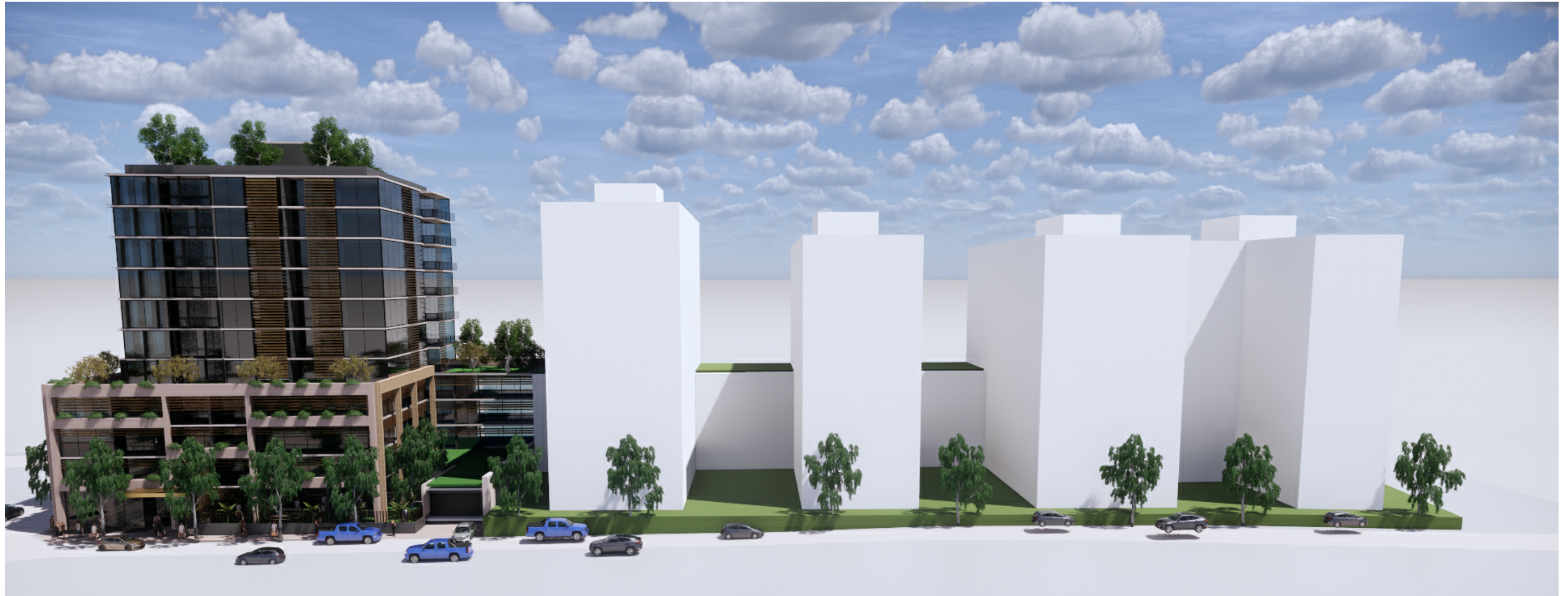




Subject SITE 17-20 Loftus Crescent

A01	COVER	A	08.11.19	A21	PROPOSAL THE SITE	A	08.11.19
A02	TABLE OF CONTENTS	A	08.11.19	A22	PROPOSAL TYPICAL BASEMENT PLAN	A	08.11.19
A03	STRATEGIC LOCATION	A	08.11.19	A23	PROPOSAL GROUND FLOOR PLAN	A	08.11.19
A04	INTRODUCTION	A	08.11.19	A24	TRUCK TURNING PATHS		
A05	STRATEGIC POSITIONING LAND USE & DENSITY	A	08.11.19	A25	PROPOSAL LEVEL 2/3 PLAN	A	08.11.19
A06	STRATEGIC POSITIONING STRUCTURE/PRECICT PLAN	A	08.11.19	A26	PROPOSAL LEVEL 4	A	08.11.19
A07	PLANNING FRAMEWORK	A	08.11.19	A27	PROPOSAL TYPICAL L5 TO L11	A	08.11.19
A08	PLANNING FRAMEWORK CURRENT LEP FRAMEWORK	A	08.11.19	A28	PROPOSAL TYPICAL MASSING SECTION	A	08.11.19
A09	PLANNING FRAMEWORK RECOMMENDED FSR CHANGES	A	08.11.19	A29	PROPOSAL MASSING ELEVATIONS EAST	A	08.11.19
A10	PLANNING FRAMEWORK CURRENT LEP FRAMEWORK	A	08.11.19	A30	PROPOSAL MASSING SECTION WEST	A	08.11.19
A11	PLANNING FRAMEWORK RECOMMENDED HEIGHT MAP	A	08.11.19	A31	PROPOSAL MASSING SECTION A-A	A	08.11.19
A12	PLANNING FRAMEWORK RECOMMENDED SETBACK	A	08.11.19	A32	SOLAR COMPLIANCE	A	08.11.19
A13	SITE ANALYSIS	A	08.11.19	A33	CROSS VENTILATION	A	08.11.19
A14	SITE ANALYSIS CONTEXT	A	08.11.19	A34	PROPOSAL SHADOW TESTING	A	08.11.19
A15	SITE ANALYSIS SUBJECT SITE	A	08.11.19	A35	GFA CALCULATIONS	A	08.11.19
A16	SITE ANALYSIS SITE STREETScape	A	08.11.19	A36	PROPOSAL YIELD CALCULATION	A	08.11.19
A17	PROPOSAL	A	08.11.19	A37	PROPOSAL ADG COMPLIANCE	A	08.11.19
A18	PROPOSAL VISION	A	08.11.19	A38	PROPOSAL IMAGES	A	08.11.19
A19	PROPOSAL BUILT FORM EVOLUTION	A	08.11.19	A39	PROPOSAL IMAGES	A	08.11.19
A20	PROPOSAL BUILT FORM EVOLUTION	A	08.11.19				







This UDR is prepared as part of a Planning Proposal submitted in accordance with ~ 55 of the Environmental Planning and Assessment (EP&A) Act 1979 and provides an outline and justification for the proposed amendments to the development controls for Mixed Use and High Density Residential land at 17-20 Loftus Crescent ("the subject site"). This proposal seeks to amend the Strathfield Local Environmental Plan (LEP) 2012.

This UDR has been prepared in support of an application to increase the maximum building height control from 15 metres to 75 metres and increase the maximum floor space ratio (FSR) control from 2.25 : 1 (20 Loftus Crescent) and 2.7 : 1 (17,18 & 19 Loftus Crescent) to 3.6 : 1. The subject site (17-20 Loftus Crescent) is zoned Mixed Use Zone and no change to the land use zone is proposed. The UDR will facilitate a 11 storey mixed use building (35 metres approx), containing retail, commercial and social infrastructure land uses on the ground floor, and 80 residential apartments from L02 - L11; The south side of the site is facing suburban railway and within 250 metres walking distance of the Homebush railway station.

The site comprises four (4) allotments and is known legally as follows:

- 20 Loftus Crescent (Lot 16 DP 9154) - 491.454 m²
- 19 Loftus Crescent (Lot 15 DP 9154) - 478.027 m²
- 18 Loftus Crescent (Lot 14 DP 9154) - 490.113 m²
- 17 Loftus Crescent (Lot A DP 405742) - 391.033 m²

This UDR forms part of a package of supporting documents for consideration by Council and the Gateway under section 56 of the EP&A Act 1979. This UDR application is therefore supported by the following studies and documentation: Traffic and Transport Assessment, prepared by Traffix dated Oct 2017;



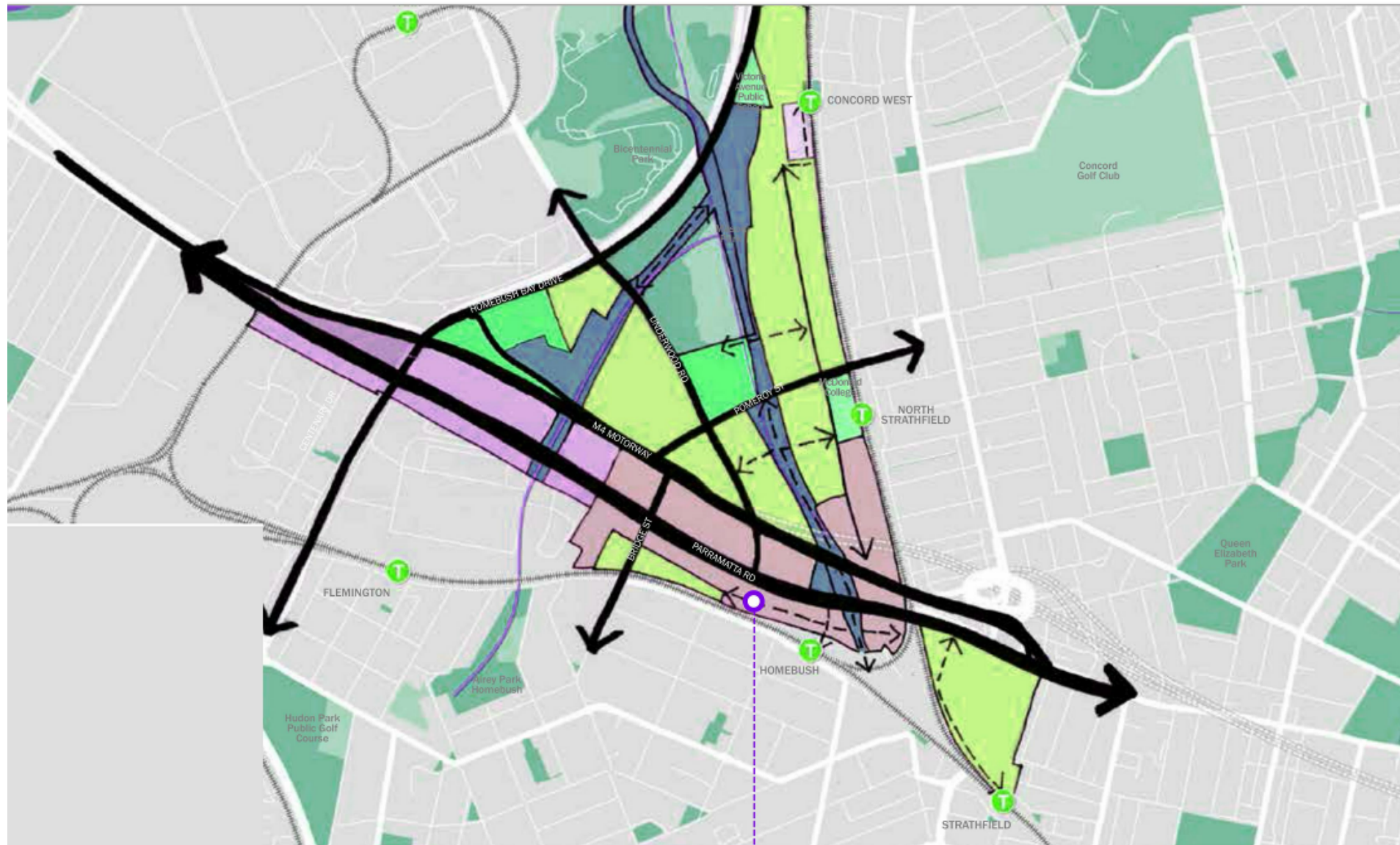
Homebush will be a focus for high density housing, with a hub of activity between Homebush, North Strath eld, Concord West and Strath eld Stations. Both Parramatta Road and George Street will form main streets to build on the character of the Bakehouse Quarter and the curve of Parramatta Road.

Taller residential buildings will mark the centre of activity at the Precinct's core. The network of streets to the north and west from here will be easy and safe to walk through, with medium-density housing and the green corridor of Powells Creek. The area around Flemington Markets will have a new employment and retail focus.

The Corridor will be home to **56,000 new people**, living in **27,000 new homes**. There will also be **50,000 new jobs** created in the next 30 years.

- \$31 billion of development value is realised
- 8 Precincts to deliver a diverse and resilient economy, new homes, shops, services and recreation
- Better public transport in the Corridor and a series of walking and cycling connections
- A greener corridor with more trees and landscaping, parks and open spaces
- Additional community facilities to support future neighbourhoods
- Quality design of buildings and public spaces
- Respect for heritage
- Reduced water and energy use

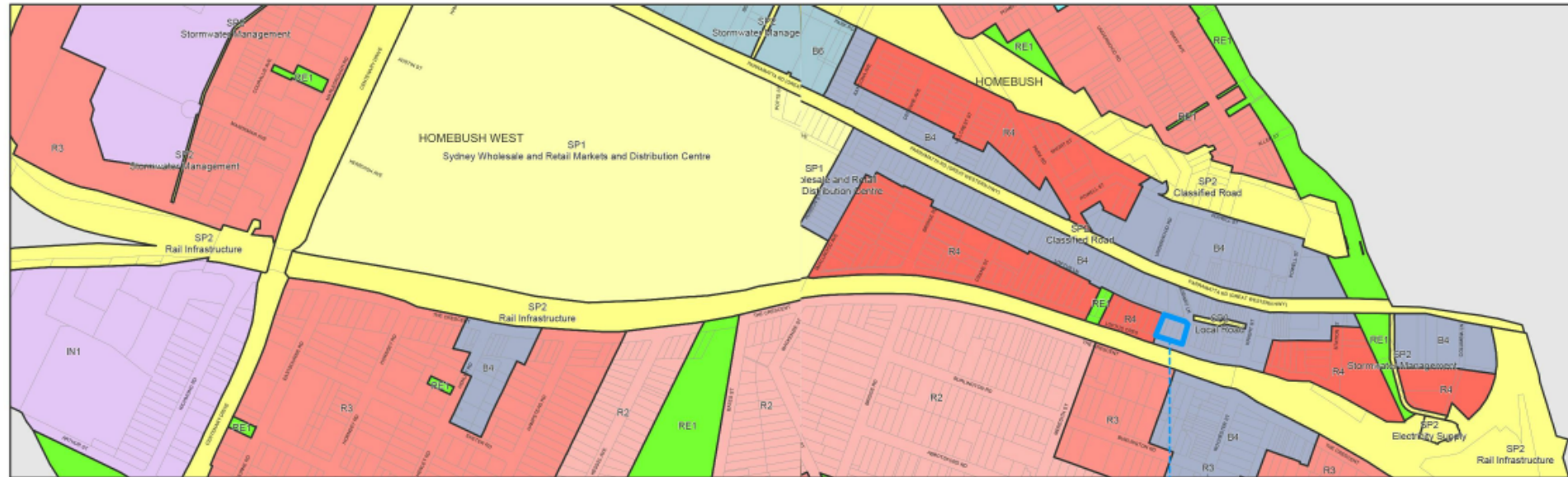
	Proposed Growth Projections			
	2023	2050		
population	8310	19,570		
dwellings	4210	9450		
jobs	5610	12853		
proposed indicative lands use				
	SHORT TERM	LONG TERM	SHORT TERM	LONG TERM
	2023	2050	2023	2050
pte-clnct	435,000	1,030,000	195,000	210,000
FRAME ARTA	0	87,000	0	0



Delivering the Vision

- building on the vibrancy and character of the Bakehouse Quarter
- delivering a high quality open space network and improving the areas around the train stations
- planting trees and improving the environment along Parramatta Road
- ensuring the viability of shops and commercial uses along Parramatta Road
- addressing on-street parking along Parramatta Road
- minimising traffic congestion along Parramatta Road, including north-south connections
- boosting service frequency at Flemington, Homebush, Concord West and North Strathfield Stations
- addressing barriers such as the M4 Motorway and Concord Road
- managing flooding, noise and contamination constraints.
- Creating compelling urban forms within an urban context and dedicating a majority of the ground plane to public amenity.
- Achieving a high amenity standard to built forms with 2 hours solar access to 70% of apartments at mid-winter and natural cross ventilation to 60% of apartments .
- Increase the attractiveness and function of the rear laneway.





Zoning map - Parramatta LEP 2012



FSR map - Parramatta LEP 2012

Land zoning

The site is zoned partially B4 Mixed Use.

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B6 Enterprise Corridor
 - B7 Business Park
 - E2 Environmental Conservation
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP1 Special Activities
 - SP2 Infrastructure

Cadastr
 Cadastre 20/07/08 © Land and Property Information (LPI)

Floor Space Ratio

The site is permitted to have floor space ratio of partially 2.25:1 and partially 2.7:1.

- Maximum Floor Space Ratio (n:1)**
- G 0.65
 - L 0.9
 - N 1
 - P 1.2
 - Q 1.35
 - R1 1.4
 - R2 1.45
 - S1 1.5
 - S2 1.65
 - S3 1.8
 - T 2
 - U 2.5
 - V 3
 - W 3.5
 - X1 4
 - X2 4.2
 - Z 5
- (In certain circumstances refer to clause 4.4A)**
- 2 Refer to Clause 4.4A
 - 2.25 Refer to Clause 4.4A
 - 2.5 Refer to Clause 4.4A
 - 2.7 Refer to Clause 4.4A
 - 2.95 Refer to Clause 4.4A
 - 3.1 Refer to Clause 4.4A
 - 3.15 Refer to Clause 4.4A
- Cadastr**
 Cadastre 20/07/08 © Land and Property Information (LPI)
- Area 1** Refer to Clause 4.4A
Area 2 Refer to Clause 4.4B
Area 3 Refer to Clause 4.4B



The site is nominated to have a 3.6:1 FSR as stated in the amendments to the Parramatta Road Corridor Urban Transformation Strategy.

Floor Space Ratio	
D	0.5:1
H	0.7:1
I	0.75:1
N	1.0:1
Q	1.3:1
R	1.4:1
S1	1.5:1
S2	1.6:1
S3	1.9:1
T1	2.2:1
T2	2.3:1
T3	2.4:1
U	2.8:1
V	3.2:1
W	3.6:1
X	4.0:1
Z	5.0:1

— Subject Site
 Homebush Precinct Boundary
 SCALE 1:3500 @A3

Recommended FSR changes to Homebush LEP, "Parramatta Road Corridor Urban transformation - Planning and Design Guideline Nov 2016" -SITE - Proposed FSR 3.6:1



Zoning map - Parramatta LEP 2012

Land zoning

The site is zoned partially B4 Mixed Use.

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B6 Enterprise Corridor
 - B7 Business Park
 - E2 Environmental Conservation
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP1 Special Activities
 - SP2 Rail Infrastructure
- Cadastre**
- Cadastre 20/07/08 © Land and Property Information (LPI)

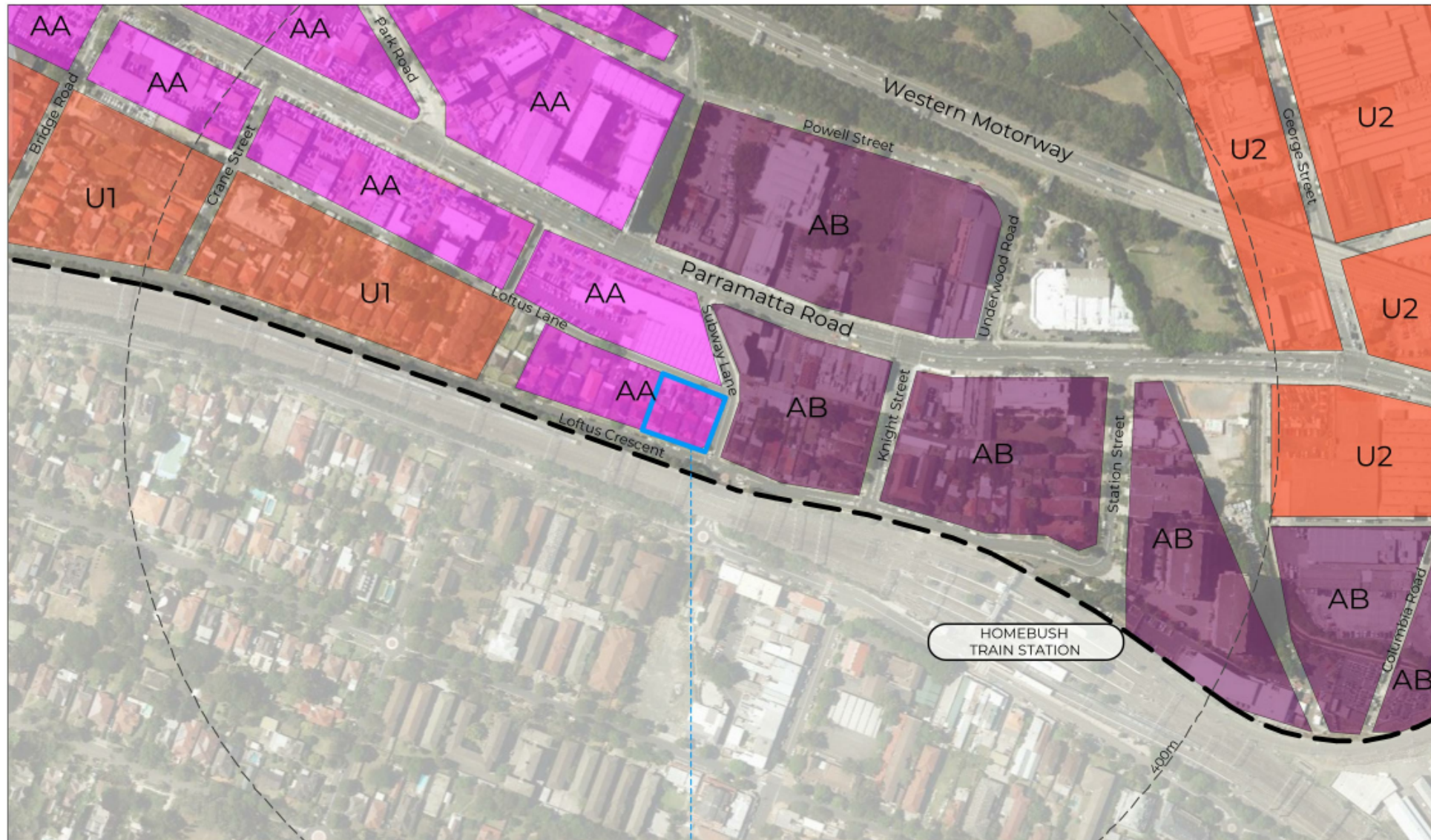


FSR map - Parramatta LEP 2012

Floor Space Ratio

The site is permitted to have floor space ratio of partially 2.25:1 and partially 2.7:1.

- Maximum Floor Space Ratio (n:1)**
- G 0.65
 - L 0.9
 - N 1
 - P 1.2
 - Q 1.35
 - R1 1.4
 - R2 1.45
 - S1 1.5
 - S2 1.65
 - S3 1.8
 - T 2
 - U 2.5
 - V 3
 - W 3.5
 - X1 4
 - X2 4.2
 - Z 5
 - Area 1 Refer to Clause 4.4A
 - Area 2 Refer to Clause 4.4B
 - Area 3 Refer to Clause 4.4B
- (In certain circumstances refer to clause 4.4A)**
- 2 Refer to Clause 4.4A
 - 2.25 Refer to Clause 4.4A
 - 2.5 Refer to Clause 4.4A
 - 2.7 Refer to Clause 4.4A
 - 2.95 Refer to Clause 4.4A
 - 3.1 Refer to Clause 4.4A
 - 3.15 Refer to Clause 4.4A
- Cadastre**
- Cadastre 20/07/08 © Land and Property Information (LPI)



Site within recommended LEP Heights

SITE - Proposed Height 75m

The proposed height of the site is 75m as stated in the amendments to the Parramatta Road Corridor Urban Transformation Strategy.

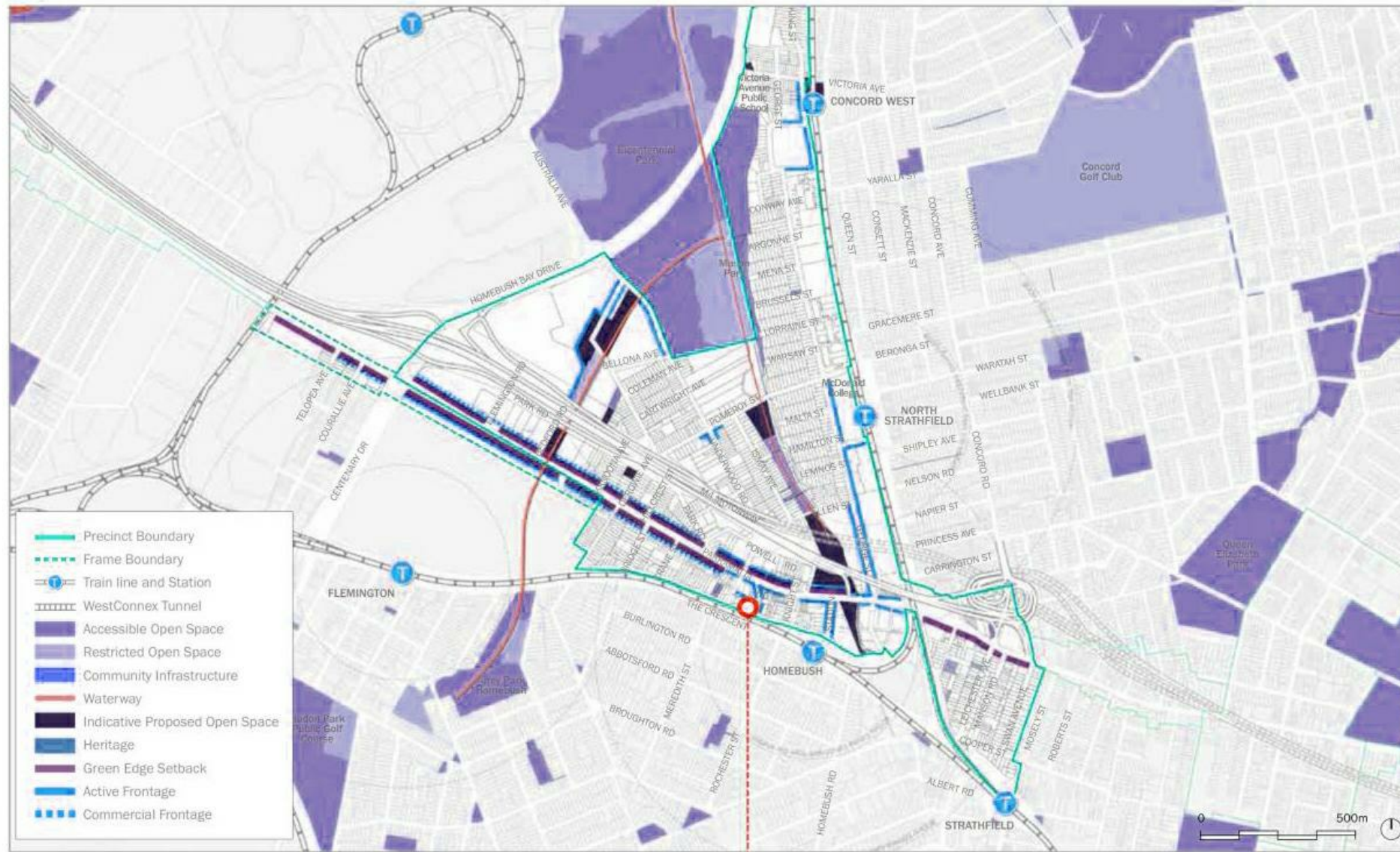
Height of Buildings

I	8.5m
K	10m
L	11m
M	12m
O	16m
P	17m
R	22m
T1	25m
T2	26m
U1	30m
U2	32m
V	35m
W	41m
Y	50m
Z	59m
AA	75m
AB	80m

— Subject Site

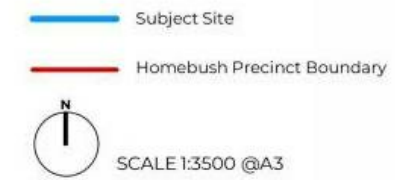
- - - Homebush Precinct Boundary

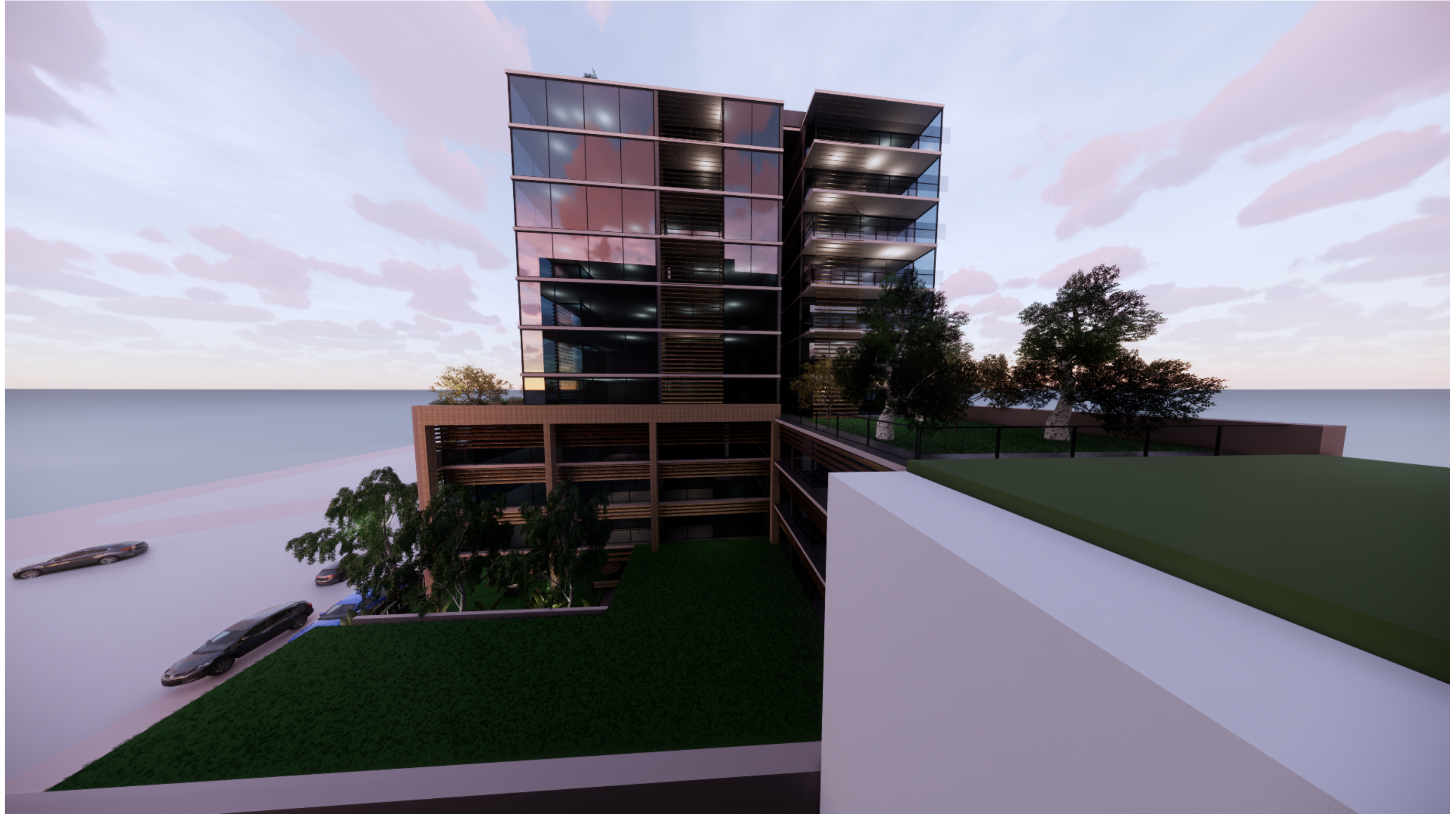




Homebush green edge, transitions and active and commercial frontage plan

	MAXIMUM STREET WALL HEIGHTS		MINIMUM BUILDING SETBACKS	
	Street Frontage	Upper Levels	Street Frontage	Upper Levels
Parramatta Road				
Green Setback	18m	Varies as per controls	6m	2-6m
Heritage	9m	Varies as per controls	0m	8m
Active & Commercial Frontage	18m	Varies as per controls	6m (in a Green Edge) 0m (other conditions)	2-6m
Local Street				
Green Setback	18m	Varies as per controls	6m	2-6m
Heritage	9m	Varies as per controls	0m	8m
Active & Commercial Frontage	18m	Varies as per controls	6m (in a Green Edge) 0m (other conditions)	2-6m
Non-Heritage or Active & Commercial	9m	Varies as per controls	3-6m	2-6m
Norton Street Balmain Road Water Street Cardigan Lane				
All other conditions	18m	Varies as per controls	3-6m	2-6m



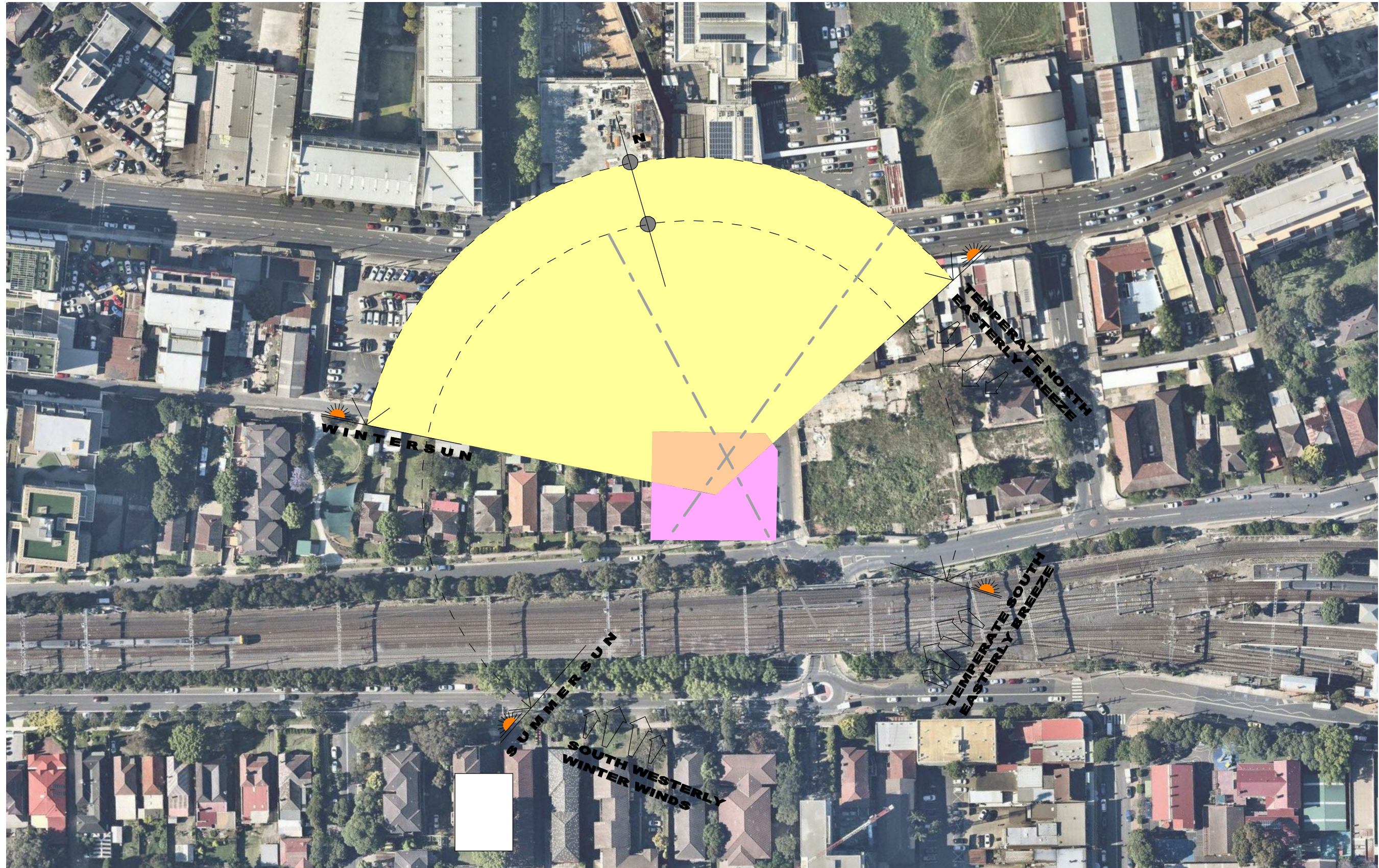




The site is located at 17-20 Loftus Crescent, in the local government area of Strathfield, within the proposed Homebush Precinct according to Parramatta Road Urban Transformation Strategy.

It is surrounded by a mix of residential dwellings and to the West and South, and business mixed use buildings to the North and East.

The site is within 400m from Homebush train station and buses on Parramatta Road to C8D and Parramatta. It also close to future light rail stop which connects to Parramatta and Carlingford. The site has good public amenity, being 1000m from shopping centres and minutes walk to local parks.





View 3 - Looking North West on the corner of Loftus Crescent and Subway Lane



View 4 - Looking East down Loftus Crescent



View 2 - Looking West down the corner of Loftus Crescent and Subway Lane



View 1 - Looking east down Loftus Lane



ARTISTS IMPRESSION OF THE MAIN PEDESTRIAN ENTRY TO THE GROUND FLOOR FOYER OFF LOFTUS LANE



ARTISTS IMPRESSION OF THE GROUND LEVEL COMMON OPEN SPACE ALONG LOFTUS LANE

Delivering the Vision

- building on the vibrancy and character of the Bakehouse Quarter
- delivering a high quality open space network and improving the areas around the train stations
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- Achieving a high amenity standard to built forms with 2 hours solar access to 70% of apartments at mid-winter and natural cross ventilation to 60% of apartments .
- Increase the attractiveness and function of the rear laneway.



1. SETBACKS AND CONTROLS TO SUBJECT SITE ACCORDING TO PARRAMATTA ROAD URBAN TRANSFORMATION STRATEGY REPORT AND APARTMENT DESIGN GUIDE.






2. MASSING OF PROPOSED 11 STOREY TOWERS IN ACCORDANCE WITH BUILDING HEIGHT RECOMMENDED BY PARRAMATTA ROAD URBAN TRANSFORMATION STRATEGY REPORT.





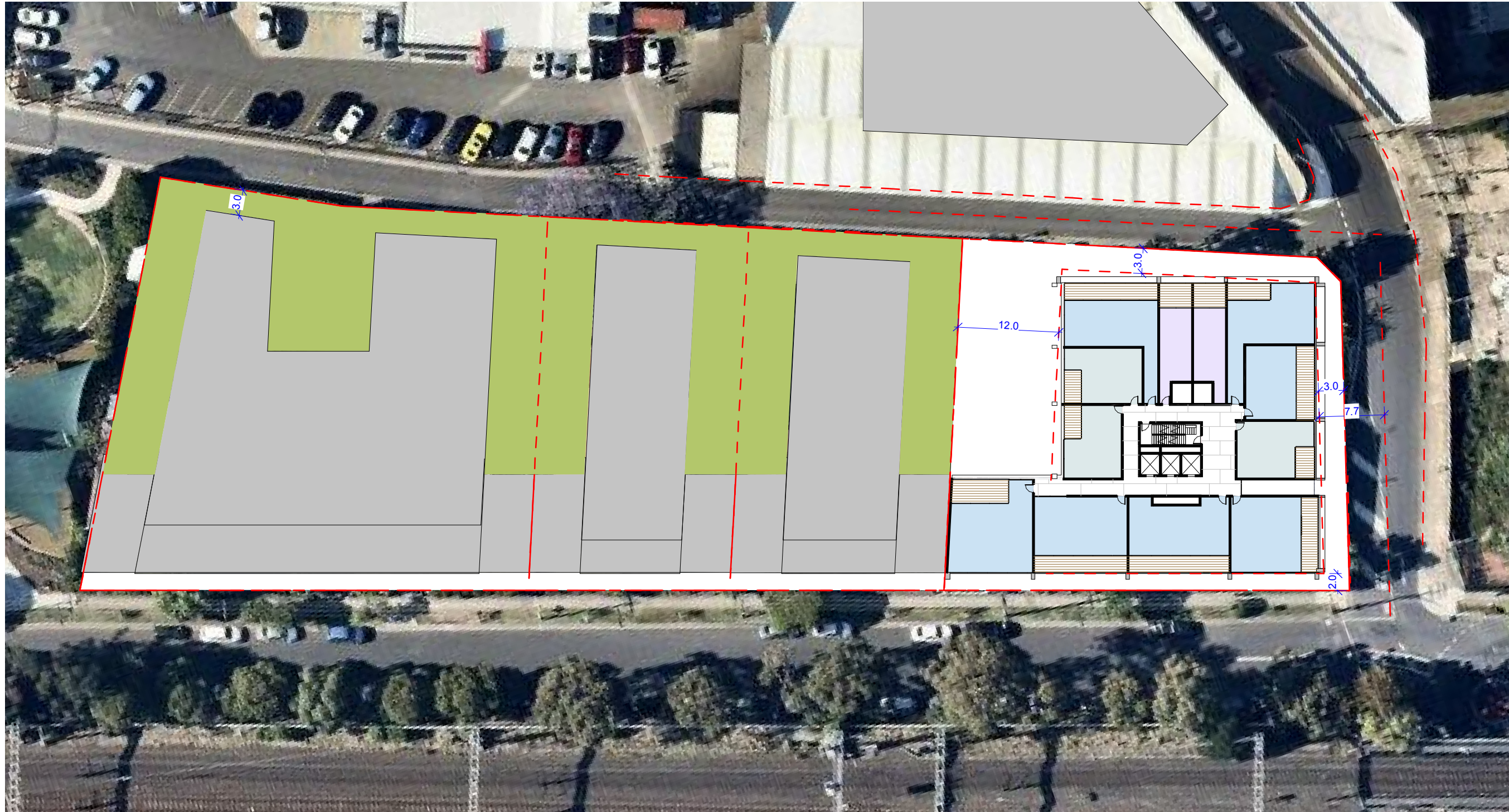


-  CARPARK
-  COS
-  POTENTIAL DEVELOPMENT BUILDING ENVELOPE



/ STUDIO

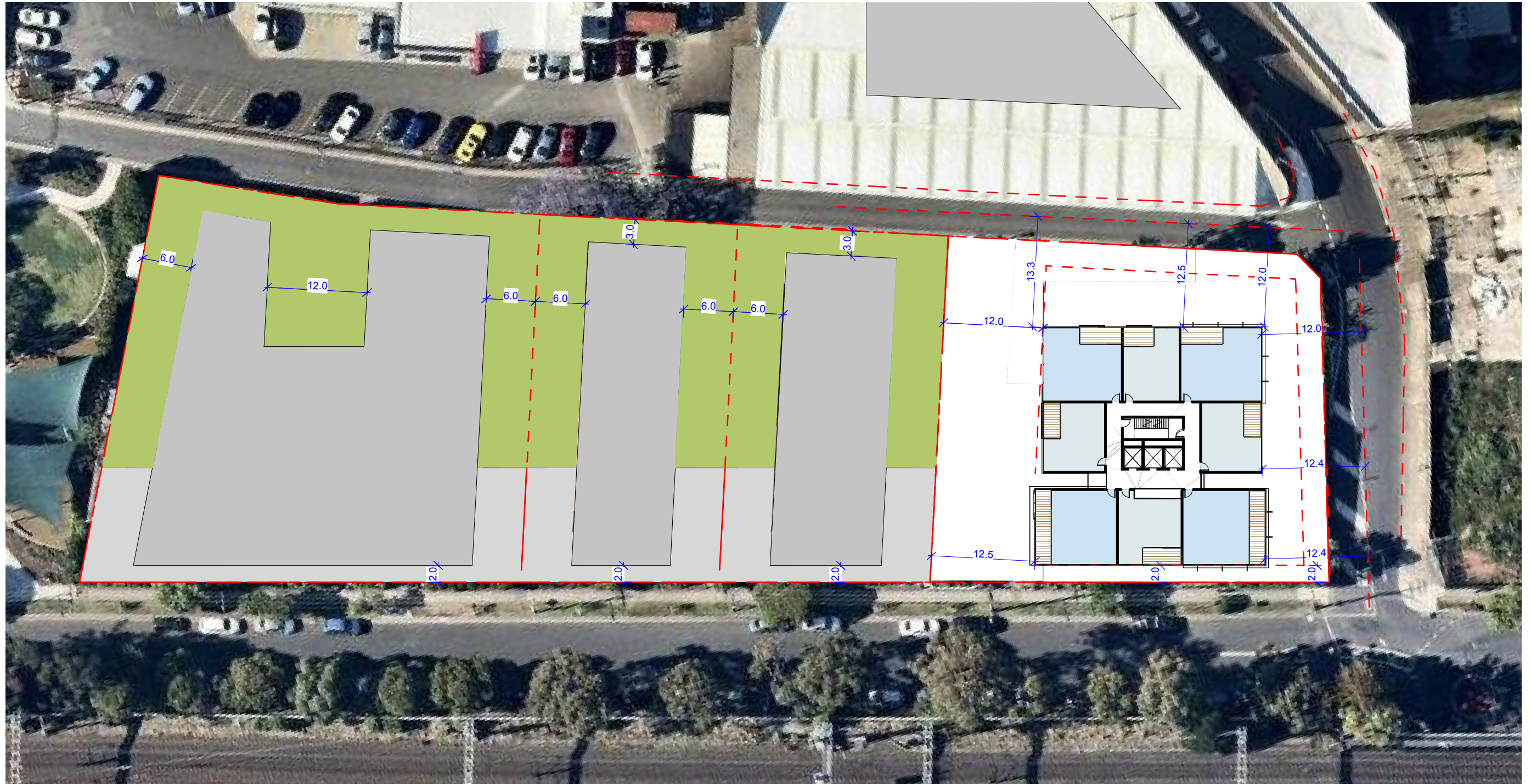
- BOOSTER
- COS
- LOADING DOCK
- OPEN ARCADE
- POTENTIAL DEVELOPMENT BUILDING ENVELOPE
- RETAIL
- SUB STATION
- SWITCHBOARD



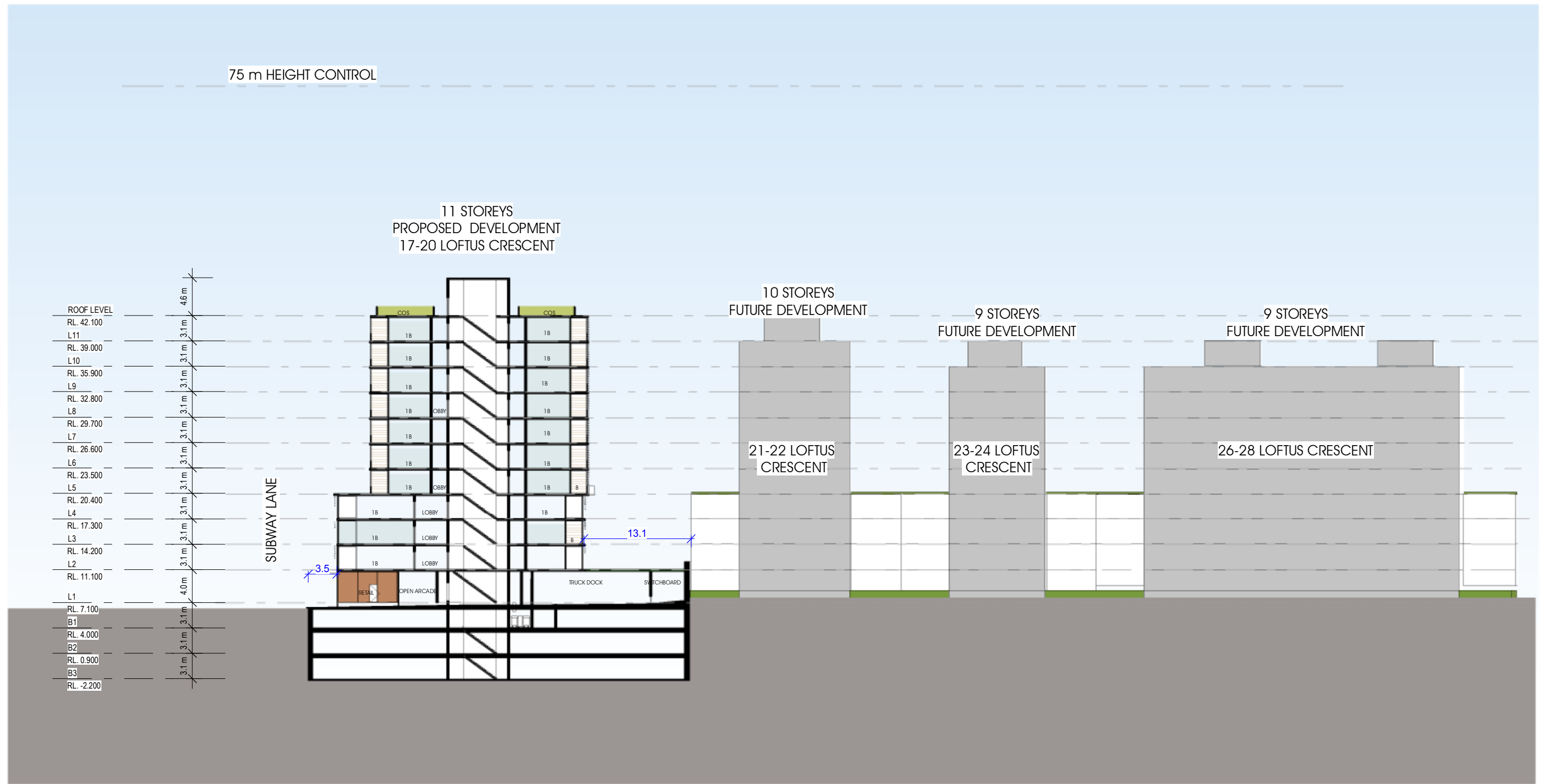
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- BALCONY
- COS
- LIFT LOBBY
- POTENTIAL DEVELOPMENT BUILDING ENVELOPE
- STUDIO UNIT

LEVEL

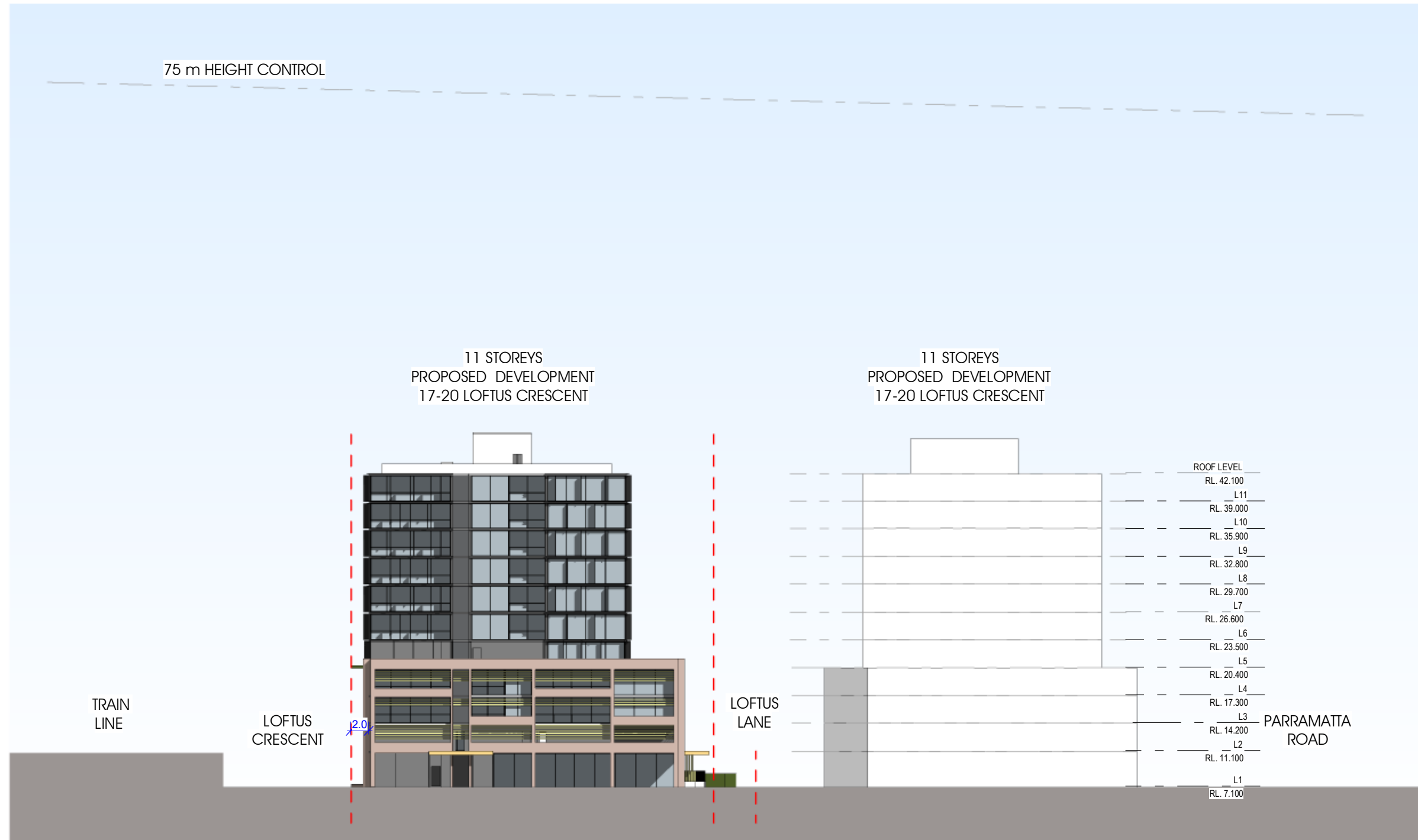
ARCHITECTURAL DIVISION
Nominated Architect | George O'Donovan Registration 6763
© COPYRIGHT LEVEL 33 PTY LTD

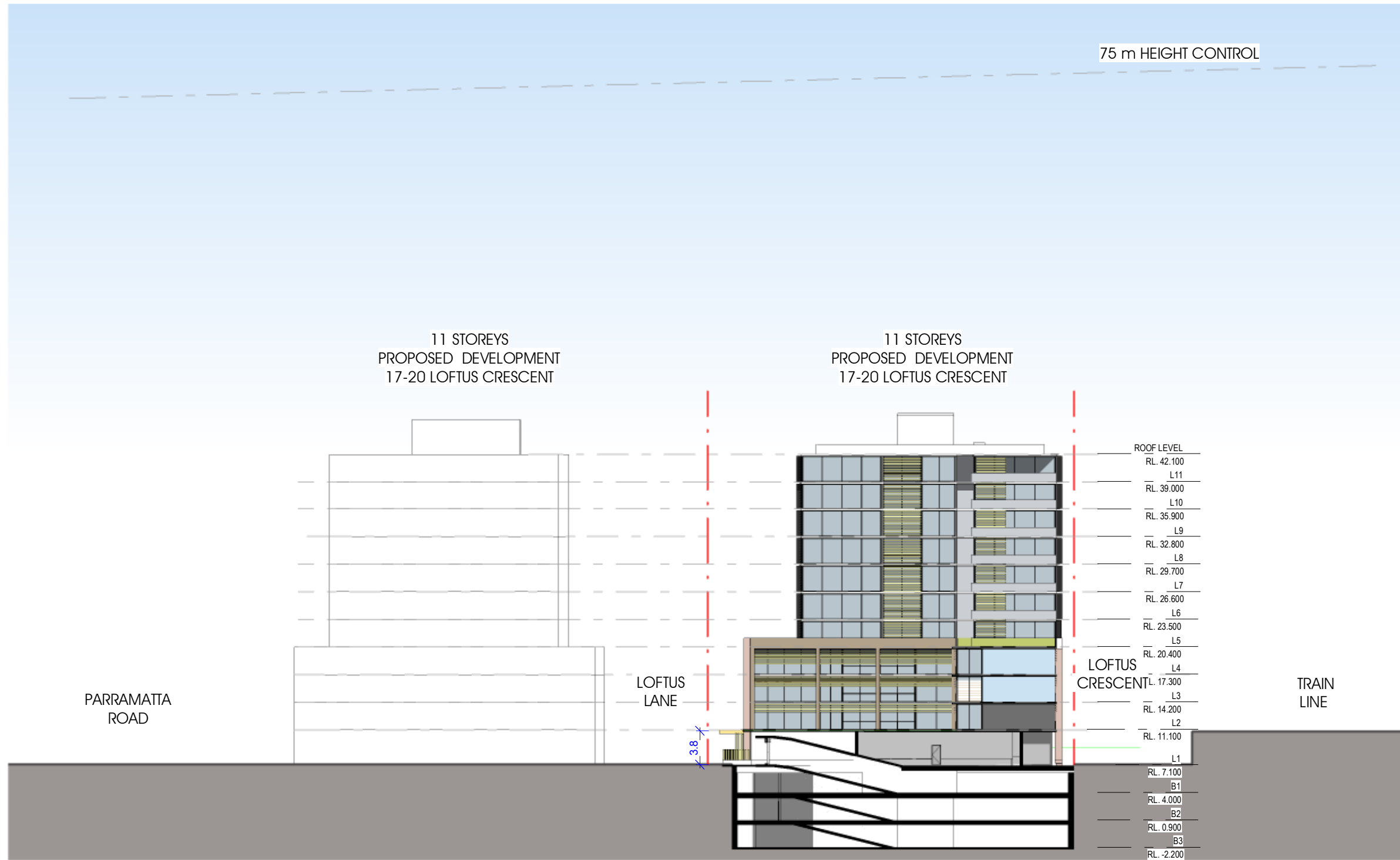


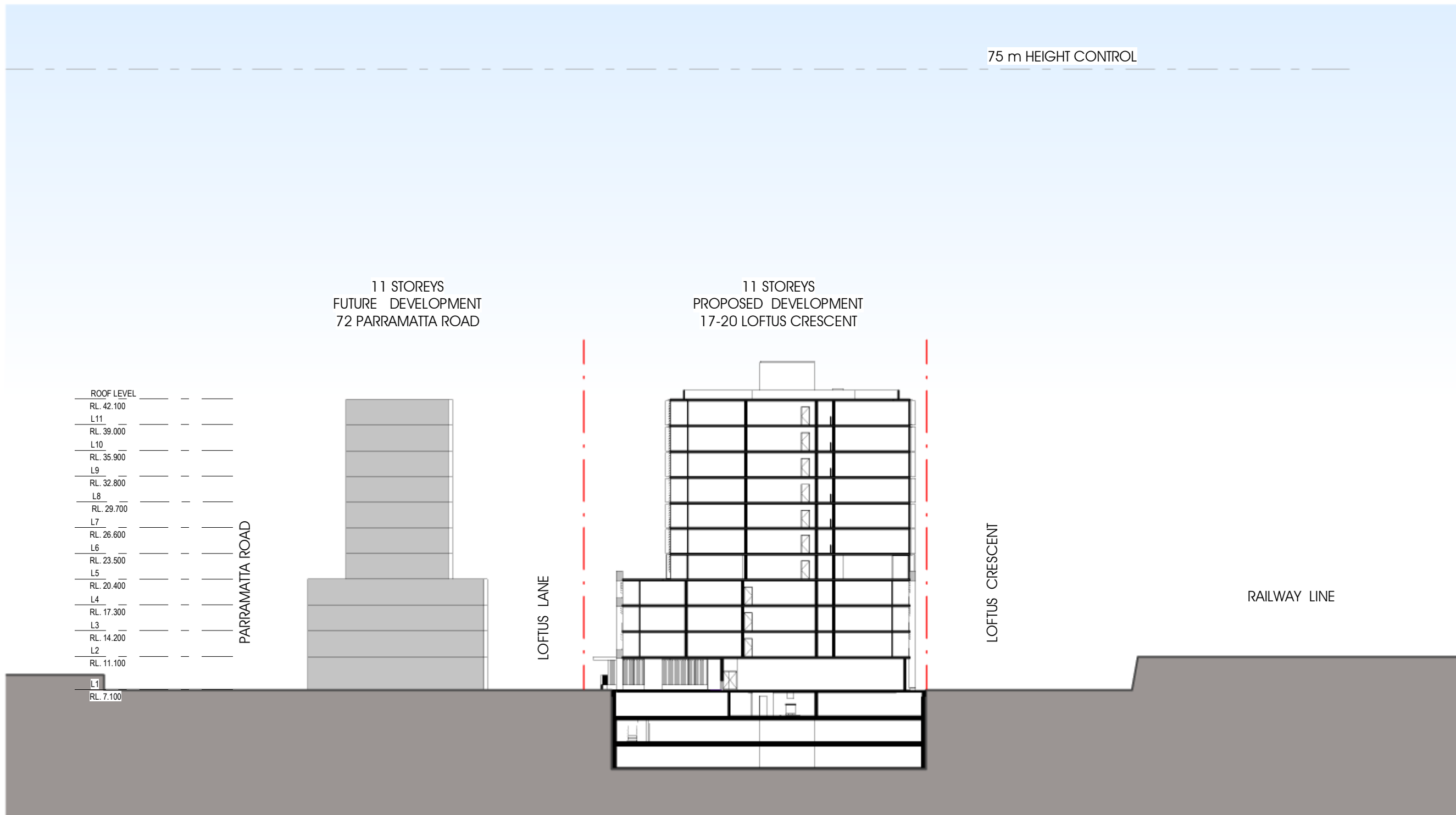
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- BALCONY
- COS
- LIFT LOBBY
- POTENTIAL DEVELOPMENT BUILDING ENVELOPE
- STUDIO UNIT



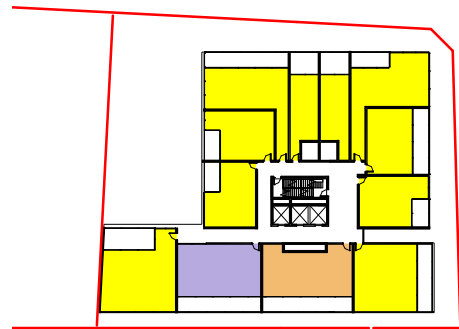
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- 3 BEDROOM UNIT
- BALCONY
- COS
- POTENTIAL DEVELOPMENT BUILDING ENVELOPE
- RETAIL
- STUDIO UNIT



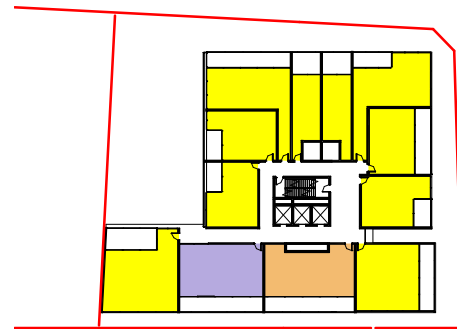




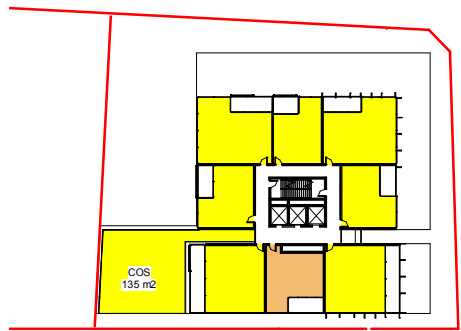
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- BALCONY
- COS
- POTENTIAL DEVELOPMENT BUILDING ENVELOPE
- RETAIL
- STUDIO UNIT



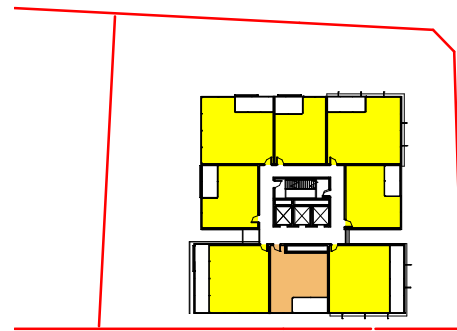
Level 2 Solar



Level 3 Solar



Level 4 Solar



Level 5-11 Solar

- SOLAR ACCESS 2 HRS-86%
- LIMITED SOLAR ACCESS - 11%
NON SOUTH FACING
- NO SOLAR ACCESS-11%

UNITS THAT ACHIEVE
AT LEAST 2 SOLAR ACCESS
HOURS/DAY

LEVEL 2	10 UNITS
LEVEL 3	10 UNITS
LEVEL 4	7 UNITS
LEVEL 5	7 UNITS
LEVEL 6	7 UNITS
LEVEL 7	7 UNITS
LEVEL 8	7 UNITS
LEVEL 9	7 UNITS
LEVEL 10	7 UNITS
LEVEL 11	7 UNITS

TOTAL SOLAR **76 UNITS/92**
 82%

UNITS THAT ACHIEVE
NO SOLAR ACCESS

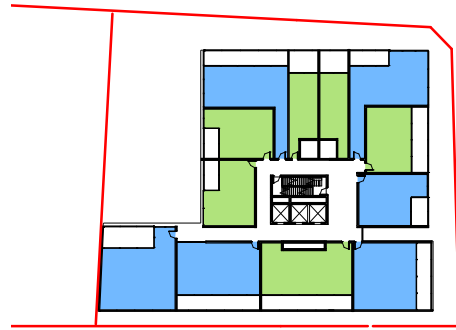
LEVEL 2	1 UNIT
LEVEL 3	1 UNIT
LEVEL 4	1 UNIT
LEVEL 5	1 UNIT
LEVEL 6	1 UNIT
LEVEL 7	1 UNIT
LEVEL 8	1 UNIT
LEVEL 9	1 UNIT
LEVEL 10	1 UNIT
LEVEL 11	1 UNIT

TOTAL NO SOLAR **10 UNITS/92**
 11%

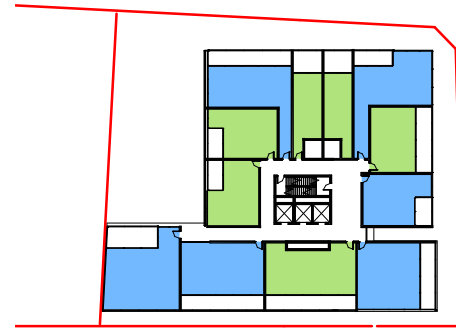
UNITS THAT ACHIEVE
SOME SOLAR

LEVEL 2	1 UNIT
LEVEL 3	1 UNIT
LEVEL 4	1 UNIT
LEVEL 5	1 UNIT
LEVEL 6	1 UNIT
LEVEL 7	1 UNIT
LEVEL 8	1 UNIT
LEVEL 9	1 UNIT
LEVEL 10	1 UNIT
LEVEL 11	1 UNIT

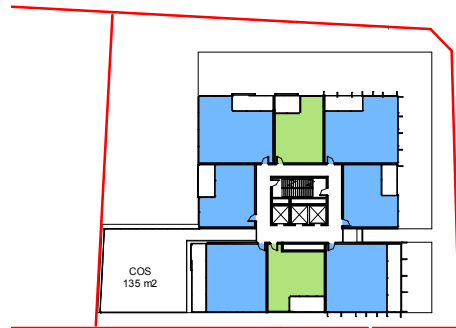
TOTAL SOME SOLAR **10 UNITS/92**
 11%



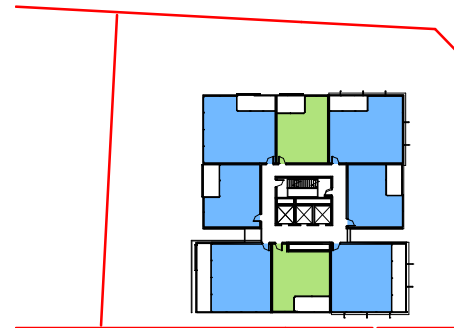
Level 2 Cross Vent



Level 3 Cross Vent



Level 4 Cross Vent



Level 5 -11 Cross Vent

CROSS VENTILATED UNITS-86%
 NON CROSS VENTILATED UNITS

CROSS VENTILATED UNITS

LEVEL 2	6 UNITS
LEVEL 3	6 UNITS
LEVEL 4	6 UNITS
LEVEL 5	6 UNITS
LEVEL 6	6 UNITS
LEVEL 7	6 UNITS
LEVEL 8	6 UNITS
LEVEL 9	6 UNITS
LEVEL 10	6 UNITS
LEVEL 11	6 UNITS

TOTAL	60 UNITS/92
%	65%



Winter 9 AM

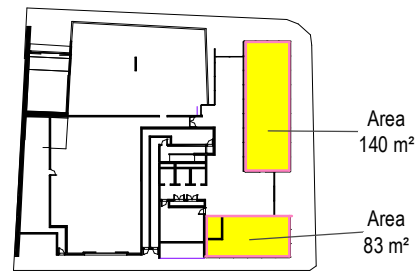


Winter 12 PM

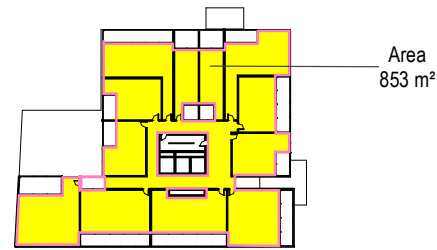


Winter 3 PM

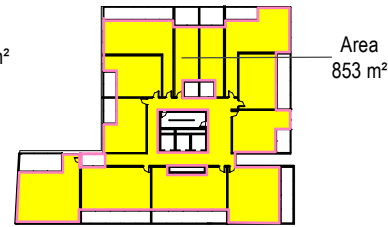
The shadow analysis indicates that the shadow impacts are greatest in the morning towards the south western residential dwellings



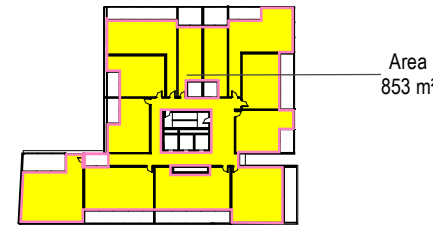
L1



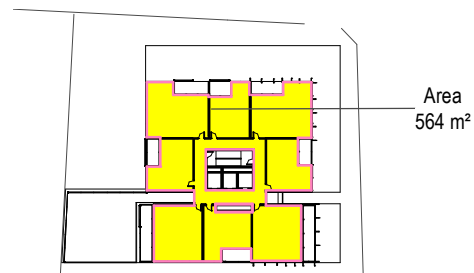
L2



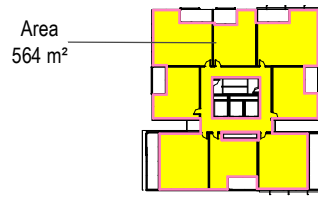
L3



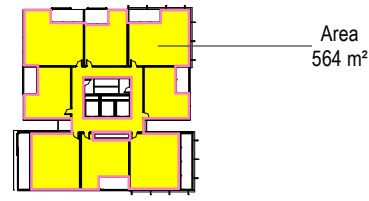
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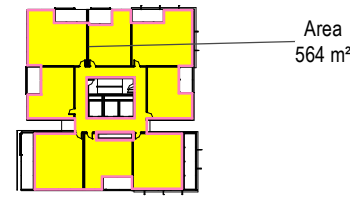
L5



L6



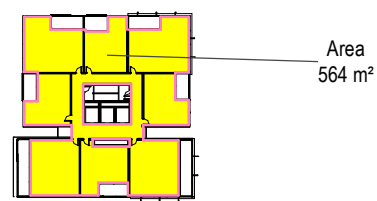
L7



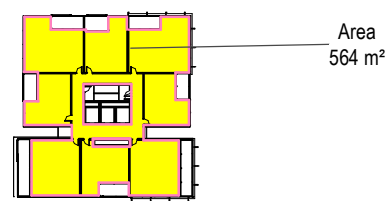
L8



L9



L10



L11

L1	82.9 m ²
L1	140.2 m ²
L2	853.0 m ²
L3	853.0 m ²
L4	853.0 m ²
L5	564.3 m ²
L6	564.3 m ²
L7	564.3 m ²
L8	564.3 m ²
L9	564.3 m ²
L10	564.3 m ²
L11	564.3 m ²
Grand total: 12	6732.7 m ²

HOME BUSH NSW 27-OCTOBER-2019	LOTS	DP	SITE AREA	PERMITTED FSR	GFA PERMITTED
	A	405742	INC	3.6	
	14	9154	INC	3.6	
	15	9154	INC	3.6	
	16	9154	INC	3.6	
	TOTAL GFA		1879.0	3.6	6764.4

Proposed	FSR	6733.00			
Required	Deep Soil	7.0%	of site area	131.5	m2
Provided	Deep Soil provided	7.0%	of site area	131.0	m2
Required	Common open space	25.0%	of site area	469.8	m2
Provided	Common open space	38.3%	of site area	GF 350.0	m2
				L5 135.0	m2
				ROOF 429	m2
				914	

Level	STUDIO	1 BED	1BED+S	2 BED	2 BED +S	3 BED	Total
L1 (GROUND LEVEL) RETAIL							
L2	2	4	0	1	5	0	12
L3	2	4	0	1	5	0	12
L4	2	4	0	1	5	0	12
L5	0	3	1	4	0	0	8
L6	0	3	1	4	0	0	8
L7	0	3	1	4	0	0	8
L8	0	3	1	4	0	0	8
L9	0	3	1	4	0	0	8
L10	0	3	1	4	0	0	8
L11	0	3	1	4	0	0	8
Total unit mix	6	33	7	31	15	0	92
	6.52%	35.87%	7.61%	33.70%	16.30%	0.00%	100%

Accessilby Requirements	10 accessible units					10% Required Accessible Units				
SEPP 65 Requirements	10 accessible units					10% Provided livable units				
	64.4	units	70%			required solar compliance				
	76	units	83%			provided solar compliance				
	55.2	units	60%			required cross ventilation compliance				
	60	units	65%			provided cross ventilation compliance				
Carparking Requirements										
Residential Parking	0.6	STUDIO	6			3.60				
Residential Parking	0.6	1B		33		19.80				
Residential Parking	0.6	1B+S			7	4.20				
Residential Parking	0.9	2B			31	27.90				
Residential Parking	0.9	2B+S				15	13.50			
Residential Parking	1.4	3B				0	0.00			
Visitor Parking	0.2	per unit				18	18.4			
total resi parking reuired							87.40			
RETAIL PARKING 1/60 m2	60	223					3.72			
TOTAL PARKING REQUIRED							109.52			
Residential bicycle	0.3	per 3	0.0	1.8	9.9	2.1	9.3	4.5	0.0	28



APARTMENT DESIGN GUIDE	DESIGN CRITERIAS	YES	NO	EXPLANATION
		✓	X	
DESIGN CRITERIAS				
3 SITING THE DEVELOPMENT				
3A	SITE ANALYSIS contains: - site location plan - local context plan - site context and survey plan - analysis	✓		complies with future chara
3B	ORIENTATION proposed buildings are sited to clearly address the street while maximising solar access to apartments	✓		complies
3C	PUBLIC DOMAIN INTERFACE Upper level balconies and windows should overlook the public domain. Activity on the street is to be promoted	✓		complies
3D	COMMUNAL AND PUBLIC OPEN SPACE Communal open space to be 25% of the site	✓		complies
	Min. 2h direct sunlight to min. 50% of the communal open space in winter	✓		complies
3E	DEEP SOIL ZONES Min. are of deep soil: 7% of total site areas	✓		achievable
3F	VISUAL PRIVACY Min. Separation distance to the side and rear boundaries: - building height up to 12 m (4 storeys): min. distance habitable rooms: 6 m, non-habitable rooms: 3 m - building height up to 25 m (5-8 storeys): min. distance habitable rooms: 9 m, non-habitable rooms: 4.5 m - building over 25 m (9+ storeys): min. distance habitable rooms: 12 m, non-habitable rooms: 6 m Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	✓		achievable
3G	PEDESTRIAN ACCESS AND ENTRIES public and private entries are to be identifiable	✓		achievable
3H	VEHICLE ACCESS impact of vehicle access to be minimised and separated from pedestrian entry to keep pedestrians safe	✓		achievable
3J	BICYCLE AND CAR PARKING Within 800 m of a railway or light rail stop in Sydney Metropolitan Area or within 400 m of land zoned B3 Commercial Core, B4 Mixed Use or equiv. min. requirement is set out in Guide to Traffic Generating Development or the council requirements, whichever is Car parking needs must be provided off street.	✓		achievable
DESIGN CRITERIAS				
4 DESIGNING THE BUILDING				
AMENITY				
4A	SOLAR AND DAYLIGHT ACCESS Sydney Metropolitan Area, Newcastle, Wollongong: 70% of apts to receive 2h sunlight in winter to Private Open Space and living room. Other areas: 70% of apts to receive 3h sunlight in winter to Private Open Space and living room Max. 15% receive no direct sunlight in winter	✓		achievable
	Daylight access is maximised, where sunlight is limited, e.g. courtyard, skylights, highlight windows only secondary light source, light coloured internal finishes,	✓		achievable
	Design includes shading and glare control, e.g. balconies, awnings, louvres, pergolas, planting, ...	✓		achievable
4B	NATURAL VENTILATION All habitable rooms are naturally ventilated. The Layout and Design of single aspect apts maximises ventilation. Courtyards and indentations width to depth ratio: 2:1 or 3:1	✓		achievable
	60% of apts up to nine storeys of the building to be cross ventilated	✓		complies
	From ten storeys and higher 100% of apts are regarded as cross ventilated. If they have an enclosure to the balcony, it has to be openable.	✓		achievable
	Max. depth of a Cross-over and cross-through apts: 18 m glass to glass	✓		achievable

4C	CEILING HEIGHTS Min. ceiling heights - habitable room: 2.7 m - non-habitable room: 2.4 m For 2 storey apartments: 2.7 m for main living floor and 2.4 m for second floor, where the area does not exceed 50% of the apartment area. Aftic space: 1.8 m at edge of room with a 30 degree min. ceiling slope Mixed use areas: 3.3 m for ground and first floor for future flexibility	✓		achievable
4D	APARTMENT SIZE AND LAYOUT Min. areas required incl. one bathroom: (for every additional bathroom 5 m2 is to be added, for every additional bedroom 12 m2 to be added): - Studio: 35 m2 - 1 Bedroom: 50 m2 - 2 Bedroom: 70 m2 - 3 Bedroom: 90 m3 Every habitable room must have a window in an external wall with a min. glass area of min. 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	✓		achievable
4D2	Apt Depth Depth of habitable room is max. 2.5 x ceiling height. (With a 2.7 height would be 6.75 depth) Max. depth for open plan layouts (living/dining/kitchen) is 8 m	✓		achievable
4D3	Apt Size Min. areas (excl. wardrobe space): - master bedroom: 10 m2 - all other bedrooms: 9 m2 Bedroom min. dimensions (excl. wardrobe space): 3m Min. width of living (+living/dining): studio + 1 bedroom: 3.6 m 2+3 bedroom: 4 m Cross-over and cross through apts always 4 m Min. length of wardrobes: 1.5 m Main bedroom should have a wardrobe of (L/D/H) 1.8 x 0.6 x 2.1 m	✓		achievable
4E	PRIVATE OPEN SPACE AND BALCONIES Min. area of primary balconies: - studio: 4 m2 (min. depth 1 m) - 1 bedroom: 6 m2 (min. depth 2 m) - 2 bedroom: 10 m2 (min. depth 2 m) - 3+ bedrooms: 12 m2 (min. depth 2.4 m) Min. balcony depth to be counted: 1m At ground level or podium private open space is to be provided. Min. area: 15 m2, min. depth: 3 m	✓		achievable
4F	COMMON CIRCULATION AND SPACES Max. number of apts off a circulation core is 8. If not possible: not more than 12 apartments off a circulation core on a single level. For buildings 10 storeys and higher, max. number of apts sharing a single lift is 40. If not possible demonstrate high level of amenity including: - sunlight and natural cross ventilation in apts - access to ample daylight and natural ventilation in common circulation space - common areas for seating and gathering - generous corridors with greater than ceiling heights - other innovative design solutions that provide high levels of amenity	✓		achievable
4G	STORAGE In addition to storage in kitchen, bathroom and bedrooms, min. storage provided: - studio: 4 m3 - 1 bedroom: 6 m3 - 2 bedroom: 8 m3 - 3+ bedroom: 10 m3 Min. 50% of the storage to be within the apartment.	✓		achievable
4H	ACOUSTIC PRIVACY noise transfer and impact is to be minimised	✓		achievable
4J	NOISE AND POLLUTION noise impact of the environment is to be minimised	✓		achievable
CONFIGURATION				
4K	APARTMENT MIX a variety of apartments is to be provided	✓		complies
4L	GROUND FLOOR APARTMENTS street frontage activity to be maximised	✓		achievable
4M	FACADES Facades provide visual interest, while respecting character of the area	✓		achievable
4N	ROOF DESIGN roof to be integrated into the building design and of use for residents	✓		achievable

4O	LANDSCAPE DESIGN landscape design contributes to amenity	✓		achievable
4P	PLANTING ON STRUCTURES Planting on structures contributes to quality of open space	✓		achievable
4Q	UNIVERSAL DESIGN A variety of apartments with adaptable use are provided	✓		achievable
4R	ADAPTIVE REUSE New additions to buildings are contemporary and enhance the area's identity	✓		achievable
4S	MIXED USE Mixed use developments are provided in appropriate locations and provide active street frontages to encourage pedestrian movement	✓		complies
4T	AWNINGS AND SIGNAGE Awnings are to be integrated with the building design	✓		achievable
PERFORMANCE				
4U	ENERGY EFFICIENCY Development incorporates passive environmental design, passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	✓		achievable
4V	WATER MANAGEMENT AND CONSERVATION Potable water use is to be minimised. Urban stormwater is treated on site before being discharged to receiving waters. Flood management systems are integrated into the design.	✓		achievable
4W	WASTE MANAGEMENT Waste storage facilities are designed to minimise impact on the streetscape, building entry and amenity of residents	✓		achievable
4X	BUILDING MAINTENANCE Building design detail provides protection from weathering	✓		achievable



