitors. Passive surveillance is maximised through the strategic placement of lower level communal areas, lobby windows and entry points. Clear sightlines are maintained to pedestrian access points, discouraging unwanted activity. Access control measures ensure a secure living environment, with clearly defined, restricted access to private and communal residential areas. The main residential entry is positioned to be highly visible and legible from the street, providing a strong sense of arrival and security. Secure building entry points, key card and video intercom systems, prevent unauthorised entry while ensuring ease of use for residents. The upper level communal landscaped spaces are designed to provide a safe, secure and enjoyable environment, encourage activity while maintaining privacy for adjacent dwellings. The integration of Crime Prevention Through Environmental Design (CPTED) principles ensures that the development not only provides high-quality, liveable spaces but also enhances the safety of the broader neighbourhood.	YES

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PRINCIPLE	COMMENT	CONSISTENCY
Principle 8: Housing diversity and social interaction (1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. (2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix. (3) Good design involves practical and flexible features, including— (a) different types of communal spaces for a broad range of people, and (b) opportunities for social interaction among residents.	The proposed development at 125A Kent St Miller Point supports housing diversity and social interaction by offering a range of apartment types and communal spaces within a compact design, fostering a sense of community. The development provides 5 apartments including 1 studio, 1 one-bedroom, and 3 two-bedroom apartments, ensuring a variety of housing options suitable for different demographics, including singles, couples, downsizers, and families all within a compact footprint. Beyond private dwellings, the development promotes social engagement through well-designed communal spaces, providing two landscaped communal areas. The lower outdoor communal area located at level 2 provides well designed outdoor seating in a landscape setting, while the roof top communal area provides opportunites to entertain small gatherings having kitchen facilities along with flexible seating arrangements. A communal room has also been provided at the lower ground level providing further opportunities for social interation and flexibility within the development. These spaces are designed to accommodate a broad range of uses, from quiet relaxation to small social gatherings, ensuring opportunities for interaction between residents. By integrating diverse housing types and fostering a connected residential community, the development at 125A Kent Street contributes positively to the social fabric of Millers Point area. Through high-quality design and a commitment to inclusivity, the project creates a welcoming and vibrant living environment that meets the needs of the future residents.	

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PRINCIPLE	COMMENT	CONSISTENCY
Principle 9: Aesthetics (1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. (2) Good design uses a variety of materials, colours and textures. (3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	The design and material palette for 125A Kent St Millers Point is well proportioned, restrained yet sophitocated, forming a simple backdrop to the adjacent heritage dwellings to the north and east of the site. This considered selection ensures the development integrates seamlessly with the existing local context with the dematerialisation of facade materials when viewed against the contemporary back drop of glazed towers located to the south of the site. At the lower levels the existing structure will be retained as part of the adaptive reuse of the building in line with sustainable principles. The existing facade of expressed off form concrete will be retained acknowledging the buildings past life. Dark bronze aluminium infill cladding and framing will compliment the existing building structure offering a refined, contemporary finish with subtle reflectivity. The dark bronze tones provides warmth and depth, enhancing material richness while ensuring durability and low maintenance. At the upper levels the use of GRC sandstone-look cladding evokes Sydney's sandstone heritage with a contemporary interpretation. It provides lightweight durability, tactile texture, and sculptural shadowing, referencing traditional masonry within a modern architectural language. The proposed insulated glass facade system incorporating light-diffusing or energy-efficient inserts (e.g. mesh, or wood) optimises daylighting, privacy, and thermal performance resulting in a restrainbed yet sophitocated aesthetic. Landscaping to the roof top and low level roof terrace further enhance the connection to the local environment, reinforcing a material continuity with the natural and built character of Millers Point. While the material selection remains restrained, it is rich in depth and variation, providing a sophisticated, enduring, and contextually responsive architectural language that enhances both the surrounding context and residence experience.	YES

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10.0 Apartment Design Guide Compliance Table

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DESIGN CRITERIA OR GUIDANCE	COMPLIANCE	ADDITIONAL COMMENTS
PART 3B - ORIENTATION		
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	Y	
Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	Y	The building envelope defines the street frontage on Jenkins Street and maintains direct access from the existing Kent Street entry.
Where the street frontage is to the east or west, rear buildings should be orientated to the north	N/A	
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 (see figure 3B.2)	N/A	
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	Y	
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	Y	The primary communal open space zone has been located on the roof top and recieves solar access accordance with the requirements of the ADG.
Solar access to living rooms, balconies and private open spaces of neighbours should be considered	Y	
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%	N/A	More than 2 hours of solar access is maintained to the adjacent residential dwellings.
If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	N/A	
Overshadowing should be minimised to the south or down hill by increased upper level setbacks	N/A	The proposed buildings orientation and small footprint minimises the effects of overshadowing to the surrounding areas.
It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	Y	
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	N/A	There are no solar collectors on the southern neighbouring buidings. The proposal will not impact on potential future placement of solar panels to the roof areas of the neighbouring residentiual dwellings.
PART 3C - PUBLIC DOMAIN INTERFACE		
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	Y	
Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	N/A	The ground floor apartments have been configured to suit the adaptive reuse of the existing building structure and existing site conditions.
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 (see figure 3C.1)	Y	Apartments located within the lower levels of the existing building provide surveillance to the public realm.
Upper level balconies and windows should overlook the public domain	Y	Upperlevel windows from the common areas overlook the public domain (Jenkins Street) while maintaining visual privacy and
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	N/A	The proposal is for the adaptive reuse of the existing building and as such maintains the existing boundary conditions.
Length of solid walls should be limited along street frontages	Y	Walls along the 6.5m street frontage are articulated to provide a high quality architectural outcome.
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	N/A	The proposal is for the adaptive reuse of the existing building and as such maintains the existing boundary conditions at the ground floor level.
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	N/A	
Opportunities for people to be concealed should be minimised	Y	

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Objective 3C-2 Amenity of the public domain is retained and enhanced	Y	
Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	N/A	
Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Y	The mail boxes have been located within the froint fence consistent with the existing mail box location.
The visual prominence of underground car park vents should be minimised and located at a low level where possible	N/A	
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	Y	Plant rooms, garbage holding areas and other service facilities are located at the lower ground level within the footprint of the existing building. The lower level façade fronting Jenkins St will be designed to integrate into the overasl architecural building design.
Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	N/A	The existing site access contitions are maintained given the adaptive reuse of the site - refer to the attached access report.
Durable, graffiti resistant and easily cleanable materials should be used	Y	
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	N/A	
On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	N/A	
PART 3D - COMMUNAL & PUBLIC OPEN SPACE		
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Y	
Communal open space has a minimum area equal to 25% of the site.	Y	The project provides approximkately 49% of the site area as communal open space over two levels, which is in excess of the minimum requirement of 25%.
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)	Y	The primary communal spaces located at the roof level, and having a northern orientation, recieves a minimum of 2 hrs between 9am and 3pm
Communal open space should be consolidated into a well designed, easily identified and usable area	Y	
Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	Y	Usable areas of the communal open spoace have a minimum dimension of 3m.
Communal open space should be co-located with deep soil areas	N/A	The adaptive reuse of the building and the solid sandstone foundation prohibits deep soil zones on the site
Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Y	
Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	Y	
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: • 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	N/A	The site is located in a dense uran area, the proposed communal landscaped areas have been located at the roof top levels. Additional residential amentity has also been provided in the form of a communal room located at the lower ground level.
Objective 3D-2 Amenity of the public domain is retained and enhanced	Y	
Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F 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	Y	Seating areas for individuals and groups have been provided in the outdoor communal open space areas and indoor communal room.
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	Y	
Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks.	Y	

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Objective 3D-3 Communal open space is designed to maximise safety	Y	
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	N/A	The communal open space is located at the roof top levels with the apartments located below.
Communal open space should be well lit	Y	
Where communal open space/facilities are provided for children and young people they are safe and contained	Y	
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	N/A	
The public open space should be well connected with public streets along at least one edge	N/A	
The public open space should be connected with nearby parks and other landscape elements	N/A	
Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	N/A	
Solar access should be provided year round along with protection from strong winds	N/A	
Opportunities for a range of recreational activities should be provided for people of all ages	N/A	
A positive address and active frontages should be provided adjacent to public open space	N/A	
Boundaries should be clearly defined between public open space and private areas	N/A	
PART 3E - DEEP SOIL ZONES		
Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	N/A	
Deep soil zones are to meet the following minimum requirements: Minimum dimension: 6m Percentage of site area: 7%	N/A	The adaptive reuse of the exiting builing does not permit deep soil zones at the ground floor level.
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	N/A	
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	N/A	
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	Y	

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PART 3F - VISUAL PRIVACY		
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Y	The objectives relating to external and internal visual privacy have been addressed to ensure reasonable levels of visual privacy are achieved through the provision of fixed horizontal privacy screens contained in a closed cavity facade system. In addition to the proposed privacy system the lift and stair core has been positions to futher enhance visual privacy with these elements being located to the south providing visual screening to the Highgate apartments.
• Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: - 4 storeys: 6m for habitable rooms and balconies; 3m for non-habitable rooms. - 5-8 storeys: 9m for habitable rooms and balconies; 4.5m for non-habitable rooms. = 9+ storeys: 12m for habitable rooms and balconies; 6m for non-habitable rooms.	N	The visual privacy and amentity from the development to its neighbours has been achieved through a considered design approach incorporating a combination of solid walls, obscure glazing and screening devices. The extent of glazing has been carefully analysed with the proposed facade consisting of a closed cavity window system encapsulating horizontal blades, controlling outlook and maintaining visual amenity to the surrounding areas.This system will control the angle of outlook from within the habitable space by permitting horizontal outlook but blocking and screening angled views to the lower neighbouring sites. The proposed facade system maintains visual privacy to the surrounding properties and is consistent with the design intent of the ADG.
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.	Y	
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	Y / N	The separation distance between the adjacent existing commercial building to the west and the proposed building is 6m and is consistent with the non-habitable to non-habitable separation distances outlined in the ADG. The glazed facade system generally and to habitable areas of the proposed building will consist of a double glazing with encapusulated privacy blades providing a high level of visual amenity and privacy consistent with the design intent of the ADG.
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 (see also section 3B Orientation) • on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	Y	Building orientation and apartment layouts have been carefully considered taking into acount the relationship between the existing low scale heritage dwellings to the north and east, the commercial office to the west and high rise residential apartment building to the south east. The design response provides a high level of visual privacy to the surrounding sites maintaing amenity to both the proposed apartments and the surrounding existing buildings. Refer to Architectural Design Report for further details.
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 (figure 3F.5)	N	The adaptive reuse of the existing building and upper level additions, maintain the current building separation, with façade treatments carefully considered to maintain a high level of amenity to the adajcent properties. The site context is one of high density urban development and is consistent with the surrounding area.
Direct lines of sight should be avoided for windows and balconies across corners	N/A	
No separation is required between blank walls	Y	Noted
Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	Y	The objectives relating to privacy have been addressed without compromising access to light and air and outlook from habitable rooms through the provision of fixed horizontal privacy screens contained in a closed cavity facade system that permits light, air and outlook while maintaining visual privacy and amentity to the surrounding areas..
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 • 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	Y	Communal open space has been provided at the roof top levels avoiding conflict with the private open space located at the lower levels.
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	Y	
Balconies and private terraces should be located in front of living rooms to increase internal privacy.	N/A	
Windows should be offset from the windows of adjacent buildings	Y	The proposed façade incorporates a combination of strategies to maintain the visual amentity to adjacent sites, including off set windows, screen walls, and obscured glazing treatments.
Recessed balconies and/or vertical fins should be used between adjacent balconies	N/A	

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PART 3G - PEDESTRIAN ACCESS AND ENTRIES		
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain	Y	
Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	N/A	The existing building entry has been retained as part of the adaptive reuse of the existing building on the site.
Entry locations relate to the street and subdivision pattern and the existing pedestrian network	Y	
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries.	Y	
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.	N/A	
Objective 3G-2 Access, entries and pathways are accessible and easy to identify	Y	
Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	Y	The building entry (existing) is clearly visible from the Kent Street frontage
The design of ground floors and underground car parks minimise level changes along pathways and entries.	N/A	
Steps and ramps should be integrated into the overall building and landscape design.	Y	
For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	Y	Way finding signage will be incorporated into the design as required.
For large developments electronic access and audio/video intercom should be provided to manage access.	Y	Audio/ video security intercom is proposed for the development.
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	N/A	
Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	N/A	
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	
PART 3H - VEHICLE ACCESS		
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	N/A	
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	N/A	Given the proposed adaptive reuse of the existing building and the sites excellent proximity to public transport being located in the heart of the CBD, no parking is proposed on the site. Note: secure bicycle facilities will be provided for the residents of the site.
Car park entries should be located behind the building line	N/A	
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	N/A	
Car park entry and access should be located on secondary streets or lanes where available	N/A	
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	N/A	The drieway width is kept to minimum dimensions whilst being compliant with council codes and Australian Standards.
Access point locations should avoid headlight glare to habitable rooms	N/A	No windows to habitable rooms are located above or in the proximity of the driveway ramps.
Adequate separation distances should be provided between vehicle entries and street intersections	N/A	
The width and number of vehicle access points should be limited to the minimum	N/A	
Visual impact of long driveways should be minimised through changing alignments and screen planting	N/A	
The need for large vehicles to enter or turn around within the site should be avoided	N/A	Existing site servicing will be maintained as part oft he proposal.
Garbage collection, loading and servicing areas are screened	Y	The garbage collection will be screened and located off Jenkins St where existing garbage collection occurs for the site.
Clear sight lines should be provided at pedestrian and vehicle crossings	N/A	
Traffic calming devices such as changes in paving material or textures should be used where appropriate	N/A	
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	N/A	

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PART 3J - BICYCLE & CAR PARKING		
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Y	Refer to comments below.
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	Y	The Sydney LEP policy aims to 'minimise vehicular trafic generated by development' and reduce reliance on car parking within the central city metropolitan area. The Maximum parking for the site is 2.5 car spaces. As part of the adpative reuse of the existing building no car parking will be provided to the development, this is consistent with the sites current conditions. The site is in walking distance (less than 400m) to a range of public transport facilities including the Sydney Metro and Sydney busses. Sydney rail, ferry and light rail are also in close proximity to the site (approx 500m). The site has access to car share facilities located on High St and Kent St adjacent to the site. Bicycle parking has been provided to each dwelling inaccordance with Sydney City Counncils policy promoting sustainable modes of transport.
Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	N/A	
Where less car parking is provided in a development, council should not provide on street resident parking permits	N/A	
Objective 3J-2 Parking and facilities are provided for other modes of transport	Y	Refer to comments below.
Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	N/A	
Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	Y	Secure bicycle parking is provided at the lower ground floor level
Conveniently located charging stations are provided for electric vehicles, where desirable	N/A	
PART 4A - SOLAR AND DAYLIGHT ACCESS		
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Y	
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.	Y	80% (4 of 5 apartments) of apartments receive at least 2 hours of direct sunlight into thehabitable areas between 9am and 3pm in mid-winter.
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.	N/A	
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Y	
The design maximises north aspect and the number of single aspect south facing apartments is minimised.	Y	The design maximises the number of apartments with a northerly aspect. There is only one apartment with a south facing orientation.
Single aspect, single storey apartments should have a northerly or easterly aspect.	Y	The design has maximised the number of north facing apartments with the limited number of single aspect apartments without a northerly aspect being designed to have a shallow depth plan layout enabling good levels of daylight penetration into the apartment
Living areas are best located to the north and service areas to the south and west of apartments.	Y	The building design maximises the number of living areas with a northerly aspect ensuring a high level of aminity is achieved. Services areas are generally provided to the rear or in central locations minimising their impact on the most desirable areas of the 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	Y	The proposal uses an number of these features within the design including, two storey apartments, dual aspect and through apartments and shallow depth plan layouts - all of which optimise direct sunlight to habitable areas and provide good levels of amaentity to the residents.
To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes.	Y	
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	N/A	

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Objective 4A-2 Daylight access is maximised where sunlight is limited	N/A	
Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms.	N/A	
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.	N/A	
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	Y	Noted Light coloured internal finished will be investigated as part of the design development / detailed design phase.
Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	Y	
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, 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).	Y	A number of passive design features have been incorporated into the building design to manage solar gain such as, integrated shading blades within the glass façade system, and high performance glass.
PART 4B - NATURAL VENTILATION		
Objective 4B-1 All habitable rooms are naturally ventilated	Y	
The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms.	Y	
Depths of habitable rooms support natural ventilation.	Y	All apartments have been designed to maximise natural ventilation effects.
The area of unobstructed window openings should be equal to at least 5% of the floor area served.	Y	
Light wells are not the primary air source for habitable rooms.	N/A	
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.	Y	Doors and openable windows are placed to optimise natural ventilation conditions.
Objective 4B-2 The layout and design of single aspect apartments maximises natural venitaltion	Y	
Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3).	Y	
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.	Y	The one proposed single aspect apartment has been designed with a shallow apartment depth improving access to daylighting and ventilation.
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	Y	

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APARTMENT DESIGN GUIDE COMPLIANCE SUMMARY

DESIGN CRITERIA OR GUIDANCE	COMPLIANCE	ADDITIONAL COMMENTS
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.	Y	67% of apartments are naturally cross ventilated in accordance with standard design principles
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Y	Through apartment depths are less than 18m from glass line to glass line.
The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths.	Y	
In cross-through apartments external 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) (see figure 4B.3).	Y	
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	Y	
Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	Y	
PART 4C - CEILING HEIGHTS		
Objective 4C-1 Ceiling Height achieves sufficient natural ventilation and daylight access	Y	
Minimum ceiling heights are: Habitable rooms: 2.7m Non-Habitable: 2.4m 2 Storey apartments: 2.7m for min living room floor, 2.4m for second floor (where its areas does not exceed 50% of the apartment area) Attic spaces: 1.8m at the edge of the room with 30 degree minimum ceiling slope If located in mixed use areas: 3.3m for ground and first floors.	Y	The deisgn is fully compliant with minimum ceiling heights.
Ceiling height can accommodate use of ceiling fans for cooling and heat distribution.	Y	
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	Y	
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 • 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.	Y	
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building	Y	
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 (see figure 4C.1).	N/A	The existing building strucutre will provide opportunirty for greater than minimum ceiling heights at the lower levels

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APARTMENT DESIGN GUIDE COMPLIANCE SUMMARY

DESIGN CRITERIA OR GUIDANCE	COMPLIANCE	ADDITIONAL COMMENTS
PART 4D - APARTMENT SIZE AND LAYOUT		
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Y	
Apartments are required to have the following minimum internal areas: Studio: 35m2 1 Bedroom: 50m2 2 Bedroom: 70m2 3 Bedroom: 90m2 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.	Y	All apartments meet the minimum requirements.
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.	Y	As required to comply with the BCA.
Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).	Y	
A window should be visible from any point in a habitable room.	Y	
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.	N/A	The proposed apartments comply with the minimum areas and room dimensions and are generally in excess of those minimums. Furniture layouts are indicated at a realistic scale.
Objective 4D-2 Environmental performance of the apartment is maximised	Y	Refer to Basix Certificate
Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Y	
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Y	
Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths.	Note.	Greater ceiling heights are not required to justify increased apartment depth. Proposal meets the ADG requirements of height to depth ratios.
All living areas and bedrooms should be located on the external face of the building.	Y	
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	Y	Noted
Objective 4D-3 Apartments layouts are designed to accomodate a variety of household activities and needs	Y	
Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	Y	
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Y	
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	Y	
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Y	
Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas.	Y	
All bedrooms allow a minimum length of 1.5m for robes.	Y	
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.	Y	
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.	Y	Apartment layouts incorporate open plan style living and dining areas providing good functional and efficient spaces with a level of flexibility in potential furniture configurations.

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