ADG Compliance Assessment

July 2023

Objective	Design Criteria	Bates Smart Commentary	Compliance
Part 3 Siting the development			
3A Site Analysis			
Objective 3A-1: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.	-	The site is surrounded by Council Bushland Reserve to the south with dense vegetation. It is also setback substantially from the water and therefore will be screened by the dense surrounding planting. The proposed development also mantains the generous boundary setbacks of the current appovel scheme. All design decisions have and will be made based on opportunities & constaints of the site conditions and the site context.	Yes
3B Orientation			
Objective 3B-1: Building types & layouts respond to the streetscape & site while optimising solar access within the development	-	The proposed massing improves building separation when compared to the approval and therefore solar access to courtyards and apartments. It distributes even heights across the residential buildings to create a consistent datum in line with the outline of tree canopies.	Yes
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid winter.	-	Neighbouring buildings are at least 80m away to the west, 104m to the south and 72m away to the southwest. Therefore there is no overshadowing of these properties by the proposed development.	Yes
3C Public Domain Interface			
Objective 3C-1: Transition between private & public domain is achieved without compromising safety & security.	-	Transition between private & public domain at street edges and through site links will be clearly defined by landscape walls, pergolas, planting and paving treatments. All conditions allow good passive surveillance to maximse safety and security.	Yes
Objective 3C-2: Amenity of the public domain is retained & enhanced.	-	With a 15m setback from Soldiers Point Road, the existing amenity of the streetscape being a lush planted edge is retained to the west. Ground floor activation on this edge through the introduction of residential lobbies and manicured courtyards improves the amenity of the street edge. Food & beverage activation to the North across the ground level to Level 03 in the hotel improves street amenity and wayfinding to the jetty.	Yes
3D Communal and Open Space			
Objective 3D-1: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.	Communal open space has a minimum area equal to 25% of the site	The site measures 12,250m^2 with the building footprints taking up 5,117m^2. The rest of the site will be comprised of landscaped courtyards, outdoor pool decks and landscaped set back zones. This total area will be more than 25% of the site.	Yes
	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 central courtyard has open aspects to the east, north and west. Therefore it will receive more than 2 hours of direct sunlight	Yes

<table>
<tr><th>Objective</th><th>Design Criteria</th><th>Bates Smart Commentary</th><th>Compliance</th></tr>
<tr><td>Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting</td><td>-</td><td>Communal open spaces have been designed to incorporate through site thoroughfares, places to dwell, extensive pool decking and large deep soil zones. These will be highly attractive and inviting. They will allow for a wide range of activities.</td><td>Yes</td></tr>
<tr><td>Objective 3D-3: Communal open space is designed to maximise safety.</td><td>-</td><td>All ground level open spaces sit adjacent to secure glazed lobbies and are highly surveilled. Elevated courtyards on Level 03 are access controlled for both hotel guest and resident use.</td><td>Yes</td></tr>
<tr><td>Objective 3D-4: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.</td><td>-</td><td>Public open space is only along the western edge which will be a heavily landscaped zone in keeping with the existing streetscape. The proposed development is recessive behind lush planting and responds to the existing built form pattern.</td><td>Yes</td></tr>
<tr><td colspan="4">3E Deep Soil Zones</td></tr>
<tr><td>Objective 3E-1 : Deep soil zones are suitable for healthy plant & tree growth, 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 (sqm)</th><th>Minimum Dim.</th><th>Deep Soil Zone</th></tr><tr><td>less than 650</td><td>-</td><td rowspan="4">7% of site area</td></tr><tr><td>650-1500</td><td>3m</td></tr><tr><td>greater than 1500</td><td>6m</td></tr><tr><td>>1500 with significant existing tree cover</td><td>6m</td></tr></table></td><td>The eastern and southern 10m boundary setback and western 15m setback will form a perimeter deep soil zone. This amounts to considerably more than the minimum 7% of the site area as deep soil. Furhter deep soil areas will be created for planting within the landscaped areas to ensure sizable planting.</td><td>Yes</td></tr>
<tr><td colspan="4">3F Visual Privacy</td></tr>
<tr><td>Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.</td><td>Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows:<table><tr><th>Building Height (m)</th><th>Habitable Rooms & Balconies. (m)</th><th>Non-Habitable Rooms (m)</th></tr><tr><td>up to 12 (4 storeys)</td><td>6</td><td>3</td></tr><tr><td>up to 25 (5-8 storeys)</td><td>9</td><td>4.5</td></tr><tr><td>over 25 (9+ storeys)</td><td>12</td><td>6</td></tr></table>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</td><td>Building separation both within the site and to neighboring developments fully comply with the ADG minimums.</td><td>Yes</td></tr>
<tr><td>Objective 3F-2: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.</td><td>-</td><td>Overlooking between apartments have been minimised through good building separation and orientation, with almost all living rooms oriented towards the central landscaped courtyard or outwards towards views. Privacy has been carefully considered alongside access to views, light and air.</td><td>Yes</td></tr>
<tr><td colspan="4">3G Pedestrian Access and Entries</td></tr>
</table>

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 3G-1: Building entries & pedestrian access connects to and addresses the public domain.	-	Hotel & Residential lobbies are located on the ground immediately adjacent to the public domain with a direct connection to Soldiers Point Road. Pedestrian access to the level 03 courtyards and building F/G lobby is via a secure public domain lift within the ground floor lobby of building E.	Yes
Objective 3G-2: Access, entries & pathways are accessible & easy to identify.	-	All lobbies will be glazed and therefore clearly identifable. Increased floor to floor heights on the ground floor will allow internal lobby elements to be visible from the street. Paving treatments within the site will be distinctive and easily identifiable for clear wayfinding.	Yes
Objective 3G-3: Large sites provide pedestrian links for access to streets & connection to destinations.	-	Through site pedestrian links have been provided within the elevated central courtyards for access to various destinations within the development.	Yes
3H Vehicle Access			
Objective 3H-1: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.	-	Vehicular access has been arranged to minimise impact to Soldiers Point Road and the public domain with only 2 access points for vehicles as per the Part 3A approval. Hotel drop off is through a porte cochere along Seaview Crescent off Soldiers Point Road. Residential and service vehicle access is through the same point into the building, minimising disruptions to the streetscape.	Yes
3J Bicycle and Car Parking			
Objective 3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.	For development in the following locations: — on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or — on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & 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.	Parking provided achieves the same number of car spaces (310) as the current approved scheme under MOD 2.	Yes
Objective 3J-2: Parking & facilities are provided for other modes of transport.	-	Motorcycle and bike storage spaces will be achieved in the alignment with the DCP.	Yes
Objective 3J-3: Car park design & access is safe and secure.	-	Layout is secured and designed in accordance with AS2890.	Yes
Objective 3J-4: Visual & environmental impacts of underground car parking are minimised.	-	Carpark ventilation will be a combination of mechanical and natural. Where mechanical ventilation comes through the ground it will be incorporated into the landscape design minimizing visual impact.	Yes
Objective 3J-5: Visual & environmental impacts of on-grade car parking are minimised.	-	4 on-grade car spaces are proposed to sit within the landscaped porte cochere. The visual impact will be minimised through lush planting.	Yes

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 3J-6: Visual & environmental impacts of above ground enclosed car parking are minimised.	-	An additional 4 accessible on-grade drop off only car spaces are proposed within the ground floor of the building and therefore not visible from the street.	Yes
Part 4 Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	N/A	N/A
	In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter	More than 70% of the proposed dwellings will receive 3 hours direct solar access to living rooms at midwinter.	Yes
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	There will be no more than 15% of apartments receiving no direct sunlight between 9am-3pm at mid winter.	Yes
Objective 4A-2: Daylight access is maximised where sunlight is limited.	-	The facade design will allow for predominantly full width windows to maximise solar access and outlook	Yes
Objective 4A-3: Design incorporates shading & glare control, particularly for warmer months.	-	Slab edge extensions and vertical facade elements will provide shading to apartments on the west to reduce summer heat gain.	Yes
4B Natural Ventilation			
Objective 4B-1: All habitable rooms are naturally ventilated.	-	Every habitable room has a window or is open plan connected with a living space	Yes
Objective 4B-2: The layout & design of single aspect apartments maximises natural ventilation.	-	Ventilation within single side apartments is maximised by positioning operational windows at the further most extemes of the layouts.	Yes
Objective 4B-3: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.	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	More than 60% of the proposed dwellings will be naturally cross ventilated, the majority of these achieve cross ventilation with windows facing more than one aspect.	Yes
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	-	Yes
4C Ceiling Heights			

<table>
<tr><th>Objective</th><th>Design Criteria</th><th>Bates Smart Commentary</th><th>Compliance</th></tr>
<tr><td>Objective 4C-1: Ceiling height achieves sufficient natural ventilation & daylight access.</td><td>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:
Minimum Ceiling Height for apt and mixed-used buildings (m)
Habitable rooms — 2.7
Non-habitable rms — 2.4
For 2 storey apts — 2.7 for main living area floor; 2.4 for second floor, where its area does not exceed 50% of the apt area
Attic spaces — 1.8 at edge of room with 30deg minimum ceiling slope
Mixed-used areas — 3.3 for ground and first floor to promote future flexibility of use
These minimums do not preclude higher ceilings if desired</td><td>Floor to foor heights of 3.2m for the residential elements of the project can deliver habitable room ceilings of 2.7m and non-habitable room ceilings of 2.4m throughout.</td><td>Yes</td></tr>
<tr><td>Objective 4C-2: Ceiling height increases the sense of space in apartments & provides for well proportioned rooms.</td><td>-</td><td>-</td><td>Yes</td></tr>
<tr><td>Objective 4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building.</td><td>-</td><td>-</td><td>Yes</td></tr>
<tr><td colspan="4">4D Apartment Size and Layout</td></tr>
<tr><td rowspan="3">Objective 4D-1: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.</td><td>Apartments have the following minimum internal areas:
Apartment Type — Minimum Internal Area (sqm)
Studio — 35
1 Bedroom — 50
2 Bedroom — 70
3 Bedroom — 90
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each. A fourth bedroom & further additional bedrooms increase the minimum internal area by 12sqm each</td><td>All apartments will have more than the minimum required internal areas.</td><td>Yes</td></tr>
<tr><td>Every habitable room has 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 & air is not borrowed from other rooms</td><td>Glazing will be maximised to all rooms offering more than the minimum glass area. There are no rooms with borrowed light. All rooms will have full external frontage.</td><td>Yes</td></tr>
<tr><td rowspan="2">Objective 4D-2: Environmental performance of the apartment is maximised.</td><td>Habitable room depths are limited to a maximum of 2.5 x ceiling height</td><td>Internal layouts will allow for this.</td><td>Yes</td></tr>
<tr><td>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</td><td>Internal layouts will allow for this.</td><td>Yes</td></tr>
</table>

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<tr><th>Objective</th><th>Design Criteria</th><th>Bates Smart Commentary</th><th>Compliance</th></tr>
<tr><td rowspan="4">Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities & needs.</td><td>Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)</td><td>-</td><td>Yes</td></tr>
<tr><td>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</td><td>-</td><td>Yes</td></tr>
<tr><td>Living rooms or combined living/dining rooms have a minimum width of:
— 3.6m for studio & 1 bedroom apartments
— 4m for 2 & 3 bedroom apartments</td><td>-</td><td>Yes</td></tr>
<tr><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</td><td>-</td><td>Yes</td></tr>
<tr><td colspan="4">4E Private Open Space and Balconies</td></tr>
<tr><td rowspan="3">Objective 4E-1: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.</td><td>All apartments are required to have primary balconies as follows:
<table><tr><th>Apartment Type</th><th>Minimum Area (sqm)</th><th>Minimum Depth (m)</th></tr><tr><td>Studio</td><td>4</td><td>-</td></tr><tr><td>1 Bedroom</td><td>8</td><td>2</td></tr><tr><td>2 Bedroom</td><td>10</td><td>2</td></tr><tr><td>3+ Bedroom</td><td>12</td><td>2.4</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>-</td><td>Yes</td></tr>
<tr><td>For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m</td><td>N/A</td><td>N/A</td></tr>
<tr><td>Objective 4E-2: Primary private open space & balconies are appropriately located to enhance livability for residents</td><td>-</td><td>Balconies have generally been located in the corners of each apartment to capture views and sunlight.</td><td>Yes</td></tr>
<tr><td>Objective 4E-3: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building</td><td>-</td><td>The corner balconies maximise outlook with dual aspects and creating a sense of openness to the overall building expression.</td><td>Yes</td></tr>
<tr><td>Objective 4E-4: Private open space & balcony design maximises safety</td><td>-</td><td>Balconies are designed free of climbable hazards</td><td>Yes</td></tr>
<tr><td colspan="4">4F Common Circulation and Spaces</td></tr>
<tr><td rowspan="2">Objective 4F-1: Common circulation spaces achieve good amenity & properly service the number of apartments</td><td>The maximum number of apartments off a circulation core on a single level is eight</td><td>-</td><td>Yes</td></tr>
<tr><td>For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40</td><td>N/A</td><td>N/A</td></tr>
</table>

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4F-2: Common circulation spaces promote safety & provide for social interaction between residents	-	All lift lobbies have an outlook with operable windows for natural ventilation. Escape stairs are external and have hold open doors to encourage residents to connect visually and physically with the landscape and communal facilities. External circulation within the central landscaped courtyards provides opportunities for residents to dwell and interact.	Yes
4G Storage			
Objective 4G-1: Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: **Apartment Type** — **Storage Size Volume (m3)** Studio — 4 1 Bedroom — 6 2 Bedroom — 8 3+ Bedroom — 10 At least 50% of the required storage is to be located within the apartment	-	Yes
Objective 4G-2: Additional storage is conveniently located, accessible & nominated for individual apartments	-	Resident storage will be located within the car parking levels.	Yes
4H Acoustic Privacy			
Objective 4H-1: Noise transfer is minimised through the siting of buildings & building layout	-	-	Yes
Objective 4H-2: Noise impacts are mitigated within apartments through layout & acoustic treatments	-	-	Yes
4J Noise and Pollution			
Objective 4J-1: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout	-	All air conditioning condensers and other plant equipment generating noise will be located on rooftops or in basements away from residential apartments.	Yes
Objective 4J-2: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission	-	All internal walls, foors and ceilings will meet the noise insulation requirements of the BCA.	Yes
4K Apartment Mix			
Objective 4K-1: A range of apartment types & sizes is provided to cater for different household types now & into the future	-	A broad range and mix of apartments are proposed and include 1-bed, 2-beds and 3-beds.	Yes
Objective 4K-2: The apartment mix is distributed to suitable locations within the building	-	Larger apartments are located on the higher floors and in corners to capture the best views. Smaller 1Bed apartments have their orientation towards the southern woodlands.	Yes

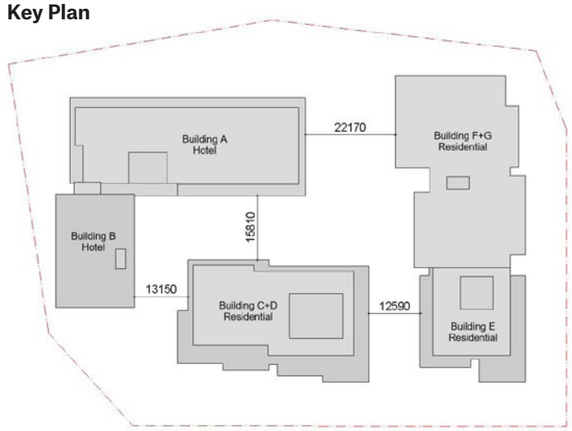
Objective	Design Criteria	Bates Smart Commentary	Compliance
4L Ground Floor Apartments			
Objective 4L-1: Street frontage activity is maximised where ground floor apartments are located	-	N/A	N/A
Objective 4L-2: Design of ground floor apartments delivers amenity & safety for residents	-	N/A	N/A
4M Facades			
Objective 4M-1: Building facades provide visual interest along the street while respecting the character of the local area	-	-	Yes
Objective 4M-2: Building functions are expressed by the facade	-	-	Yes
4N Roof Design			
Objective 4N-1: Roof treatments are integrated into the building design & positively respond to the street	-	-	Yes
Objective 4N-2: Opportunities to use roof space for residential accommodation & open space are maximised	-	Level 5 of Buildings C+D & E are set back to allow for larger terraces while utilising the maximum footprint of the building.	Yes
Objective 4N-3: Roof design incorporates sustainability features	-	-	Yes
4O Landscape Design			
Objective 4O-1: Landscape design is viable & sustainable	-	Landscape design will be viable & sustainable.	Yes
Objective: 4O-2 Landscape design contributes to streetscape & amenity	-	Landscape design will contribute to the streetscape & amenity.	Yes
4P Planting on Structures			
Objective 4P-1: Appropriate soil profiles are provided	-	ADG recommended soil profles will be met.	Yes
Objective 4P-2: Plant growth is optimised with appropriate selection & maintenance	-	Plant growth will be optimised through appropriate selection & maintenance.	Yes
Objective 4P-3: Planting on structures contributes to the quality & amenity of communal & public open spaces	-	Planting on structures will contribute to the quality & improve the amenity of communal & public open space.	Yes
4Q Universal Design			
Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members	-	-	Yes

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4Q-2: A variety of apartments with adaptable designs are provided	-	Adaptable apartments will be provided in line with AS4299.	Yes
Objective 4Q-3: Apartment layouts are flexible & accommodate a range of lifestyle needs	-	Apartment layouts will allow for flexibility to accomodate a range of lifestyle needs.	Yes
4R Adaptive Reuse		N/A	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	Mixed use development should be concentrated around public transport and centres	There is a bus stop directly across the site along Soldiers Point Road. The site can also be accessed by boat via the Soldiers Point Jetty just 50m away.	Yes
	Mixed use developments positively contribute to the public domain. Design solutions may include: development addresses the street, active frontages are provided, diverse activities and uses, avoiding blank walls at the ground level, live/work apartments on the ground floor level, rather than commercial	The proposed development has active frontages for the majority of the length along Soldiers Point Road. All of the ground floor along Seaview Crescent is activated with hotel lobby and food & beverage.	Yes
Objective 4S-2: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Residential circulation areas should be clearly defined. Design solutions may include: residential entries are separated from commercial entries and directly accessible from the street; commercial service areas are separated from residential components; residential car parking and communal facilities are separated or secured; security at entries and safe pedestrian routes are provided; concealment opportunities are avoided	All residential entries are separated from hotel entry. Each residential building has its own secure lobby away from the hotel lobby and other public spaces. Residential car parking is accessed via a separate point to the porte cochere. All residential lifts will require secure swipe access.	Yes
	Landscaped communal open space should be provided at podium or roof levels	The raised central courtyard will allow for extensive landscaping and deep soil zones. On the upper levels where the building sets back, landscaped edges and planted roof terraces will be provided to the apartments.	Yes
4T Awnings and Signage			
Objective 4T-1: Awnings are well located and complement & integrate with the building design.	-	All proposed awnings will be well located to provide weather protection and will complement the building design.	Yes
Objective 4T-2: Signage responds to context & desired streetscape character.	-	All signage will be designed to assist with site navigation and wayfinding while responding to the context and streetscape character.	Yes
4U Energy Efficiency			
Objective 4U-1: Development incorporates passive environmental design.	-	The building envelope is designed to utilise the solar exposure and natural ventilation to keep occupants comfortable whilst reducing the need for mechanical heating and cooling.	Yes
Objective 4U-2: Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer.	-	As above.	Yes
Objective 4U-3: Adequate natural ventilation to minimise the need for mechanical ventilation.	-	All rooms will have operable windows and all balconies will have full width sliding doors to maximise natural ventilation into the apartments.	Yes

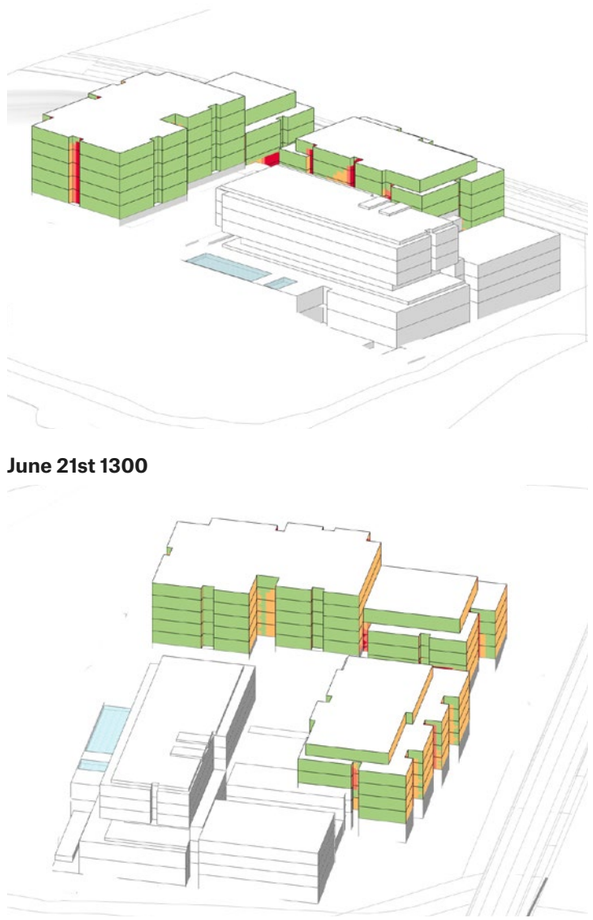
Objective	Design Criteria	Bates Smart Commentary	Compliance
4V Water Management and Conservation			
Objective 4V-1: Potable water use is minimised.	-	Water conservation requirements can be met and will be addressed at the detailed design stage.	Yes
Objective 4V-2: Urban stormwater is treated on site before being discharged to receiving waters.	-	As above.	Yes
Objective 4V-3: Flood management systems are integrated into site.	-	Flood management requirements can be met and will be addressed at the detailed design stage.	Yes
4W Waste Management			
Objective 4W-1: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.	-	Waste storage facilities are within the ground floor of the buildings and tucked away from the street. It has minimal impact on the streetscape, building entry and amenity of residents.	Yes
Objective 4W-2: Domestic waste is minimised by providing safe & convenient source separation & recycling.	-	Waste management systems will be addressed at the detailed design stage to minimise domestic waste by providing safe & convenient source separation & recycling.	Yes
4X Building Maintenance			
Objective 4X-1: Building design detail provides protection from weathering.	-	Design details will be developed to provide protection from weathering. For example projecting slab edges will be detailed with drip lines to avoid staining.	Yes
Objective 4X-2: Systems & access enable ease of maintenance.	-	The building will be designed to be easily maintained, with operable sliding doors to inboard balconies cleanable from the inside. Safety line access from the roofs will provide maintenance access to all areas.	Yes
Objective 4X-3: Material selection reduces ongoing maintenance costs.	-	The building will be finished in hard wearing and self finished materials which require little to no maintenance.	Yes

ADG Solar Compliance
Views from the Sun - June 21st

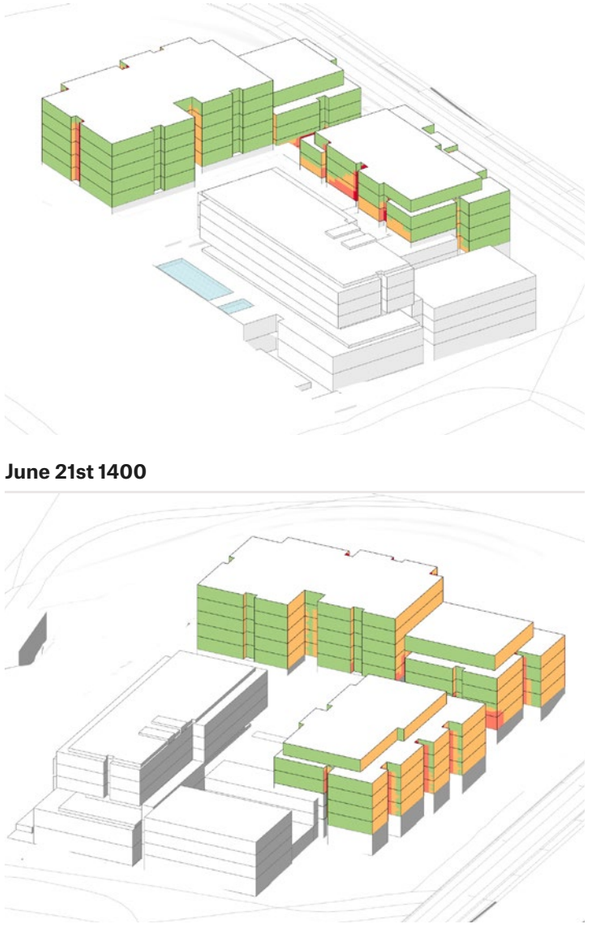
Key Plan



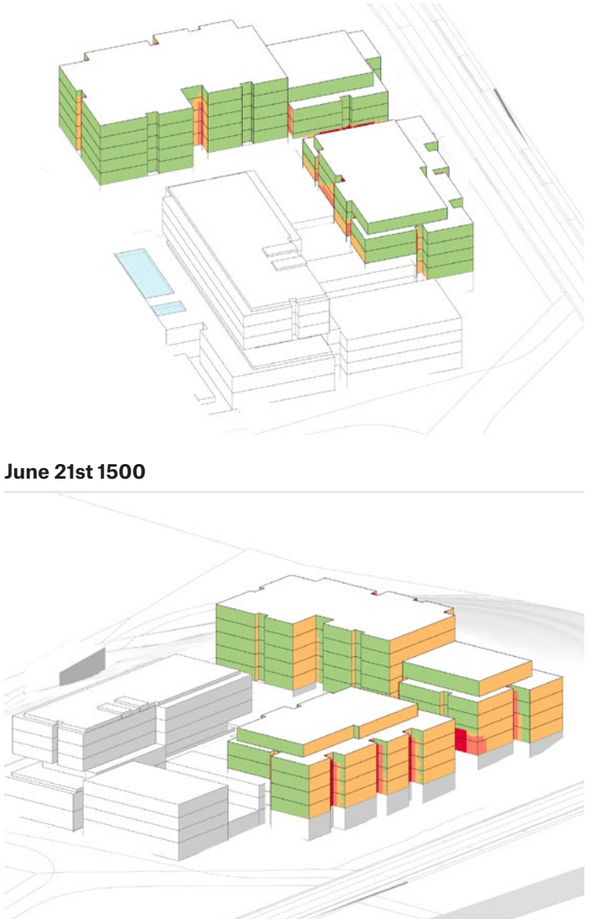
June 21st 0900



June 21st 1000



June 21st 1100



June 21st 1200

June 21st 1300

June 21st 1400

June 21st 1500

Key

- 3+ Hours Direct Sunlight
- 2-3 Hours Direct Sunlight
- 1-2 Hours Direct Sunlight
- 0-1 Hours Direct Sunlight