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APARTMENT DESIGN GUIDE PART 3 & 4 COMPLIANCE TABLE

PROJECT: 27 EAST ESPLANADE, MANLY, NSW 2095
PREPARED BY: MHN DESIGN UNION

REV	NAME	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	24/09/2025

TABLE 1 – APARTMENT DESIGN GUIDE – DESIGN OBJECTIVES AND DESIGN CRITERIA

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Part 3 Siting the Development				
3A Site Analysis	**Objective 3A-1** Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context		The site analysis generally addresses the items in Appendix 1 “Site Analysis Checklist”.	Objective achieved
3B Orientation	**Objective 3B-1** Building types and layouts respond to the streetscape and site while optimising solar access within the development		The building layout and apartment configurations have been designed to respond sensitively to the East Esplanade streetscape and harbour-side setting while maximising natural daylight. Dual-aspect apartments and generous front and rear balconies allow living areas and private open spaces to receive abundant direct sunlight throughout the day. The orientation and carefully positioned window openings meet the Apartment Design Guide solar-access objectives, ensuring a high level of internal amenity without adverse overshadowing of neighbouring properties.	Objective achieved
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter		The building’s front and rear setbacks have been carefully aligned with those of the adjoining sites to maintain access to morning and afternoon sun at the harbour frontage and rear garden areas, where the principal indoor and outdoor living spaces are located. This approach ensures that any mid-winter shadowing is limited and that the primary private open spaces of neighbouring properties continue to receive adequate sunlight in accordance with the Apartment Design Guide objectives.	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
3C Public Domain Interface	**Objective 3C-1** Transition between private and public domain is achieved without compromising safety and security		The design establishes a clear and secure transition from the public realm of East Esplanade to the private domain of the apartments. A prominent, well-lit building entry is visible from the street and footpath, providing safe and intuitive access for residents and visitors. Upper-level balconies and windows overlook the frontage and main entry, ensuring effective passive surveillance. Ground-floor landscaping softens the street interface, creating an inviting arrival experience, while the main lobby and entry provide opportunities for casual resident interaction without compromising privacy. Together, these elements form a clearly defined threshold that enhances safety and security while maintaining an appropriate separation between public and private spaces.	Objective achieved
	Objective 3C-2 Amenity of the public domain is retained and enhanced		Mailboxes are positioned directly at the entrance gate from the footpath. Garbage rooms, storage areas, and service rooms are strategically located within the building envelope. Car parking facilities are situated underground, ensuring any associated structures remain concealed from view. The car park entry is replaces the existing vehicle crossover, ensuring clear sightlines for both exiting vehicles and pedestrians. Durable materials are consistently utilized throughout the public domain.	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
3D Communal and Public Open Space	**Objective 3D-1** An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 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)	The development provides approximately 148 m² of communal open space, exceeding the Apartment Design Guide's minimum requirement of 25% of the site area (around 130 m² for a 519.84 m² site). This landscaped communal area receives at least two hours of direct sunlight to its principal usable part between 9 am and 3 pm on 21 June, meeting the mid-winter solar access criteria and offering residents a generous, well-lit outdoor environment for recreation and social interaction.	Objective achieved
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		A generous communal open space is located at the rear of the site, designed to be sheltered from prevailing coastal winds. The space is landscaped with lush planting and seating areas that provide an attractive and welcoming environment for residents of all ages. Its layout accommodates a variety of informal activities, from quiet relaxation to small gatherings, and the planting palette reflects the local coastal setting.	Objective achieved
	Objective 3D-3 Communal open space is designed to maximise safety		The communal open space is designed with clear sightlines and open planting to allow for natural surveillance from surrounding apartments and balconies. Pathways and seating areas are well-lit and visible from common circulation spaces, ensuring passive observation at all times. Entry points are clearly defined and easily monitored. These measures collectively create a safe, welcoming and easily maintained environment for residents and visitors.	Objective achieved
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		N/A	N/A

<table>
<tr><th></th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td>3E
Deep Soil Zones</td><td>Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality</td><td>Deep soil zones are to meet the following minimum requirements:
<table><tr><th>Site Area</th><th>Min. Dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>Less than 650m^2</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m^2 – 1500m^2</td><td>3m</td></tr><tr><td>Greater than 1500m^2</td><td>6m</td></tr><tr><td>Greater than 1500m^2 with significant tree cover</td><td>6m</td></tr></table></td><td>Site Area = 519.84m2
7% x site area = 36.38 m2
Deep soil area with min. 3m dimensions: 10m2
Total proposed deep soil area (any dimension) = 67m2</td><td>Objective achieved</td></tr>
<tr><td>3F
Visual Privacy</td><td>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy
Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</td><td>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances:
<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>12m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>18m</td><td>9m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>24m</td><td>12m</td></tr></table></td><td>The building has been designed to provide appropriate separation distances from neighbouring properties to maintain visual privacy in accordance with the Apartment Design Guide. Side and rear setbacks of 1.5 m and 8 m respectively, combined with carefully positioned windows and balcony layouts, ensure that primary habitable rooms and private open spaces on adjacent sites are not overlooked.</td><td>Objective partially achieved</td></tr>
<tr><td></td><td colspan="2">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</td><td>The site and building have been designed to optimise privacy while maintaining access to natural light and ventilation. Dual-aspect apartments and generous front and rear balconies provide ample daylight and airflow to living areas without overlooking neighbouring properties. Façade</td><td>Objective achieved</td></tr>
</table>

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			articulation, and carefully positioned openings balance outlook and views, ensuring residents enjoy visual amenity while maintaining privacy for adjoining dwellings. These design strategies achieve a high level of internal and external amenity consistent with the Apartment Design Guide objectives.	
3G Pedestrian Access and Entries	**Objective 3G-1** Building entries and pedestrian access connects to and addresses the public domain		Building entrances are easily discernible, featuring distinctive materials, articulated gates, lighting, and signage. These elements are designed to align with the established street typologies in the area, ensuring a cohesive streetscape.	Objective achieved
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Electronic key access and intercom points are installed at both residential and vehicular entrances for enhanced security and convenience. Building access areas, such as lift lobbies, stairwells, and carpark entrances, are designed to be easily visible from public areas, ensuring clear navigation. Signage and wayfinding solutions are incorporated into the design to aid visitors and residents in navigating the building. The carpark entry is carefully positioned to ensure it does not obstruct the visibility or accessibility of the building entrances.	Objective achieved
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		Vehicle access to the site is provided via a single entry point on East Esplanade, designed to be clearly visible and easily navigable. The use of a car lift for basement parking minimises vehicle movements at street level, reducing potential conflicts with pedestrians. The access point is	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			aligned to integrate seamlessly with the streetscape, maintaining a visually uncluttered frontage and ensuring that pedestrian safety and the quality of the public domain are prioritised.	
3J Bicycle and Car Parking	**Objective 3J-1** Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	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.	Please refer to the traffic report for specific details regarding the minimum and maximum car parking numbers. The provision of car parking complies with the guidelines outlined in the Manly Council Development Control Plan (DCP), with parking facilities provided off-street and located within a carpark.	Objective achieved
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Residents have access to undercover bicycle parking facilities within the car park area and private storage sections.	Objective achieved
	Objective 3J-3 Car park design and access is safe and secure		The layout of the proposed car park is designed to be efficient, prioritizing safety and security measures.	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			Circulation areas within the car park are straightforward, providing clear visibility and ample lighting for enhanced safety. Lobby areas, along with lifts and stairs, are strategically placed within circulation zones, promoting ease of access and visibility. The car park design incorporates lighting, signage and line markings to further enhance safety.	
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Efficiency has been paramount in optimizing the carpark design, encompassing the layout of car parking spaces, service, and storage areas. All car parking facilities are positioned exclusively below ground level, maximizing space utilization, and minimizing visual impact. To ensure proper air circulation, mechanical ventilation systems have been integrated into the carpark. Exhaust grilles, discreetly located on the roof, are carefully concealed from view, preserving the aesthetic harmony of the structure.	Objective achieved
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised		N/A	
Part 4 – Designing the Building				

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
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	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	The proposal has been review and is calculated to the below summarised ADG assessed direct sunlight to residential apartments for June 21, between the hours of 9.00 am and 3.00 pm. 87.5% (7 of 8) of apartments will achieve 2 hours solar access across the assessment window.	Objective achieved
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	12.5% (1 of 8) of apartments will receive no solar access across the assessment window.	Objective achieved
	Objective 4A-2 Daylight access is maximised where sunlight is limited		To maximize natural lighting within habitable rooms, large windows are strategically incorporated as primary light sources.	Objective achieved
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		The generous size of the balconies serves to provide effective shading from the summer sun to the adjacent living areas. For windows not directly shaded by balconies, deeper reveals are employed to minimize direct sunlight penetration, contributing to a comfortable indoor environment during warmer months.	Objective achieved
4B Natural Ventilation	**Objective 4B-1** All habitable rooms are naturally ventilated		Habitable rooms are meticulously designed to facilitate natural ventilation, with all such rooms equipped with openable windows.	Objective achieved
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		To optimize natural ventilation, all apartments above ground are strategically designed with a dual or triple aspect layout,	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			ensuring ample exposure to fresh air and promoting effective airflow throughout the living spaces. Each of the ground floor units have generous operable sliding glass doors to living spaces and bedrooms.	
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	1. 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	All apartments, accounting for 100% of the total, are naturally ventilated, ensuring a comfortable and well-ventilated living environment for occupants.	Objective achieved
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	The generously sized apartments, offering dual and triple aspects, optimize natural cross ventilation.	Objective achieved
4C Ceiling Heights	**Objective 4C-1** Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	The proposed ceiling heights are specified as follows: - Habitable rooms: 2.8 meters - Non-habitable rooms: 2.5 meters	Objective achieved
		Minimum ceiling height for apartment and mixed use buildings		
		Habitable Rooms: 2.7m		
		Non-Habitable: 2.4m		
		For 2 Storey Apartments: 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area		

<table>
<tr><th></th><th>OBJECTIVE</th><th colspan="2">DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td></td><td></td><td>Attic Spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td><td></td><td></td></tr>
<tr><td></td><td></td><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td><td></td><td></td></tr>
<tr><td></td><td colspan="2">Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</td><td>Bulkheads are intentionally positioned away from living areas to maintain open and spacious living environments. They are primarily located above cupboards, corridors, non-habitable rooms, and occasionally in bedrooms as needed, ensuring efficient use of space while maintaining aesthetic appeal.</td><td>Objective achieved</td></tr>
<tr><td></td><td colspan="2">Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building</td><td>The ceiling height is tailored to suit the building type and zoning regulations of the neighbourhood, ensuring compliance while maintaining architectural integrity and suitability for the local context.</td><td>Objective achieved</td></tr>
<tr><td>4D
Apartment Size and Layout</td><td>Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</td><td colspan="2">1. Apartments are required to have the following minimum internal areas:
<table><tr><th>Apartment Types</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m^3</td></tr><tr><td>1 bedroom</td><td>50m^3</td></tr><tr><td>2 bedroom</td><td>70m^3</td></tr><tr><td>3 bedroom</td><td>90m^3</td></tr></table>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each.</td><td>All apartments have been designed to provide functional, well-organised layouts that deliver a high standard of internal amenity. Each dwelling meets or exceeds the minimum internal areas specified in the Apartment Design Guide, with the 1-bedroom, 2-bedroom, and 3-bedroom apartments providing generous living, kitchen, bedroom, and storage spaces. The layouts include separate laundries, walk-in pantries where appropriate, and direct lift access, ensuring convenience, practicality, and comfortable living for all residents.</td><td>Objective achieved</td></tr>
</table>

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
		A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each.		
		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	Each habitable room features a window situated in an external wall, with a total minimum glass area equivalent to at least 10% of the floor area of the room. This design ensures ample access to daylight and fresh air directly from outside, without relying on borrowed light or ventilation from adjoining rooms.	Objective achieved
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	While some open-plan living, dining, and kitchen areas exceed the standard depth of 2.5 × ceiling height (2.8 m) or 8 m from a window, the layouts are dual-aspect with large openings on opposite façades. This ensures ample natural light and ventilation reach all habitable areas, maintaining a high level of environmental performance and resident amenity consistent with the intent of the Apartment Design Guide.	Objective partially achieved
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Although some open-plan areas reach 10 m in depth (exceeding the 7 m limit for a 2.8 m ceiling), their dual-aspect design with large openings ensures adequate daylight and ventilation, maintaining high environmental performance.	Objective partially achieved
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space)	Complies	Objective achieved
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies.	Objective achieved

<table>
<tr><th></th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td></td><td></td><td>3. Living rooms or combined living/dining rooms have a minimum width of:
• 3.6m for studio and 1 bedroom apartments
• 4m for 2 and 3 bedroom apartments</td><td>Complies.</td><td>Objective achieved</td></tr>
<tr><td></td><td></td><td>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>N/A</td><td>N/A</td></tr>
<tr><td>4E
Private Open Space and Balconies</td><td>Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td><td>1. All apartments are required to have primary balconies as follows:
<table>
<tr><th>Dwelling type</th><th>Minimum Area</th><th>Minimum Depth</th></tr>
<tr><td>Studio</td><td>4m^3</td><td>-</td></tr>
<tr><td>1 bedroom</td><td>8m^3</td><td>2m</td></tr>
<tr><td>2 bedroom</td><td>10m^3</td><td>2m</td></tr>
<tr><td>3+ bedroom</td><td>12m^3</td><td>2.4m</td></tr>
</table>
The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>All primary balconies exceed the minimum areas and depths specified in the Apartment Design Guide, with additional balconies provided off secondary living areas on the rear northern façade, enhancing outdoor amenity for residents.</td><td>Objective achieved</td></tr>
<tr><td></td><td></td><td>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must</td><td>The ground-floor 2-bedroom unit provides private open space compliant with the ADG minimum of 15 m² and 3 m depth.</td><td>Objective partially achieved</td></tr>
</table>

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
		have a minimum area of 15m^2 and a minimum depth of 3m.	The street facing 1-bedroom offers a slightly smaller space of 10 m^2 with a minimum dimension of 1.85 m. While below the ADG requirement for ground-floor units, this space is generous relative to the apartment size and has been maximised within the constraints of street-front services and access, providing functional and usable outdoor amenity.	
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		Balconies are strategically positioned adjacent to living and dining rooms to seamlessly extend these spaces, enhancing overall functionality and living experience. Additional balcony spaces off secondary living space adds access to sunlight throughout the day.	Objective achieved
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		The design of the balcony openings within the building form is carefully considered as an integral aspect of the architectural expression of the building, contributing to its overall aesthetic appeal and character.	Objective achieved
	Objective 4E-4 Private open space and balcony design maximises safety		Private open spaces and balconies are designed to maximise safety through appropriately specified balustrades, controlled access from apartments, and clear sightlines for passive surveillance. Ground-level spaces benefit from visibility from the street and neighbouring apartments, while lighting and landscaping enhance security without compromising privacy.	Objective achieved
4F	**Objective 4F-1** Common circulation spaces achieve good amenity and	1. The maximum number of apartments off a circulation core on a single level is eight	The external circulation area serves a maximum of two units per level.	Objective achieved

<table>
<tr><th></th><th>OBJECTIVE</th><th>DESIGN CRITERIA</th><th>PROPOSED</th><th>COMMENT</th></tr>
<tr><td rowspan="2">Common Circulation and Spaces</td><td>properly service the number of apartments</td><td>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</td><td>N/A</td><td></td></tr>
<tr><td colspan="2">Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents</td><td>The ground-floor lobby has been designed to promote safety through clear sightlines, and ventilation. It provides a welcoming and accessible space that encourages casual interaction among residents while maintaining privacy and security. Upper levels are serviced by direct lift access, ensuring convenient and secure circulation without compromising safety.</td><td>Objective achieved</td></tr>
<tr><td rowspan="2">4G
Storage</td><td>Objective 4G-1 Adequate, well-designed storage is provided in each apartment</td><td>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:
<table><tr><th>Dwelling Type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedroom</td><td>10m³</td></tr></table>At least 50% of the required storage is to be located within the apartment</td><td>Each apartment is equipped with the necessary volume of storage, ensuring residents have ample space for their belongings.

Storage provisions for each apartment are divided between interior storage spaces within the apartment itself and additional storage areas located within the carpark.

Storage areas within each apartment are strategically positioned for accessibility, either from circulation areas or directly from living spaces, allowing for convenient use and organization.</td><td>Objective achieved</td></tr>
<tr><td colspan="2">Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments</td><td>Storage facilities situated outside of apartments are securely housed within private carpark.</td><td>Objective achieved</td></tr>
</table>

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			Individual storage cages within communal storage areas are clearly identified with signage, ensuring ease of use and organization for residents.	
4H Acoustic Privacy	**Objective 4H-1** Noise transfer is minimised through the siting of buildings and building layout		The building layout and apartment configurations have been designed to minimise noise transfer between dwellings. Apartments are arranged to separate living and sleeping areas from common walls where possible, and building setbacks and orientations reduce noise impact from neighbouring properties and the street. Internal layouts and acoustic separation measures ensure a high level of internal amenity consistent with the Apartment Design Guide.	Objective achieved
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Apartment layouts are meticulously designed with living areas and master bedrooms strategically positioned to maximize solar exposure and scenic views. The remaining bedrooms are clustered together, strategically placed away from the living areas. Access to these bedrooms is facilitated through a dedicated space, ensuring privacy and separation from the common living areas. To optimize sound control within the apartments, walls, windows, doors, floors, and ceilings are treated with acoustic materials in accordance with recommendations from a qualified acoustic consultant. This approach ensures that noise transmission within and between units is minimized, enhancing overall comfort for residents.	Objective achieved
4J	**Objective 4J-1** In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		N/A	

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Noise and Pollution	**Objective 4J-2** Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Noise transmission has been minimised through a combination of thoughtful building design, construction methods, and material selection. High-performance acoustic walls, floors, and glazing are used where required, while apartment layouts reduce direct sound paths between dwellings. These measures collectively ensure comfortable internal living environments and effective mitigation of external and internal noise.	Objective achieved
4K Apartment Mix	**Objective 4K-1** A range of apartment types and sizes is provided to cater for different household types now and into the future		The development provides a mix of apartment types and sizes to accommodate a range of household types and living needs. While the middle-level apartments are consistent in layout as full-floor units, the overall mix includes one one-bedroom, one two-bedroom, and six three-bedroom dwellings, as well as a double-storey penthouse. This combination ensures housing choice for singles, couples, families, and multi-generational households, supporting diverse accommodation needs now and into the future.	Objective achieved
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		The distribution of apartment types throughout the building is thoughtfully planned and balanced, ensuring an appropriate mix and variety across all levels.	Objective achieved
4L Ground Floor Apartments	**Objective 4L-1** Street frontage activity is maximised where ground floor apartments are located		Street frontage activity is focused through the ground-floor one-bedroom apartment, which faces East Esplanade and features a private outdoor space that engages with the street. The two-bedroom apartment is oriented to the rear communal garden, providing amenity and privacy for residents while ensuring the street-facing frontage remains active and visually engaging. Landscaping and entry design	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			further enhance the connection between the building and the public realm.	
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		The ground-floor apartments have been designed to provide high levels of amenity and safety. Each unit includes a private outdoor space that is clearly visible from the apartment and the street, enhancing natural surveillance. Entries are well-lit and easily accessible, and landscaping is arranged to maintain clear sightlines while creating a pleasant, secure environment. These design measures ensure comfortable, safe, and functional living spaces for residents.	Objective achieved
4M Facades	**Objective 4M-1** Building facades provide visual interest along the street while respecting the character of the local area		The design of the building facades takes into consideration the following principles: - The building's scale, setbacks, and proportions respond sensitively to the neighbouring heritage building and surrounding streetscape, ensuring a harmonious integration with the local character. - Elements such as complementary light shaded stone/brick, neutral colour metal features, and light/neutral render are utilized to diversify the facade, enhancing visual appeal and creating interest along the street. - Facade articulation is employed to create contrasts along the verticality of the façade. - The composition and elements of the building are carefully proportioned and exhibit a playful quality, adding character to the overall design.	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Objective 4M-2 Building functions are expressed by the facade		Building entries are distinctly delineated and accentuated by architectural elements, enhancing visibility and providing a welcoming entrance for occupants and visitors alike.	Objective achieved
4N Roof Design	**Objective 4N-1** Roof treatments are integrated into the building design and positively respond to the street		The proposal is responsive to the existing context by incorporating a flat roof form that seamlessly integrates with the overall design of the building, ensuring harmonious coexistence with neighbouring structures.	Objective achieved
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		The stepped design of the buildings top floor allows for the opportunity to utilise roof area as part of private open space.	
	Objective 4N-3 Roof design incorporates sustainability features		The flat roof design offers the potential for the installation of solar panels, presenting an opportunity for sustainable energy generation and environmental stewardship.	Objective achieved
4O Landscape Design	**Objective 4O-1** Landscape design is viable and sustainable		Please refer to the Landscape plan prepared by the Landscape Architect for detailed information.	Objective achieved
	Objective 4O-2 Landscape design contributes to the streetscape and amenity		Please refer to the Landscape plan prepared by the Landscape Architect for detailed information.	Objective achieved
4P	**Objective 4P-1** Appropriate soil profiles are provided		The soil profiles are carefully curated in accordance with the specifications outlined by the Landscape Architect, ensuring that they meet the requirements for optimal plant growth and landscape sustainability.	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Planting on Structures	**Objective 4P-2** Plant growth is optimised with appropriate selection and maintenance		The plant selections have been meticulously specified by a qualified Landscape Architect, ensuring that they are suitable for the local climate and environment. Additionally, a comprehensive landscape maintenance plan will be developed as part of future project stages to ensure the ongoing health and vitality of the landscape features. Furthermore, appropriate irrigation and drainage systems will be integrated into the design to support the health and longevity of the planter beds and vegetation.	Objective achieved
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		N/A	N/A
4Q Universal Design	**Objective 4Q-1** Universal design features are included in apartment design to promote flexible housing for all community members		The apartments generally adhere to the following features: 1. Providing a safe and continuous, step-free path of travel from the street entrance and/or parking area to the dwelling entrance, ensuring accessibility for all. 2. Offering at least one level (step-free) entrance into the dwelling, enhancing ease of access for occupants. 3. Incorporating internal doors and corridors that facilitate comfortable and unimpeded movement between spaces, promoting mobility within the living environment. 4. Including a bathroom with a hob-less (step-free) shower recess, enhancing accessibility and safety. 5. Incorporating a continuous handrail on one side of any stairway where there is a rise of more than one meter,	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			providing additional support and safety for occupants navigating stairs.	
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		N/A	
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		The design of the project meets the established design guidance criteria.	Objective achieved
4R Adaptive Reuse	**Objective 4R-1** New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		N/A	
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A	
4S Mixed Use	**Objective 4S-1** Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		N/A	
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents		N/A	
4T Awnings and Signage	**Objective 4T-1** Awnings are well located and complement and integrate with the building design		N/A	
	Objective 4T-2 Signage responds to the context and desired streetscape character		Signage is seamlessly integrated into the design, harmonizing with the scale, proportion, and detailing of the development, ensuring a cohesive and aesthetically pleasing appearance.	Objective achieved
4U	**Objective 4U-1** Development incorporates passive environmental design		The proposed design incorporates passive environmental design principles by:	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Energy Efficiency			- Ensuring solar and daylight access is generally provided to habitable rooms, enhancing natural light and warmth within the living spaces. - Facilitating natural ventilation to apartments, promoting airflow and maintaining a comfortable indoor environment.	
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		The design integrates passive heat storage strategies by: - Incorporating thermal mass in the floors of north-facing rooms, which helps absorb and store heat during the day and release it at night, contributing to temperature regulation. - Utilizing balconies to provide shading from the summer sun to the apartments, reducing solar heat gain and minimizing the need for artificial cooling. - Implementing insulation in walls and roofs to reduce heat transfer, enhancing thermal comfort and energy efficiency. - Installing seals on windows and doors to minimize air leakage, improving insulation and preventing heat loss.	Objective achieved
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation		All habitable rooms are equipped with natural ventilation systems, ensuring adequate airflow and ventilation throughout the living spaces.	Objective achieved
4V Water Management	**Objective 4V-1** Potable water use is minimised		Water-sensitive urban design principles have been integrated into the project. Rainwater will be captured for irrigating landscape areas, and all dwellings will be fitted with low-flow tapware and efficient fixtures to limit water consumption.	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
and Conservation	**Objective 4V-2** Urban stormwater is treated on site before being discharged to receiving waters		The building has been meticulously designed in accordance with the specifications provided by a qualified Hydraulic Engineer, ensuring compliance with hydraulic systems and standards.	Objective achieved
	Objective 4V-3 Flood management systems are integrated into site design		The building has been designed in accordance with the specifications provided by a suitably qualified Hydraulic & Hydrologic Engineer, ensuring that hydraulic and hydrologic systems are meticulously planned and implemented.	Objective achieved
4W Waste Management	**Objective 4W-1** Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents		As part of the Development Application (DA), a comprehensive Waste Management Plan has been prepared. Adequately sized storage areas for residential rubbish bins are strategically located at carpark level, ensuring efficient waste management. Waste storage areas are equipped with mechanical ventilation systems, meeting specifications outlined by the mechanical consultant, to ensure proper ventilation and hygiene. Additionally, provisions have been made to facilitate easy movement of bins between storage rooms and the collection point, streamlining the waste disposal process.	Objective achieved
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling		Each dwelling will be equipped with a small recycling cupboard to facilitate proper sorting and storage of recyclable materials. Residential waste storage areas are designed to be separated and secure, ensuring the safety and cleanliness of	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			the environment while promoting responsible waste management practices.	
4X Building Maintenance	**Objective 4X-1** Building design detail provides protection from weathering		The balcony overhangs are designed to offer protection to full-height sliding glass doors, shielding them from adverse weather conditions. Selected materials, including stone, powder-coated metal detailing, high-quality render, glass, and powder-coated aluminium window framing, are chosen for their durability and aesthetic appeal, contributing to the overall quality and longevity of the structure.	Objective achieved
	Objective 4X-2 Systems and access enable ease of maintenance		The building has been designed to facilitate efficient maintenance through well-considered access to all service areas, plant, and infrastructure. Common areas, balconies, and rooftop spaces are safely and conveniently accessible for cleaning and repairs, while building systems, including plumbing, electrical, and mechanical services, are located to allow straightforward inspection and servicing. These provisions ensure the long-term functionality and durability of the development.	Objective achieved
	Objective 4X-3 Material selection reduces ongoing maintenance costs		Lighting in common areas is regulated using timers and motion sensors, promoting energy efficiency and ensuring optimal illumination when needed. Stone/brick and a high-quality render system has been chosen for its exceptional weathering and aging properties, contributing to the longevity and aesthetic appeal of the building.	Objective achieved

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
			Surfaces such as brickwork and render are selected for their ease of cleaning, facilitating maintenance and upkeep of the property. Common areas, including corridors and lift car interiors, are finished with durable, hard-wearing materials, ensuring longevity and withstanding heavy foot traffic.	