

ELYSIUM GREEN

Lot 7820 (4) Blake St, The Gardens

13 May 2021

DESIGN AND COMMUNITY IMPACT

ADDRESSING

SD46 3.0 *“Development is to contribute to improving the amenity of the Blake Street Precinct as an inner-city mixed use area”*

AND

SD46 3.0(a) *“Creating a landmark development through high architectural quality and distinctive streetscapes”*



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INTRODUCTION

This report has been written by Archidiom Architects, in association with the Makrylos Group, and addresses the response to the planning requirements for development on the site. The Planning Scheme lists the requirements for the development in the SD46 Zone, which are listed at Clause 3 as:

The development is to contribute to improving the amenity of the Blake Street Precinct as an inner-city mixed-use area by:

- (a) Creating a landmark development through high architectural quality and distinctive streetscapes;
- (b) Providing high levels of pedestrian amenity;
- (c) Designing buildings with active interfaces;
- (d) Designing buildings to take advantage of view corridors of future development reasonably to be expected in the surrounding precinct;
- (e) Designing buildings to ensure that all building services, plant rooms, elevator shafts, roof-top elements and the like are integrated in the design of the building.

The compliance of (a) – (e) above, ensures the development will contribute to improving the amenity of the Blake Street Precinct, as an inner-city mixed-use area, as confirmed by the Supreme Court Decision File CAT 3 of 2018 (21846427) dated 29 November 2019.

The report addresses each of these elements although clearly and as confirmed in the Supreme Court’s decision regarding an appeal against the rejection of the previous scheme for the site, they are taken together.

This revised design for Elysium Green responds to the NT Supreme Court Decision, which emphasised the requirement for “a landmark development through high architectural quality and distinctive streetscapes”. The design reflects the brief prepared to ensure the components of the Court’s consideration of what constituted a landmark building were addressed. The components were identified as follows:

1. Achieve a significant presence on the street
 - Building form
 - Reference point in its context
2. Timeless quality consistent with high quality architecture, an exemplar for its climate or context
3. Include an element of public realm or community interaction.
4. Contribute to street life with active frontages, open to and physically accessible to the public
5. Provide transparency to and from the street. Visual interaction from the street and passive surveillance of the street.

The Architect’s Statement, Ian’s Mitchell Design Review of the Revised Design Report, and The Landscape Architect’s Statement, which are included within the Development Application Submission Package, should also be read with this report with reference specifically to the architectural components and the underpinning design philosophy.

The report includes a detailed commentary comparing the scheme against the NSW Apartment Design Guidelines which were relied upon heavily by the NT Government Architect in his review of the earlier scheme for the site, and of which have either been met or the requirements have been greatly exceeded.

At the NTCAT hearing dated 30 October 2018, in their determination, in par 62 the Tribunal states that “In our view, the opinion of Ian Mitchell accurately captures the nature of the landmark development quality required...” the Tribunal goes on further to reiterate in par 64 of their report “in our view, these more aesthetic considerations are what is required by clause 3(a).”

In par 63 of the NTCAT report, the Tribunal states that “Ian Mitchell offers some suggestions of design elements that might be considered. Significantly, he (Ian Mitchell) describes some characteristics that might be expected of a “landmark development”.

The Elysium Green development design has been revised to fully address the NTCAT and Supreme Court decision in relation to landmark development “quality”, and addresses all of the characteristics as described by Ian Mitchell in his report to the DCA dated 12 June 2017, and as stated by the Tribunal in par 63 of the NTCAT report dated 30 October 2018.

The revised Elysium Green development addresses the design elements, as identified by the Tribunal on the 30 October 2018, as being necessary to achieve “landmark quality”, and are outlined below:

Achieve a significant presence on the street. This may be as a result of the building’s form or a reference point in its context

The Elysium Green development will act as a marker or signifier in the Blake Street Precinct, achieving a significant presence on the street, at both skyline and ground level, making a distinct contribution to the architectural fabric of the area.

The building form is dramatic, memorable and unique, and draws on exemplars of tropical architecture such as that seen in Singapore and in South east Asia. It reflects its architectural origins, adopting a “green” inspired structure, responding to the tropical climate of Darwin, the comfort and amenity of the residents and the creation of a strong neighbouring community, whilst paying tribute, past and present, to the nearby iconic George Brown Botanical Gardens.

The Elysium Green building will become an exemplar for “green” architecture in Darwin employing sustainable design features such as adaptable/accessible apartment designs, electrical car charging stations, roof mounted solar panels and rain water harvesting, with the building exceeding minimum national building requirements for ventilation, natural light and accessibility standards. The extensive planting on the building, has never been seen before in Darwin. The building’s greenery cascading down the building façade, will become highly visible in the urban landscape.

The urban design of the Elysium Green development focused heavily on providing high-quality public realm spaces at ground level, creating social connectivity, encouraging the building and neighbouring residents to interact, socialise and enjoy diversity, positively impacting mental and social health.

Elements of public realm at ground level include a public piazza, lighting artwork by award winning world-renowned artist Bruce Munro, outdoor dining precinct, memorial plaque, shade trees, flower gardens, children’s playground, sensory garden, community vegetable/herb garden, peacock coup, green lawns, seating, water drinking/filling stations, and internal/external walkways.

These spaces strengthen the relationship within the urban environment, activating the streetscape, bringing the residents and the public together, creating a “sense of place” in the Blake Street Precinct. These spaces will encourage people to return to enjoy them, again and again.

The development is celebrated at the corner “Agostini Place” public piazza, which will become a clearly defined significant contributor to the public pedestrian environment. The piazza will act as a reference point, establishing a memorable “sense of arrival” into the Blake Street Precinct.

The buildings distinctive “green” architecture together with the extensive high quality public realm spaces at street level, and memorable corner public piazza, will encourage a diversity of people to gather and form connections, improving their well-being, transforming the Blake Street Precinct into a “destination”, that will achieve a “significant presence” in the street.

“Exhibit a timeless quality consistent with high quality architecture. This may for instance, be an exemplar of design for its climate and context”

The Elysium Green development will be influential in defining the new benchmark of sustainability and sky-rise greenery for Darwin’s future high rise development, responding to the tropical climate, and bringing the community together, the extent of which, has never been seen before in this type of development in the Territory.

The building is an exemplar of tropical architecture for its climate and context. The building connects to the street level with vertical plants and overhanging planter boxes on balconies, creating a green curtain-wall on the building’s façade. 100% of the original site area, has been given back through the new urban greenery on and around the building, strengthening the buildings relationship with its immediate surroundings.

The building design positively connects to the urban context and surrounding natural environment, as well focuses on improving the health and well-being of the residents and the neighbourhood, through well considered public realm spaces at street level.

The high quality public realm spaces at street level encourage the public and residents to interact, improving their well-being, creating a stronger community. Elements of public realm at street level include artwork designed by award winning world-renowned artist Bruce Munro, indigenous artwork, café including outdoor dining precinct, large shade trees, cycad garden, children’s playground, sensory garden, green lawns, peacock coup, seating, water drinking/filling stations, peacock coup and internal/external walkways providing connection to the surrounding neighbourhood.

The community garden and public piazza at ground level, will bring the community together, providing a local meeting place for residents, neighbours and the community. These spaces will shape the cultural identity of the area, fostering a sense of place for the local neighbourhood.

The building incorporates considerable environmentally sustainable design features such as green vertical walls, sky garden, rainwater runoff to water plants and garden beds, green roof, sunshades, cyclist facilities, naturally ventilated open atrium “tree” lobbies, balcony shutters, plants overhanging the balconies, sliding balcony shutters, communal compost area, electrical car stations, roof mounted solar panels, louvre windows and sun shades. The building also addresses social sustainability with all apartments within the development exceeding national minimum accessibility standards, and 19% of the apartments within the building have been designed for adaptable living, with wider car parking bays allocated to most of these apartments.

The building has achieved a NaTHERS (average) Star Rating of 8.6, which is 2.5 times more than the BCA (NT) requirement, with the buildings design exceeding all national minimum requirements for natural cross-ventilation and lighting within the apartments.

The building has also been designed to provide a connection to the nearby iconic George Brown Botanical Gardens, by showcasing a collection of tropical plants found in the Botanic Gardens on the building's façade, landscaped gardens and indigenous public artwork. The memorial plaque, public artwork and garden rockery in the Agostini piazza, provides an important historical connection to the George Brown Botanical Gardens.

The Elysium Green building design is an "exemplar" of tropical architecture, assisting in the creation of a strong community in the Blake Street Precinct, through design excellence, unprecedented "green architecture", and the inclusion of outstanding high-quality public realm spaces that connect the community and improve health and well-being.

"Potentially include an element of public realm or provision for community interaction"

The Elysium Green building has been designed to include in excess of 2400m² of publically accessible spaces at street level, with over 800m² of these spaces "open to the sky", unprecedented for a development of this nature in the Territory.

The urban design of the Elysium Green development focused heavily on providing high-quality public realm spaces at street level, with a high emphasis placed on creating social connectivity, encouraging the building and neighbouring residents to interact, socialise and enjoy diversity, positively impacting mental and social health, while at the same time assisting in the creation of a strong neighbouring community.

The extensive high quality public realm spaces that have been integrated into the development, will create vibrant and comfortable spaces for residents and the public to enjoy and encourage community interaction.

The public realm spaces allow for active, undisturbed, calm, social, reflection, health, imaginative and natural play, encouraging the integration of singles, couples, families with children and the elderly.

Elements of public realm at street level include a piazza, artwork designed by award winning world-renowned artist Bruce Munro, café including outdoor dining precinct, memorial plaque, shade trees, flower gardens, children's playground, green lawns, community vegetable/herb garden, peacock coup, seating, water drinking/filling stations, and internal/external walkways. These public realm spaces will strengthen the relationship within the urban environment, bringing people together, creating a "sense of place" in the Blake Street Precinct, encouraging people to return to enjoy them, again and again.

The NT's first community vegetable/herb garden, located at street level along Blake Street, within the boundaries of the development, will create a rich public realm element that encourages the interaction between the local community and environment, and also offers health benefits for the community.

The development is celebrated at the Blake Street/Gardens Hill corner, with the distinctive “Agostini Place” piazza public realm space. This public realm space activates the corner of Gardens Hill and Blake Street, becoming a significant contributor to the public pedestrian environment in the area.

The piazza will become a local “meeting place” for residents, neighbours and the wider community.

The piazza will also provide an important historical connection to the nearby George Brown Botanical Gardens, that is unique to the area, through a memorial plaque, artwork and rockery garden, triggering community pride in the neighbourhood.

The public realm spaces proposed for the development will strengthen the relationship within the urban environment, bringing the residents and the community together, creating a “sense of place” in the Blake Street Precinct. The extent in which the public realm spaces have been integrated in a residential high rise development, is beyond compare in Darwin.

“Contribute to street life particularly by the adoption of active street frontages; open to and visually and physically accessible by the public”

The Elysium Green design placed high emphasis on creating high quality public realm spaces that address and activate the street at ground level, designed to encourage social connectivity, and to motivate the public to use the streets in the area and bring them to life.

The street frontages are engaging, open and inviting, with over 87% of Gardens Hill Crescent and 92% of Blake Street, at ground level being activated. There are no blank walls along the ground floor of the development facing the street frontages.

The public realm spaces are well integrated into the pedestrian movement network in the area, and are directly accessible to the public and residents from the public footpath, providing the public with easy access to the public realm spaces at frequent intervals, adding life to the street.

These public realm spaces engage with the street at ground level, activating the Blake Street Precinct and fostering social life in the area and enhancing quality of life., encouraging the opportunity for connectivity at the human scale, which provides a positive impact on our mental and social health.

The elements of public real spaces within the development, which are open to and physically accessible to the public include, a children’s playground, community vegetable/herb garden, peacock coup, green lawns, pocket parks, seating, water drinking/filling stations, sensory garden, cycad garden, piazza and public artwork. These spaces along the public pedestrian network, provides places of interest to stop, making it more useful and interesting, and encouraging people to walk in the area

Shaded seating and a water drinking/filling station have been placed along active edges of the development, informally generating activity along the street frontage, encouraging the public to rest, replenish, linger and socialise, further contributing to the street life in the area.

The outdoor alfresco dining precinct located as part of the street-front to the development, invites pedestrians in, and creates a lively atmosphere on the street and encourages a walkable community. This further activates the streetscape in the area, encouraging the residents and the wider community to interact, fostering a vibrant social street life.

A local indigenous artist will be commissioned to provide artwork representing flora and fauna found within the Botanic Gardens. The artwork will be located directly at the front of the development, to be enjoyed by residents as well as the wider community as they walk past, further activating the street frontage.

The artwork designed by internationally renowned award winning artist Bruce Munro, located within the public piazza of the development, further activates the Blake Street Precinct. The public artwork has been designed so that the public is drawn to it, creating a visual dialogue with the surrounding environment, capturing public attention. The public piazza is open to and physically accessible by the public: the public will be able touch, walk under and around, take photos and sit near the artwork.

This public piazza will provide character and a “sense of place” in the streetscape, providing a unique experience for the residents and the community. The piazza will become a local meeting place in the area, bringing residents and the community together, greatly contributing to the street life of the Blake Street Precinct.

Internal/external walkways, linking the development to the surrounding land uses, and providing a connection to pedestrian interfaces, provides connectivity and further activates the Blake Street precinct, further contributing to the street life in the area.

The extensive high quality public realm spaces incorporated at street level within the development, engage with the pedestrian street environment and activate the Blake Street Precinct, providing interesting and attractive features, motivating the residents and the public to use the streets and bring them to life.

“Provide transparency, both to and from the street, so that passers-by interact visually with activities in the site, and there is passive surveillance from the site to the public realm”

The Elysium Green building design placed strong emphasis on encouraging activity at street level, through the inclusion of high quality public realm spaces located at frequent intervals, to maximise the visual and physical connectivity both to and from the inner spaces of the building.

These public realm spaces promote street life and activity in the area, bringing the community together to help increase natural surveillance of the public environment, reducing the opportunities for crime.

The building design maximises the visual and physical connectivity of the inner spaces of the building with the surrounding neighbourhood, through the use of design elements such as floor to ceiling glass windows and doors situated along the entire entrance lobby at street level, as well as along the café and office space. These design elements provide transparency both to and from the street, resulting in significant overlooking and surveillance opportunities of the public domain.

The café and office at ground level provide opportunity for passers-by to interact with activities and encourage community interaction. The public spaces are well overlooked and clearly visible from the street and within the building.

The community garden and public piazza encourage residents, neighbours and community to come together, creating a strong neighbourhood identity, which will further reinforce a sense of security in the area.

Public seating situated along the active edges of the development, provide further opportunity for natural surveillance of the public areas.

Passers-by are also able to visually connect with the ground level swimming pool through glass pool balustrading and the “open” lobby corridors within the building promote resident visibility over the public domain.

The residents lounge, gymnasium and Sky Garden located on Level 1 of the building, have been designed to face the public domain, further maximises visibility to and surveillance of the public environment.

In the NTCAT report, the Tribunal states in par 64 “In our view these more aesthetic considerations are what is required by clause 3(a). The possibilities (of achieving a landmark development) are endless, the defining character will be whether or not a high architectural quality and distinctive streetscapes are combined in such a way as to invest the development with a “landmark” quality”.

The revised Elysium Green development represents one such “possibility” of achieving a landmark development at 4 Blake Street, The Gardens. The Elysium Green development can be considered “a landmark development through high architectural quality and distinctive streetscapes” as it meets all of the design elements necessary to achieve this, as determined by NTCAT and the Supreme Court.

1.0 DESIGN FEATURES OF “ELYSIUM GREEN” DEVELOPMENT

1a. Addressing “high architectural quality” of the development

High Architectural Quality and Design Excellence

- Elysium Green will become the first tropical residential high-rise building in Darwin. Responding to the climate of Darwin, and the site’s location close proximity to the iconic George Brown Botanic Gardens, the building design is a “game changer”, replacing the existing 6300m² vacant site, with over 6300m² of greenery “on” and “around” the development, setting a new benchmark for tropical high rise apartment buildings in the Territory.
- Elysium Green’s design objective is to connect the facade of building and pay tribute, to the presence of neighbouring iconic George Botanic Gardens and The Gardens suburb.
- The Elysium Green will become a landmark architectural building showcasing tropical plants found at the Botanic Gardens on the building’s facade, apartment planters, lobbies, podium and ground floor areas of the development. Over 6300m² of greenery has been draped on the facade of the building, as well as on the ground floor, balcony planters, garden podium and individual floor lobbies within the building.
- Elysium Green will stand the test of time, as it will become iconic for the Gardens suburb and will provide character and a sense of place in the streetscape and wider community. The extensive “green” architecture incorporated in and around the building, invites people to enjoy and participate in the streetscape – the extent to which a development of this nature encourages community interaction, has never been seen before in Darwin.
- Elysium Green provides high amenity with its recreational facilities and ample integrated green spaces, and will be influential in defining the new benchmark of sustainability and sky-rise greenery for Darwin’s future high rise developments.
- A “landmark” public piazza, to be enjoyed by residents and the wider community, will be named “Agostini Place”, and has been designed and included in the Elysium development, in honour and recognition of Mr Isidoro Agostini’s dedication and hard work repairing and replanting at the Botanic Gardens after Army and bomb damage during World War II. Mr Agostini worked at the Gardens as the head gardener between 1933 until his death in 1956. The piazza “Agostini Place”, will be designed to include zinnias, marigolds and petunias which were planted by Mr Agostini at the Botanic Gardens, as well as a triangle and rockery planned and planted in the area as well as a memorial plaque. The piazza has been designed as a “meeting place” between residents and the public, and will also include seating, water drinking/filling station, interpretative signage and artwork designed by award winning artist Bruce Munro, to encourage residents and the public to interact and learn about the history of the Botanic Gardens. This public piazza will become iconic in the area, and will provide character and a sense of place in the streetscape providing historical and unique experience for the residents and the community.

- The Elysium Green development is celebrated at the Blake St/Gardens Hill corner of the development, with the inclusion of a “landmark” public piazza in honour of Mr Agostini, including a rockery garden and memorial plaque. This area on the site, will become a significant contributor to the public pedestrian environment in the Gardens suburb.
- A public café and office space further activate the streetscape in the area and encourage the residents and the wider Darwin community to interact. Undercover public visitor parking bays, public “electric car” parking space, public bike parking and storage, public E-bike charging stations and toilet facilities, all have been included in the ground floor of the development, for the use of the residents and wider community.
- Elysium Green is the “first” residential development in the NT, designed to include a community vegetable/herb garden within its site boundaries at street level, for the enjoyment and health benefits of the neighbouring residents.
- The Residents Lounge, gymnasium and sky garden are located on Level 1 of the development, for activities such as body corporate meetings, health benefits, functions, resident social events other residential use. These spaces are located so as to maximise visibility and surveillance of the public environment.
- The Elysium Green development exceeds national minimum accessibility standards, based on the silver standard of the Liveable Housing Design Guidelines, and will help facilitate elderly Territorians and those living with disability to stay in their homes longer.
- Elysium Green will have a green wall located at the front entrance into the development, for the health benefit and enjoyment of residents and the wider Darwin community. The 2m high system has been located directly at the front of the site, so that both the residents and the wider community can enjoy the visual and health benefits.
- Elysium Green will become the first ever residential development in the NT, to include artwork designed by international award winning artist Bruce Munro, as part of the development, located within the boundary of the site, at the “Agostini Place” piazza public realm, to be enjoyed by residents, neighbours as well as the wider community
- Elysium Green will become the “first” ever residential development in the NT to include a covered Peacock coup aviary at ground level located along the Blake Street side of the building within the site’s boundaries, to provide shelter for the much-loved local resident peafowl Mr P, and his family and friends, who have roamed the streets in the Gardens suburb for over 18 years.
- A local indigenous artist will be commissioned to provide artwork representing flora and fauna found within the Botanic Gardens. The artwork will be located directly at the front of the development at ground level (where the pool is located at ground level), to be enjoyed by residents as well as the wider community as they walk past. Shaded seating and a drinking/filling station will be installed near the artwork, for the benefit of the community.

- The Elysium Green building facade is enveloped with protruding balconies with trees, green roofs and walls, extensive lobby planters and balcony planters, creating a breathable facade that suits the locality and tropical climate.
- The lobby corridors have been articulated using spaces for seating, varied ceiling heights, and green space that include trees and tropical planting, to provide high levels of amenity, which help cool the building, provide shade and encourage interaction among residents.
- Each building lobby-level has been designed as an open garden atrium, and will include trees, tropical planting and seating, with openings to allow natural cross-flow ventilation breezes and light to penetrate deep into the common areas.
- Over 87% of the street frontage to the development at Gardens Hill at ground level has been activated and 92% of the street frontage of the development at Blake Street at ground level has been activated, exceeding the zonings requirement. This will create a high level of pedestrian amenity through recreational facilities that are directly accessible to the public and residents, from the public footpath.
- The external green wall systems proposed for the Elysium Green development, will assist in reducing the building temperature and air-conditioning costs, reduce reflective light and heat, and offer acoustic insulation while producing oxygen and absorbing Co2.
- Elysium Green will include the “first” ever sky garden ever seen in a Darwin residential development, to assist in cooling down the building.
- Elysium Green will include over 725m² (12% of the site), of “deep soil planting” at ground level of the development, which will include large shade trees that will provide shade over the public footpath, significantly improving the urban experience for the broader public at street level, exceeding national requirements.
- Ten (10) additional visitor car parking bays, in addition to the requirement under the NT Planning Scheme, have been allocated at ground level within the development.
- Large shade trees will be planted within the 195m² of “deep soil planting” area, along the boundary between Lot 5642 and the development, ensuring that privacy is maximised between the development and the existing townhouses on Lot 5642.
- Large shade trees will be planted within the 183m² of “deep soil planting” area, along the boundary between Lot 7819 and the development, ensuring that privacy is maximised between the development and the existing property at Lot 7819.
- The Elysium Green building “garden” lobbies, have been designed to include trees and tropical planting, with openings to allow natural ventilation and light to penetrate deep into the common area floor plans.
- The apartment balconies will include planters with layered tropical planting, cascading down the building facade.

- Water collected from down-pipes and balcony drains will be stored in a rainwater harvesting tank located within the basement car park, and will be used for irrigation of the landscaped areas.
- Elysium Green brings greenery, biodiversity, oxygen and mental health benefits back to apartment living.
- Elysium Green has been awarded an average NatHERS Energy Rating of 8.6 stars, which is nearly 146% more than the BCA (NT) requirement of 3.5 stars.
- Grey glass “Breezeway” Louvre windows used throughout the development to allow “full” breeze penetration throughout the apartments and building, easy cleaning access and installation of screens from the inside of the apartment.
- Trees and tropical plants on the facade of the building, create deep sun-shading and bring nature into high rise living, and act as an active interface between the interior and exterior environment, and help cool the buildings and gives residents an immediate connection to birdlife and greenery.
- The commercial/retail space has been designed to overflow with greenery at ground level to provide an interface between the building and the public domain.
- The commercial/retail buildings have been covered in greenery with layered shrub planting on each roof, cascading down the walls creating harmony and connection to the surrounding neighbourhood.
- The Elysium Green development provides in excess of 2400m² public/community and green spaces at ground level, with over 800m² of publically accessible spaces “open to the sky” at ground level, bringing vibrancy and vitality to the street life in the area - over 38% of the site at ground level, has been allocated for public and resident access and experience, far exceeding any development in Darwin. These recreational public open spaces provide an opportunity for passers-by to interact with activities within the development, and encourages community interaction with the building residents and the environment.
- The Elysium Green development will become a landmark development, as it will define an iconic character for Blake Street Precinct, never before seen in the area or in Darwin, and its architecture and street life will provide a unique experience for the community and its residents.
- The public/community recreational spaces situated within the site, which are open to and physically accessible to the public include:
 - a public piazza “Agostini Place” honouring Mr Isidoro Agostini, including artwork by award winning artist Bruce Munro, seating, landscaping, rockery garden and memorial plaque.
 - seating and water drinking/filling stations;

- Over 725m² (12% of the site), of “deep soil planting” on the ground level of the development, which will include large shade trees that will provide shade over the public footpath, significantly improving the urban experience for the broader public at street level.
 - a public café including outdoor alfresco dining to be enjoyed by the residents and wider community;
 - a peacock coup with green lawn for rest and reflection
 - a community vegetable/herb garden
 - Internal and external pathways/walkways at the front and throughout the development, providing connectivity
 - a children’s playground with nearby green lawn and seating
 - public car parking and café/office toilet facilities
 - 2m high green wall located at the front of the development
 - A public E-bike station that can be accessed by the residents and the public, and public bicycle lockable stations
 - Public indigenous artwork with shaded seating situated at the front of the development
 - Various pocket gardens within the development at ground level showcasing gardens featured in the Botanic Gardens including a Boab Tree, a community vegetable/herb garden, a cycad garden and a sensory garden with a ringing bell.
 - Vertical green walls
- Acclaimed award winning international artist Bruce Munro has been commissioned to provide a public art piece “Tropical Bothy” for this project. This artwork will be located at the corner of the development within the sites boundaries. The lighting installation sits within a three-dimensional stainless steel sculptural gazebo, designed to promote a “place for all peoples to meet and connect with others”.
The lighting effect is created by a host of fire flies whose form resembles the spider lily, a plant found in the NT. The fire flies evoke a moment of empathy and compassion between two people, through a simple physical gesture of “warming ones’ fingers over a fire, and then take the hand of another person”. The piazza will become a focal point and local meeting place for residents, neighbours and the wider NT community.
 - The landscaped areas will be serviced by rainwater collected from all roof areas, and individual apartment balcony floor waste drainage, that will be stored in a central rainwater tank in the basement car park area.
 - Reduced energy consumption of common areas will be achieved through the implementation of over 250m² of solar roof mounted panels.
 - Each window within a habitable room in the Elysium Green development will be fitted with either external solar screens or awnings
 - The podium level includes a “communal composting hub”, which allows residents to compost their food scraps on site.

- 19% of the apartments have been designed for adaptable living with fourteen (14) secure disabled car-parking bays being allocated to these apartments for easy access. All apartments within the building meet or exceed the national minimum accessibility standards encouraging elderly Territorians and those living with disability to stay in their homes longer.
- Two (2) lifts (which will be separated by fire walls) have been provided in each tower, orientated such that users experience the extensively landscaped tropical courtyard as part of their daily routine entering and leaving the buildings.
- Electric vehicle charging stations
- Up to 2.5m high (oversized) glass windows and glass doors, compared with the standard 2.1m height, to allow for more breezes and light to enter the apartments.
- Grey tinted “Breezeway” Louvre windows installed throughout the Elysium Green development, to allow “full” breeze penetration, easy cleaning access to all of the glass window, and easily fitted window screens.
- Tiles (no carpet) used throughout the development for health benefits and increased coolness.

1b. Addressing “distinctive streetscapes” of the development

Distinctive Streetscapes

- The Elysium Green development provides in excess of 2400m² public/community green spaces at ground level, with over 800m² of publically accessible spaces “open to the sky”, bringing vibrancy and vitality to the street life in the area - over 38% of the site at ground level, has been allocated for resident as well as public access and experience. These recreational public open spaces provide an opportunity for passers-by to interact with activities and encourages community interaction with the residents and the environment.
- The ground floor site area is open and physically accessible to the public and residents through internal/external walkway at ground level, linking the development to the surrounding land uses, and providing a connection to pedestrian interfaces, which provides connectivity and activates the Blake Street precinct.
- Over 87% of Gardens Hill Crescent has been activated and over 92% of the Blake Street has been activated by the Elysium Green development, encouraging the public if walking in the area, to enjoy and participate in the streetscape.
- The public/community recreational spaces situated within the site, which are accessible and can be enjoyed by the residents and public include:
 - a public piazza honouring Mr Isidoro Agostini, providing a historical connection to the Botanic Gardens, including artwork by award winning artist Bruce Munro, seating, landscaping, drinking/water filling station, rockery garden and memorial plaque.

- a public café including outdoor alfresco dining to be enjoyed by the residents and wider community;
 - a peacock coup with green lawn for rest and reflection
 - a community vegetable/herb garden
 - Pathways/walkways at the front and throughout the development, providing connectivity
 - a children’s playground with nearby green lawn and seating
 - public car parking and public toilet facilities
 - 2m high green wall located at the front of the development
 - A public E-bike station that can be accessed by the residents and the public, and public bicycle lockable stations
 - Public indigenous artwork with shaded seating situated at the front of the development
 - Various pocket gardens within the development showcasing gardens featured at the Botanic Gardens including a Boab Tree, a cycad garden and a sensory garden
 - Vertical green walls
 - Water drinking/filling stations, shaded seating and landscaping.
- A “landmark” public piazza will be named “Agostini Place”, and has been designed and included in the Elysium Green development, in honour and recognition of Mr Isidoro Agostini’s dedication and hard work repairing and replanting at the Botanic Gardens after Army and bomb damage during World War II. Mr Agostini worked at the Gardens as the head gardener between 1933 until his death in 1956. The “Agostini Place” piazza, will be designed to include zinnias, marigolds and petunias which were planted by Mr Agostini at the Botanic Gardens, as well as rockery garden and memorial plaque. The public realm space has been designed as a “meeting place” between residents and the public, and will also include seating, water drinking/filling station, interpretative signage and artwork designed by award winning artist Bruce Munro, to encourage residents and the public to interact and learn about the history of the Botanic Gardens. This public piazza will become iconic in the area, and will provide character and a sense of place in the streetscape providing historical and unique experience for the residents and the community.
 - The Elysium Green development is celebrated at the Blake St/Gardens Hill corner of the development, with the inclusion of a “landmark” public piazza in honour of Mr Agostini. This public realm area on the site, will become a significant contributor to the public pedestrian environment in the Gardens suburb.
 - The unique public piazza will invite residents and the public to participate, connect and interact. This never seen before green public space within a private development in the NT, will provide a “sense of character” and activate the Blake Street Precinct, and provide a historical connection to the Botanic Gardens

- Multi-use pedestrian pathways to the surrounding land-uses, including pedestrian crossings at intersections all have been illustrated in detail. Water drinking stations, shade trees, and shaded seating, have been provided within the development, to allow people walking past the development towards the George Brown Botanical Gardens, to have an opportunity to rest and replenish. E-bike station has been included along the Gardens Hill Crescent side of the building, providing option to the public and residents to use an E-bike to travel to the George Botanic Gardens and surrounding facilities.
- Over 725m² (12% of the site), includes “deep soil planting zones” on the ground level of the development, which will include large shade trees that will provide shade over the public footpath, significantly improving the urban experience for the broader public at street level.
- The NT’s first community vegetable/herb garden, located within the boundaries of a development site, is proposed for the Elysium Green project. This public garden will encourage interaction between the local community and environment, and also offers health benefits for the community.
- A boab tree, known as the “Tree of life”, is located in the driveway porte-cochere entrance into the development, paying tribute and acknowledge to the unique collection of the world’s baobab and boab trees located within the nearby George Brown Botanic Gardens.
- A 2m high “Green Wall”, has been located directly at the front of the site, so that both the residents and the wider community can walk past and enjoy the health benefits.
- Suspended roof gardens cascading down the glass windows along the entrance into the Elysium Green development will providing a connection between the building and surrounding neighbourhood.
- The café and office roof spaces have been landscaped, to provide a natural buffer, between the development and the neighbouring community, and pay tribute and acknowledge Elysium Green’s location being so close to the iconic George Brown Botanic Gardens.
- A local indigenous artist will be commissioned to provide artwork representing flora and fauna found within the Botanic Gardens. The artwork will be located directly at the front of the development, to be enjoyed by residents as well as the wider community as they walk past.
- A covered peacock coop designed to be included along the Blake Street side of the building, within the site boundary, will provide a safe place for the much loved local peafowl Mr P and other birdlife and furry creatures in the area to shelter. Mr P has roamed the streets in the Gardens suburb for over 18 years;
- The extensive public realm spaces contribute to street life with active frontages open to and physically accessible to the public. These spaces provide transparency to and from the street, whilst also providing visual interaction from the street and passive surveillance of the street.

1c. Addressing “contribute to improving the amenity of the Blake Street Precinct and the developments response to the requirement to have active interfaces, and provide high levels of pedestrian amenity”

- The Elysium Green development provides in excess of 2400m² public/community green spaces within the development’s site boundaries at ground level, with over 800m² of publically accessible spaces “open to the sky”, bringing vibrancy and vitality to the street life in the area greatly contributing to improving the amenity of the Blake Street Precinct - over 38% of the site at ground level, has been allocated for public access and experience. These recreational public open spaces provide an opportunity for passers-by to interact with activities within the development, and encourages community interaction and connection to the surrounding neighbourhood.
- The ground floor site area is accessible by the public through internal/external walkway at ground level, linking the development to the surrounding area and linking with pedestrian interfaces, which provide connectivity and activate the Blake Street Precinct.
- 87% of Gardens Hill Crescent and over 92% of Blake Street will be activated by the Elysium Green development. These high level active interfaces provide high levels of pedestrian amenity and encourage the public if walking in the area, to enjoy and participate in the street life that the development offers, as well as increase natural surveillance of the public domain.
- The public/community recreational spaces situated within the ground level boundary of the site, which are open to and physically accessible to the public include:
 - a public piazza honouring the gardener at the Botanic Gardens Mr Agostini, including artwork by award winning artist Bruce Munro, seating, landscaping, rockery garden, a memorial plaque and drinking/water filling station
 - a public café including outdoor alfresco dining to be enjoyed by the residents and wider community;
 - a peacock coup with green lawn for rest and reflection
 - Large shade trees in “deep planting zones”, to provide shade over the public footpath, significantly improving the urban experience for the broader public at street level.
 - a community vegetable/herb garden
 - Pathways/walkways at the front and throughout the development, providing connectivity
 - a children’s playground with nearby green lawn and seating
 - public car parking and public toilet facilities
 - 2m high green wall located at the front of the development
 - A public E-bike station that can be accessed by the residents and the public, and public bicycle lockable stations
 - Public aboriginal artwork with shaded seating situated at the front of the development
 - Various pocket gardens within the development showcasing gardens featured at the Botanic Gardens including a Boab Tree, a cycad garden and a sensory garden

- Vertical green walls
 - Water drinking/filling stations, shaded seating and landscaping
- An internal/external walkway at ground level, links the development to the surrounding area while also assisting in activating the street frontages, and also providing connectivity to the surrounding neighbourhood.
 - Over 725m² (12% of the site), includes “deep soil planting zones” on the ground level of the development, which will include large shade trees that will provide shade over the public footpath, significantly improving the urban experience for the broader public at street level.
 - Multi-use pedestrian pathways to the surrounding land-uses, including pedestrian crossings at intersections all have been illustrated in detail. Water drinking stations, shade trees, and shaded seating, have been provided within the development, to allow people walking past the development towards the George Brown Botanical Gardens, to have an opportunity to rest and replenish. The multi-use pathways connect and allow the public to gain access, to the following features within the development:
 1. Public E-bike Station (located within the site boundary).
 2. Indigenous artwork with artwork representing flora and fauna found in the George Brown Botanic Gardens with nearby seating (located within the site boundary), for the enjoyment of the public and residents, with interpretative signage,
 3. Boab Tree including interpretative signage (located within the site boundary), representing the Boab trees found in the African Madagascar Garden located in the George Brown Botanic Gardens
 4. A 2m high green wall and nearby water drinking/filling station (located within the site boundary), for the enjoyment of the public and residents.
 5. A cycad garden including interpretative signage (located within the site boundary at the front of the development), representing the cycad community found in the George Brown Botanic Gardens
 6. A public café located at the front of the development, will engage and activate the Blake Street Precinct, through outdoor alfresco dining, encouraging community interaction. Under-cover public car parking spaces, public restroom facilities and public bike parking stations (located within the site boundary), have also been included, for the use and enjoyment of the public and residents.
 7. A landmark public piazza providing a historical connection to the Botanic Gardens, which will include seating, water drinking/filling station, public artwork by award winning world renowned artist, landscaping, rockery garden and memorial plaque honouring Jack Agostini (located within the site boundary), for the enjoyment of the public and residents.

8. A children's playground with nearby green "rest and reflection" lawn including seating (located within the site boundary) to encourage children to exercise and promote social interaction.
9. A "peacock coup" including green lawn with seating (all located within the site boundary) to be enjoyed by the public and residents.
10. Community vegetable/herb garden with interpretive signage (located within the site boundary) for the use and enjoyment of the public and wider NT community.
11. A "sensory garden" located at the front of the development, accessible by all people to enjoy, representing the "sensory garden" found in the George Brown Botanic Gardens. This garden will include a collection of plants that appeal the five senses (sight, smell, sound, taste and touch) all inclusive of interpretative signage, rockeries, pebbles, mosaics, wind chimes, an outdoor bell, and a seat for quiet reflection.
13. Large shade trees in "deep planting zones", to provide shade over the public footpath, significantly improving the urban experience for the broader public at street level.

1d. *Elysium Green Social and Environmentally Sustainable Design Features*

- Reduction in common area energy use via high efficiency LED sensor lighting and good natural ventilation
- Roof-mounted solar panels to reduce the common area power usage.
- The landscaped areas will be serviced by rainwater collected from all roof areas, and individual apartment balcony floor waste drainage, that will be stored in a central rainwater tank in the basement car park area.
- The lobby corridors have been articulated using spaces for seating, varied ceiling heights, and green space that include trees and tropical planting to provide high levels of amenity, which help cool the building, provide shade and encourage interaction among residents.
- Each building lobby-level has been designed as an open garden atrium, and will include trees, tropical planting and seating, with openings to allow natural cross-flow ventilation breezes and light to penetrate deep into the common areas.
- "Vertical" green walls and "roof gardens" located within the development
- A 2m high green wall located at the front of the development for the health benefit of residents and neighbouring community
- Community vegetable/herb garden located on the ground floor Blake Street side of the building, for the health benefits and enjoyment of the neighbouring residents
- Residents vegetable/herb garden located on the podium level for residents' enjoyment and health benefits
- Over 725m² (12% of the site), includes "deep soil planting zones" on the ground level of the development, which will include large shade trees that will provide shade over the public footpath, significantly improving the urban experience for the broader public at street level.

- The Elysium Green building open “garden” lobbies, have been designed to include green trees and tropical planting, with openings to allow natural ventilation and light to penetrate deep into the common area floor plans
- Water collected from down-pipes and balcony drains will be stored in a rainwater harvesting tank located within the basement car park, and will be used for irrigation of the landscaped areas.
- Tropical plants on the facade of the building create deep sun-shading and bring nature into high rise living and act as an active interface between the interior and exterior environment, helping cool the building, and gives residents an immediate connection to birdlife and greenery.
- The podium level includes a “communal composting hub”, which allows residents to compost their food scraps on site.
- The Elysium Green development provides in excess of 2400m² public/community green spaces at ground level, with over 800m² of publically accessible spaces “open to the sky”
- The building design is “game-changer”, replacing the existing 6300m² vacant land, with over 6300m² of greenery on and around the development, setting a new benchmark for tropical high rise apartment buildings in the Territory.
- High-efficiency sanitation fittings
- Manually operated blinds/sun shades (not mechanical) for minimal maintenance
- Grey glass “Breezeway” louvres used throughout the development to maximise natural ventilation and to allow for cleaning access and screen installation.
- Balcony shutters will be cyclone coded, and will slide along the balcony and can be folded up against the balcony wall, to maximise the opportunity to enjoy the views.
- Bicycle spaces, bicycle repair station, visitor parking bays and public E-bike station all located within the site
- Provision for electrical car charging stations
- Floor to floor height of 3.1m metres, leaving a net height of 2.7m which is safe for ceiling fans and complies with NSW Apartment Guidelines
- Gyprock walls will be insulated for noise reduction between apartments
- The 200mm thick floor slab between building levels will be insulated to avoid noise transmission between floors
- Ceiling fans will be used throughout, including ensuite and main bathroom and walk in robes, to allow for improved air circulation within the apartments.
- Weather-proof ceiling fans will be installed on all balconies, to improve thermal comfort
- Each window within a habitable room, will be fitted with either external solar screens or awnings
- Tiles (instead of carpet) used throughout for health benefits
- Resident compost bin station located on garden podium level, which allows residents to compost their food scraps on site.
- The Residents Lounge, gymnasium and sky garden are located on Level 1 of the development, for activities such as body corporate meetings, functions, resident social events other residential use. These spaces are located so as to maximise visibility and surveillance of the public environment.

- Extensive planting throughout the facades of the apartments and retail spaces
- The average NaTHERS Star Energy Rating is 8.6. The BCA NT (Class 2) requirement is 3.5 stars across the entire development. This is an increase of 146% in star energy rating for the development compared to the national requirement
- A green “arbour” at the entrance walkway into the development, provides shade for residents and their visitors, and contributes to the greening of the facade of the building
- The unique public piazza will invite residents and the public to participate, connect and interact. This never seen before green public space within a private development in the NT, will provide a “sense of character” and activate the Blake Street Precinct, and provide a historical connection to the Botanic Gardens
- The first ever “sky garden” located within a residential development, for rest and reflection, and to help create a cleaner environment, that will help keep the heat out of the building and lower the temperature inside the building.
- All apartments within the development exceed national minimum accessibility standards, to help facilitate elderly Territorians and those living with a disability, to stay in their homes longer.
- 19% of the apartments have been designed for adaptable living with a number of these apartments having been allocated wider “disabled parking” bays

1e. *Elysium Green other development design features*

Additional Development Features

- Two (2) swimming pools – a lap pool and kids shallow play pool
- Gymnasium and Resident’s Lounge designed to face the public domain, maximising visibility to and surveillance of the public environment.
- Peacock covered coup aviary located along the Blake Street side of the building within the site’s boundaries, to provide shelter for the much loved local resident peafowl Mr P, and his family and friends, who has roamed the streets in the Gardens suburb for over 18 years.
- Publically accessible piazza, acknowledging the historical connection to the Botanic Gardens including artwork by international award winning artist Bruce Munro.
- A children’s playground including green lawn, accessible by the public at street level.
- Artwork by local indigenous artist representing flora and fauna found in the nearby Botanic Gardens, located within the boundaries of the site at the street frontage of the development
- Podium recreational space includes children’s playground, lap pool, reading station, yoga and pilates zone, BBQ, outdoor kitchen and pizza oven.

1f. 'Elysium Green' past and present connection to the George Brown Darwin Botanic Gardens

- Elysium Green's design objective is to connect the facade of building, to the presence of neighbouring iconic George Botanical Gardens and The Gardens suburb.
- The Elysium Green will become a landmark architectural building paying tribute to the nearby George Brown Botanic Gardens by showcasing the collection of tropical plants found in Botanic Gardens on the buildings' facade, lobbies, ground level, public realm piazza, balcony planters and garden podium.
- The Elysium Green development will become an iconic vertical architectural garden, influenced by its connection to the nearby George Brown Botanic Gardens past and present, and will provide a unique experience for the community that has never been seen before in Darwin. All of the following features will be included within the site's boundary and will be able to be accessed by the public:
 - (a) The Elysium building facade, balcony planters, common lobby gardens, landscape podium and ground floor landscaped areas, will include tropical plants and trees that are present in the Botanic Gardens;
 - (b) A landmark public piazza in honour of Mr Agostini, who worked tirelessly at the Botanic Gardens after World War II, providing a historical connection to the Botanic Gardens, including a rockery garden and memorial plaque;
 - (c) Artwork by local indigenous artist depicting flora and fauna found in the Botanic Gardens located at the front of the development;
 - (d) Boab Tree known as the "Tree of Life" is located at the porte-cochere entrance into the development, paying tribute and acknowledging the unique collection of the world's baobab and boab trees located within the nearby George Brown Botanic Gardens, including interpretive signage;
 - (e) A cycad garden including interpretative signage, representing the cycad community found in the George Brown Botanic Gardens.
 - (f) A "sensory garden" accessible by all people to enjoy, representing the "sensory garden" found in the George Brown Botanic Gardens. This garden will include a collection of plants that appeal the five senses (sight, smell, sound, taste and touch) all inclusive of interpretative signage, rockeries, pebbles, mosaics, wind chimes, an outdoor bell, and a seat for quiet reflection;
 - (g) A community vegetable/herb garden located along the Blake Street frontage of the development;
 - (h) A 2m high green wall at the entrance into the development;
 - (i) A children's playground with nearby green lawn and seating; and
 - (j) A peacock coup;
- The Elysium Green development will provide a showcase of a number of popular tropical plant species found within the nearby Botanic Gardens at ground level with interpretive signage. A boab tree, cycad garden, community vegetable/herb garden and sensory garden, will all be open to and physically accessible to the public at street level.

OVERVIEW OF THE “ELYSIUM GREEN” DEVELOPMENT COMPLIANCE WITH PART 4 “DESIGNING THE BUILDING” SECTION OF THE NSW APARTMENT GUIDELINES AND BUILDING CODE OF AUSTRALIA

2a. Overview

While not a requirement of local planning legislation, the NSW apartment design guidelines were referred to consistently as a standard in the review of the earlier development scheme for the site. It is acknowledged that they do provide a sound basis for apartment design and they have therefore been used as a benchmark in the current scheme.

- The Elysium Green development provides in excess of **2400m² public/community green spaces** at ground level, within the development’s site boundaries, with over 800m² of publically accessible spaces “open to the sky”, bringing vibrancy and vitality to the street life in the area - **over 38%** of the site at ground level, is open to and physically accessible to the public, for their enjoyment. These recreational public open spaces provide an opportunity for passers-by to interact with activities and encourages community interaction and connection to the surrounding neighbourhood.
- The ground floor site area is accessible by the public through internal/external walkway at ground level, linking the development to the surrounding area and linking with pedestrian interfaces, which assists in activating the area and also provide connectivity.
- The Elysium Green development will provide an architectural vertical showcase of some of the popular tropical plants founds within the nearby Botanic Gardens.
- Over **87%** of the street frontage to the development at Gardens Hill at ground level has been activated and **92%** of the street frontage of the development at Blake Street at ground level has been activated. This will create high level of pedestrian amenity through frequent recreational facilities that are directly accessible by the public and residents, from the public footpath.
- **12% of the site (in excess of 725m²)** will include “deep soil planting zones”, which is **5% more** than the NSW Apartment Guidelines requirement of 7% of the site (in accordance to Objective 3E-1). Large shade trees will be included in these deep soil planting zones, that will provide shade over the public footpath, significantly improving the urban experience for the broader public at street level.
- Elysium Green has achieved an average NatHERS Energy Rating of **8.6 stars**, which is nearly **146%** more than the BCA (NT) requirement of 3.5 stars.
- The apartments within the Elysium Green development have been designed to provide **an average of 20% more natural ventilation** throughout the apartments compared to the requirement of the NSW Apartment Design Guidelines and the Building Code of Australia.

- The apartments within the Elysium Green development have been designed to provide **an average of 25% more light** throughout the apartments compared to the requirement of the NSW Apartment Design Guidelines and the Building Code of Australia.
- **100%** of the apartments within the Elysium Green development are naturally cross-ventilated through the use of generous louvre windows and door openings, compared to the 60% requirement of the NSW Apartment Guidelines
- **76% of the main bedrooms** within the apartment in the Elysium Green development have been designed to include glass sliding doors, for increased natural light and to maximising the opportunity to capture breezes and views.
- **31%** of the Apartments in the Elysium Green development have a window in the ensuite bathroom to capture breezes and natural light, compared to the no window requirement for this room by the NSW Apartment Guidelines
- **35%** of the Apartments in the Elysium Green development have a window in the main bathroom to capture breezes and natural light, compared to the no window requirement for this room by the NSW Apartment Guidelines
- **ALL** of the apartments have a bathtub in the main bathroom, to accommodate families with children, residing in the Elysium Green building.
- The internal area of a 2-bedroom apartment within the Elysium Green development is on average **104m² (39% bigger)** compared to the NSW Apartment Guidelines requirement of 75m²
- The internal area of a 3-bedroom apartment within the Elysium Green development is on average **125m² (32% bigger)** compared to the NSW Apartment Guidelines requirement of 95m²
- The Main Bedrooms within the Apartments in the Elysium Green development are on average **13.7m² (37% bigger)** compared to the NSW Apartment Guidelines requirement of 10m²
- The Bed 2 within the Apartments in the Elysium Green development are on average **11m² (22% bigger)** compared to the NSW Apartment Guidelines requirement of 9m²
- The Bed 3 within the Apartments in the Elysium Green development are on average **10.7m² (19% bigger)** compared to the NSW Apartment Guidelines requirement of 9m²
- The Main Bedroom robes within the Apartments in the Elysium Green development are on average **3.1m in length (72% bigger)** compared to the NSW Apartment Guidelines requirement of 1.8m
- **70%** of the robes in the main bedrooms in the apartments within the Elysium Green development are “walk-in-robes”

- The Bed 2 robes within the Apartments in the Elysium Green development are on average **2m in length (33% bigger)** compared to the NSW Apartment Guidelines requirement of 1.5m
- The Bed 3 robes within the Apartments in the Elysium Green development are on average **2m in length (33% bigger)** compared to the NSW Apartment Guidelines requirement of 1.5m
- The 2-bedroom apartment balconies within the Elysium Green development are on average **19.6m² (96% bigger)** compared to the NSW Apartment Guidelines requirement of 10m²
- The 3-bedroom apartment balconies within the Elysium Green development are on average **20m² (67% bigger)** compared to the NSW Apartment Guidelines requirement of 12m²
- The storage area for a 2-bedroom apartment within the Elysium Green development is on average **17.7m³ (121% bigger)** compared to the NSW Apartment Guidelines requirement of 8m³
- The storage area for a 3-bedroom apartment within the Elysium Green development is on average **19.1m³ (91% bigger)** compared to the NSW Apartment Guidelines requirement of 10m³

4A Solar and Daylight Access

The apartments within the Elysium Green development have been designed to provide ***an average of 25% more light*** throughout the apartments compared to the requirement of the NSW Apartment Design Guidelines.

Shading devices such as eaves, awnings, balconies, external louvres and planting on the building have been incorporated in the design, to minimise solar access. Suspended planters, vertical gardens, cascading planters and green roof on the commercial/retail spaces will help keep the buildings cooler.

Balcony shutters will be installed along all of the apartment balconies, and will slide along the balcony and can be folded up against the balcony wall, to maximise the opportunity to enjoy the views.

Each building lobby-level has been designed as an open garden atrium, and will include trees, tropical planting and seating, with openings to allow natural cross-flow ventilation breezes and light to penetrate deep into the common areas.

The trees and tropical plants on the facade of the building, create deep sun-shading and bring nature into high rise living, and act as an active interface between the interior and exterior environment, and help cool the buildings and gives residents an immediate connection to birdlife and greenery.

COMPLIES – EXCEEDS REQUIREMENT

4B Natural Ventilation

The apartments within the Elysium Green development have been designed to provide ***an average of 20% more natural ventilation*** throughout the apartments compared to the requirement of the NSW Apartment Design Guidelines.

Grey tinted glass “Breezeway” louvres used throughout the development to maximise natural ventilation and to allow for cleaning access and screen installation.

COMPLIES - EXCEEDS REQUIREMENT

100% of the apartments within the Elysium Green development are naturally cross-ventilated through the use of generous louvre windows and door openings, compared to the 60% requirement of the NSW Apartment Guidelines.

COMPLIES – EXCEEDS REQUIREMENT

4C Ceiling Heights

The ceilings height for the main entrance foyer, restaurant and office is 5.0m, (compared to the 4m) requirement of the NSW Apartment Design Guidelines.

COMPLIES – EXCEEDS REQUIREMENT

ALL the ceilings heights on the residential apartment floors in the building will be 3.1m floor to floor.

The floor slab between apartments is 200mm thick, and will be insulated to minimise noise distribution between floor levels.

The finished floor to ceiling levels within apartments will be no less than 2.7m for habitable rooms (this complies with the NSW Apartment Design Guidelines requirement of 2.7m measured from finished floor level to finished ceiling level) and 2.6m for non-habitable rooms (which exceeds the NSW Apartment Design Guidelines requirement of 2.4m measured from finished floor level to finished ceiling level). **COMPLIES**

All of the rooms within each apartment (except for the laundry), will be fitted with a ceiling fan, including the ensuite, main bathrooms, walk in robes and balconies.

The proposed ceiling heights of 2.7m in habitable rooms and 2.6m in non-habitable rooms, are a suitable height to accommodate the use of ceiling fans for cooling and heat distribution. Australian Standard AS4226 – 2008 Clause 12.5.3. states that all ceiling fans should be at least 2.1m from the floor and at least 300mm from the ceiling. **COMPLIES**

4D Apartment Size and Layout

The 2-bedroom apartments within the Elysium Green development are ***on average more than 39% larger in floor area*** compared to the minimum area requirement for a 2-bedroom apartment in the NSW Apartment Design Guidelines. **COMPLIES – EXCEEDS REQUIREMENT**

The 3-bedroom apartments within the Elysium Green development are ***on average more than 32% larger in floor area*** compared to the minimum area requirement for a 3-bedroom apartment in the NSW Apartment Design Guidelines. **COMPLIES – EXCEEDS REQUIREMENT**

The apartments within the Elysium Green development have been designed provide ***on average 25% more windows with total glass area in habitable rooms (more light)*** compared to the requirement in the NSW Apartment Design Guidelines. **COMPLIES – EXCEEDS REQUIREMENT**

ALL habitable room depths in the Elysium Green development are limited to a maximum of 2.5 x the ceiling height. **COMPLIES**

ALL main living spaces in the Elysium Green development have been orientated toward the primary outlook and aspect. **COMPLIES**

35% of the main bathrooms within the Elysium development have been designed to include an external openable louvre window, whereas there is NO national requirement to have windows installed in main bathrooms. **COMPLIES – EXCEEDS REQUIREMENT**

31% of the ensuite bathrooms within the Elysium development have been designed to include an external openable louvre window, whereas there is NO national requirement to have windows installed in ensuite bathrooms. **COMPLIES – EXCEEDS REQUIREMENT**

The main bedrooms in the apartments within the Elysium Green development are ***on average more than 37% larger in floor area*** compared to the minimum area (10m²) requirement of a main bedroom in the NSW Apartment Design Guidelines. **COMPLIES – EXCEEDS REQUIREMENT**

The other bedrooms in the apartments within the Elysium Green development are ***on average more than 22% and 19% larger in floor area*** compared to the minimum area (9m²) requirement for other bedroom in the NSW Apartment Design Guidelines. **COMPLIES – EXCEEDS REQUIREMENT**

70% of the robes in the main bedrooms in the apartments within the Elysium Green development are “walk-in-robes” and are ***on average more than 72% longer in length*** compared to the minimum length (1.8m) requirement in the NSW Apartment Design Guidelines. **COMPLIES – EXCEEDS REQUIREMENT**

The robes in all other bedrooms in the apartments within the Elysium Green development are ***on average more than 33% longer in length*** compared to the minimum length (1.5m) requirement in the NSW Apartment Design Guidelines. **COMPLIES – EXCEEDS REQUIREMENT**

4E Private Open Space and Balconies

The balconies in the 2-bedroom apartments within the Elysium Green development are ***on average more than 96% larger in floor area***, with a minimum of 1m balcony depth counted as contributing to the balcony area, compared to the minimum area (10m²) requirement in the NSW Apartment Design Guidelines **COMPLIES – EXCEEDS REQUIREMENT**

The balconies in the 3-bedroom apartments within the Elysium Green development are ***on average more than 67% larger in floor area***, with a minimum of 1m balcony depth counted as contributing to the balcony area, compared to the minimum area (12m²) requirement in the NSW Apartment Design Guidelines.

COMPLIES – EXCEEDS REQUIREMENT

The 3-bedroom ground floor apartment within the Elysium Green development has an outdoor area of 91m² compared to the minimum requirement of 12m² in the NSW Apartment Design Guidelines ***(658% larger in floor area)***

The apartment balconies include planters with layered tropical planting, cascading down the building facade.

The balcony planters bring nature into high rise living, and act as an active interface between the interior and exterior environment. The planters also help cool the buildings, and give residents and immediate connection to birdlife and greenery, bringing biodiversity, oxygen and mental health benefits back to apartment living.

ALL balconies within the Elysium Green development will be fitted with operable screens and shutters, that can be folded back onto the wall, to control sunlight, and to maximise views.

Downpipes and balcony drainage will be integrated with the overall facade of the Elysium building design.

ALL air-conditioning units will be screened from view, and have been fully-integrated into the Elysium Green building design. The outdoor air-conditioning units will be accessible through an architecturally designed powder-coated aluminium hinged screen door, for maintenance purposes.

Water outlets and floor waste will be provided on each balcony within the Elysium Green development.

4F Common circulation and spaces

There are nine (9) apartments off the circulation core of TOWER 1. *(In the NSW Apartment Guidelines it states that “Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level)* **COMPLIES**

There are eight (8) apartments off the circulation core of TOWER 2. **COMPLIES**

Daylight and natural ventilation has been provided to all common circulation spaces.

The lobby corridors have been articulated using spaces for seating, varied ceiling heights, and green space that include trees and tropical planting to provide high levels of amenity, which help cool the building, provide shade and encourage interaction among residents.

Two (2) lifts have been provided in each tower, orientated such that users experience the extensively landscaped tropical courtyard as part of their daily routine entering and leaving the buildings.

Each building lobby-level has been designed as an open garden atrium, and will include trees, tropical planting and seating, with openings to allow natural cross-flow ventilation breezes and light to penetrate deep into the common areas and apartments.

The Residents Lounge, gymnasium and sky garden are located on Level 1 of the development, for activities such as body corporate meetings, functions, resident social events other residential use. These spaces are located so as to maximise visibility and surveillance of the public environment.

The Elysium Green development includes the first ever vertical sky garden within a residential development in the NT, to help cool down the building, and provide residents with a green open space for rest, reflection and relaxation.

The podium level at Elysium Green includes over 1100m² of recreational green open space, for the enjoyment of the residents, including a children's playground, reading station, compost tumbler area, yoga and pilates zone, BBQ, outdoor kitchen, pizza oven, compost tumblers, 25m lap pool and resident herb/vegetable garden.

The ground level at Elysium includes over 275m² of pool recreational area, including an outdoor toilet facility for exclusive resident use.

A "landmark" public piazza that can be enjoyed by the community and the residents, will be named "Agostini Place", and has been designed and included in the Elysium development, in honour and recognition of Mr Jack Agostini's dedication and hard work repairing and replanting at the Botanic Gardens after Army and bomb damage during World War II. Mr Agostini worked at the Gardens as the head gardener between 1933 until his death in 1956. The piazza "Agostini Place", will be designed to include zinnias, marigolds and petunias which were planted by Mr Agostini at the Botanic Gardens, as well as a garden rockery and memorial plaque. The piazza has been designed as a "meeting place" between residents and the public, and will also include seating, water drinking/filling station, interpretative signage and artwork designed by award winning artist Bruce Munro, to encourage residents and the public to interact and learn about the history of the Botanic Gardens. This public piazza will become iconic in the area, and will provide character and a sense of place in the streetscape providing historical and unique experience for the residents and the community.

The ground level at Elysium, includes over 2400m² of recreational spaces (over 38% of the site at ground level), with over 800m² of spaces “open to the sky”, that are open to and physically accessible and can be enjoyed by the residents and public, to help encourage community interaction, and include:

- a public piazza “Agostini Place” honouring Mr Agostini, including artwork by award winning artist Bruce Munro, seating, rockery garden, memorial plaque, landscaping and drinking/water filling station
- a public café including outdoor alfresco dining to be enjoyed by the residents and wider community;
- a peacock coup with lawn and seating for rest and reflection
- Over 12% of the site (725m²), includes “deep soil planting zones”, which will include large shade trees, that will provide shade over the public footpath, significantly improving the urban experience for the broader public at street level;
- a community vegetable/herb garden
- Internal and external pathways/walkways at the front and throughout the development, providing connectivity
- a children’s playground
- public car parking and public toilet facilities
- 2m high green wall located at the front of the development
- A public E-bike station that can be accessed by the residents and the public, and public bicycle lockable stations
- Public aboriginal artwork with shaded seating situated at the front of the development
- Various pocket gardens within the development at ground level showcasing gardens featured in the Botanic Gardens including a Boab Tree, a community vegetable/herb garden, a cycad garden and a sensory garden with a ringing bell.
- Vertical green walls
- Water drinking/filling stations and shaded seating

4G **Storage**

The “internal” and “external” storage for the 2-bedroom apartments within the Elysium Green development are ***on average more than 121% larger in area*** compared to the minimum area (8m³) requirement in the NSW Apartment Design Guidelines

COMPLIES – EXCEEDS REQUIREMENT

The “internal” and “external” storage in the 3-bedroom apartments within the Elysium Green development are ***on average more than 91% larger in area*** compared to the minimum area (10m³) requirement in the NSW Apartment Design Guidelines.

COMPLIES – EXCEEDS REQUIREMENT

Storage space in basement car parks has been provided at the rear or side of the car spaces where possible, for convenience.

40 Landscape design

Elysium Green will become the first tropical designed residential high rise building in Darwin. Responding to the climate of Darwin, and the site's location being so close to the iconic George Brown Botanic Gardens, the building design is "game changer", replacing the existing 6300m² vacant site, with over 6300m² of greenery on and around the development, setting a new benchmark for tropical high rise apartment buildings in the Territory.

The Elysium Green building facade is enveloped with protruding balconies with trees, green roof and walls, extensive lobby planters and balcony planters cascading down the building facade, creating a breathable facade that suits the locality and tropical climate. Drought tolerant plants will be used where possible.

The Elysium Green will become a landmark architectural building paying tribute to the nearby George Brown Botanic Gardens by showcasing the collection of tropical plants found in Botanic Gardens on the buildings' facade, lobbies, ground level, piazza, balcony planters and garden podium.

The building will become an iconic vertical architectural garden, influenced by its connection to the nearby George Brown Botanic Gardens past and present, and will provide a unique experience for the community that has never been seen before in Darwin.

Water collected from down-pipes and balcony drains will be stored in a rainwater harvesting tank located within the basement car park, and will be used for irrigation of the landscaped areas.

The development will provide a showcase of a number of popular tropical plant species found within the nearby Botanic Gardens at ground level with interpretive signage. A boab tree, cycad garden, community vegetable/herb garden and sensory garden, will all be accessible by the public at the ground level of the development.

The ground level at Elysium, includes over 2400m² of recreational spaces, including over 800m² of spaces "open to the sky", (over 38% of the site at ground level), which are open to and physically accessible and can be enjoyed by the residents and public, to help encourage community interaction, and include:

- a public piazza "Agostini Place" honouring Mr Agostini, including artwork by award winning artist Bruce Munro, seating, rockery garden, memorial plaque, landscaping and drinking/water filling station
- a public café including outdoor alfresco dining to be enjoyed by the residents and wider community;
- a peacock coup;
- a community vegetable/herb garden;
- Internal and external pathways/walkways at the front and throughout the development, providing connectivity;
- a children's playground with nearby green lawn and seating;

- Over 12% of the site (725m²), includes “deep soil planting zones”, which will include large shade trees, that will provide shade over the public footpath, significantly improving the urban experience for the broader public at street level;
- public car parking and toilet facilities;
- 2m high green wall located at the front of the development;
- A public E-bike station that can be accessed by the residents and the public, and public bicycle lockable stations;
- Public indigenous artwork with shaded seating situated at the front of the development;
- Various pocket gardens within the development at ground level showcasing gardens featured in the Botanic Gardens including a Boab Tree, a community vegetable/herb garden, a cycad garden and a sensory garden with a ringing bell;
- Vertical green walls; and
- Water drinking/filling stations and shaded seating.

Elysium Green will include over 725m² of “deep soil planting” (12% of the site) on the ground level of the development, and will include large shade trees, that will provide shade over the public footpath, significantly improving the urban experience for the broader public at street level.

Over 195m² of deep soil planting is proposed along the boundary between Lot 5642 and the development, including the planting of large shade trees, ensuring that privacy is maximised between the development and the existing townhouses on Lot 5642.

Over 87% of the street frontage to the development at Gardens Hill at ground level has been activated and 92% of the street frontage of the development at Blake Street at ground level has been activated. This will create high level of active interfaces that will encourage community interaction through frequent recreational opportunities within the development site, that are open to and physically accessible by the public and residents, from the public footpath.

The Elysium Green development will include a 2m high green wall system has been located directly at the front of the site, so that both the residents and the wider community can walk past and enjoy the health benefits.

A boab tree, known as the “Tree of life”, is located in the driveway porte-cochere entrance into the development, paying tribute and acknowledging the unique collection of the world’s baobab and boab trees located within the nearby George Brown Botanic Gardens

The Elysium Green development provides generous recreational spaces on the podium level of the development including a vegetable/herb garden for the health benefit of the live-in residents, a children’s playground, yoga and pilates zone, BBQ, pizza oven, reading station, swimming pools and compost tumblers.

Elysium Green will also include the first ever vertical sky garden seen in a Darwin residential development.

Trees on the lobby levels and planter boxes on the facade of the building create deep sun-shading and give residents an immediate connection to birdlife and greenery.

The podium level includes a “communal composting hub”, which allows residents to compact their food scraps on site, as well as a resident’s vegetable/herb garden.

The generous planting proposed for the Elysium Green development, will provide a natural buffer, between the development and the neighbouring community. This will pay tribute and acknowledge Elysium Green’s location being so close to the magnificent George Brown Botanic Gardens and at the same time bring greenery, biodiversity, oxygen and mental health benefits back to apartment living.

4P Planting on structures

Elysium Green will become the first tropical designed residential high rise building in Darwin. Responding to the climate of Darwin, and the site’s location being so close to the iconic George Brown Botanic Gardens. The building design is “ground breaking”, with an abundance of greenery on and around the building, setting a new benchmark for tropical high rise apartment buildings in the Territory.

The external green wall systems proposed for the Elysium Green development, will assist in reducing the building temperature and air-conditioning costs, reduce reflective light and heat, and offer acoustic insulation while producing oxygen and absorbing Co2.

The restaurant/café and office spaces at ground level are designed to provide an interface between the building and the public domain, and will be covered in greenery with layered shrub planting on the roof and mesh wall cables to train cascading plants and shrubs to cover the walls. This overwhelming greenery creates harmony and connection to the surrounding neighbourhood.

The awning along the entrance into the Elysium Green development will include suspended gardens, overflowing down the front walls of the development, to create harmony and connection to the surrounding neighbourhood.

Green wall/garden systems will be used throughout the Elysium development on the building walls, the restaurant/café roof and within the balcony and lobby planters.

The design objective is to connect the facade of Elysium Green development with the presence of neighbouring George Botanical Gardens and The Gardens suburb.

The Elysium Green sky garden will provide rest and recreational calming break-out spaces for residents, including a sky garden and open atrium common lobby’s, and at the same time contribute to the high quality architecture of the building, and help cool down the building and communal spaces.

The green wall system proposed, will be installed on the building walls, comprise of vertical modules assembled from high strength lightweight structural panels. The modules contain a geotextile liner into which is placed a suitable planting mix. The modules will have drip irrigation systems installed that are positioned at appropriate intervals that hang from pilasters that are bolted to the wall.

Water collected from down-pipes and balcony drains will be stored in a rainwater harvesting tank located within the basement car park, and will be used for irrigation of the landscaped areas.

The awnings along the restaurant/café, office and entrance into the Elysium Green development will include suspended roof gardens, overflowing down the front walls of the development, to create harmony and connection to the surrounding neighbourhood.

The vertical green wall and roof systems proposed for the Elysium Green development, will assist in reducing the building temperature and air-conditioning costs, reduce reflective light and heat, and offer acoustic insulation while producing oxygen and absorbing Co2.

4Q Universal Design

All of the apartments within the Elysium Green development either meet or exceed the Liveable Housing Guideline's silver level universal design standards.

The apartment universal design features include:

- Step free path of travel from street and parking area to dwelling entrance
- Wider (920mm) than standard entrance doorway
- Wide corridors
- Level threshold transitions to eliminate trip hazards
- A bathroom that contains a hobless shower recess
- Reinforced walls around the toilet, shower and bath to support safe installation of grab rails at a later date
- Easy to reach and operate fixtures

19% of the apartments within the Elysium Green development, have been designed to include adaptable/accessible provisions, that either meet or exceed the minimum national standards, to help facilitate elderly Territorians and those living with a disability, to stay in their homes longer.

The adaptable/accessible apartments will be designed to include:

- Wider (920mm) than standard entrance doorway
- Wide corridors
- Level threshold transitions to eliminate trip hazards
- Easy to reach and operate fixtures
- Light switches and power points will be located at heights that are easy to reach for all home occupants
- Kitchens designed to allow for wheelchair mobility

- One bathroom in each apartment has been designed to be fully accessible with a wheelchair
- Easy grip bathroom and kitchen sink handles
- Walk in hobless shower
- Reinforced walls around the toilet, shower and bath to support safe installation of grab rails at a later date
- Floor coverings will be slip resistant to reduce the likelihood of slips, trips and falls in the home.
- Storage units and kitchen cupboards featuring tip-on openings and sliding drawers where possible rather than doors to allow access for people with reduced mobility
- Fourteen (14) disabled car-parking bays have been allocated to these apartments, providing larger car parking spaces for accessibility.

4S Mixed use

The Elysium Green development provides in excess of 2400m² public/community green spaces at ground level, with over 800m² of publically accessible spaces “open to the sky” within the development’s site boundaries, and will bring vibrancy and vitality to the street life in the area - over 38% of the site at ground level, has been allocated for public access and experience. These recreational public open spaces provide an opportunity for passers-by to interact with activities and provides a connection to the surrounding neighbourhood.

Over **87%** of the street frontage to the development at Gardens Hill at ground level has been activated and **92%** of the street frontage of the development at Blake Street at ground level has been activated. This will create high level of pedestrian amenity through frequent recreational facilities that are directly accessible by the public and residents, from the public footpath.

The restaurant/café and office space located at the ground floor of the Elysium development activates the Blake Street/Gardens Hill Corner of the development provides and encourages the community to come together and engage. The café and office space also provide transparency to and from the street and allow for visual interaction from the street and passive surveillance of the street.

The Elysium Green development is celebrated at the Blake St/Gardens Hill corner of the development, with the inclusion of a “landmark” public piazza in honour of Mr Agostini. This area on the site, will become a significant contributor to the public pedestrian environment in the Gardens suburb.

The unique public piazza “Agostini Place” will invite residents and the public to participate, connect and interact. This never seen before green public space within a private development in the NT, will provide a “sense of character” and activate the Blake Street Precinct, and provide a historical connection to the Botanic Gardens. The public piazza will become a meeting place between the residents, neighbours and community, and will become iconic for the area.

The ground floor site area will be open to and physically accessible by residents to the public, through internal/external walkway at ground level, linking the development to the surrounding areas. These multi-pathways will activate the area and provide connectivity by linking the pedestrian interfaces.

The mixed use development positively contributes to the public domain and addresses the streets, and provides active frontages that encourage residents and the community to meet and interact – there are no blank walls along the ground floor of the development.

The residential entry is separated from the restaurant/office entry and both are directly accessible from the street.

The restaurant/office service areas are separated from residential components and the residential car parking and communal facilities are separated.

The level 1 residents garden podium level, garden lobby areas, gymnasium, resident's lounge and sky garden at Elysium Green, includes over 2300m² of recreational spaces for exclusive use by residents.

4T Awnings and Signage

The name of the development "Elysium Green" will be located in the centre of the 2m high green wall located at the front of the development. The 2m high green wall system, will be highly visible and responds to the context and desired "green" streetscape character in the area.

An "Agostini Place" sign will be installed at the piazza, and will be highly visible and in context with the desired streetscape character in the area.

A continuous awning will be installed along the facade of the ground floor space, including along the front of the restaurant/cafe, office and entrance lobby. A suspended roof garden will be installed on top of this awning, with the green plants cascading down the walls, and glass windows, creating harmony and a connection to the surrounding neighbourhood.

Gutters and down pipes will be integrated within the design of the development.

4U Energy Efficiency

The Elysium Green development has been awarded an average NatHERS Star Energy Rating of 8.6. The Energy Rating under the Building Code of Australia (NT) requirement for this development is 3.5. The Elysium Green development has a "star energy rating" that is in excess of **146% more** than the requirement for this type of development in the NT.

The Elysium Green development includes the following energy efficient design features:

- Apartment floor plans within the Elysium Green development exceed national natural light and ventilation requirements.

- The building achieves an average NatHERS Star Energy Rating of 8.6. The BCA (Class 2) NT requirement is 3.5 stars across the entire development. This is an increase of 146% in energy rating for the development
- The external green building facade will assist in reducing building temperatures and air-conditioning costs, reduce reflective light and heat, and offer acoustic insulation while producing oxygen and absorbing Co2.
- The lobby corridors have been articulated using spaces for seating, varied ceiling heights, and green space that include trees and tropical planting to provide high levels of amenity, which help cool the building, provide shade and encourage interaction among residents.
- Each building lobby-level has been designed as an open garden atrium, and will include trees, tropical planting and seating, with openings to allow natural cross-flow ventilation breezes and light to penetrate deep into the common areas and apartments.
- Reduction in common area energy use via high efficiency LED lighting and good natural ventilation.
- The landscaped areas will be serviced by rainwater collected from all roof areas, and individual apartment balcony floor waste drainage, that will be stored in a central rainwater tank in the basement car park area.
- Reduced energy consumption of common areas will be achieved through the implementation of over 250m² of solar roof mounted panels.
- The first ever sky-garden included in a residential development in the NT to help cool the building
- A 2m high green wall located at the front of the development for the health benefit of residents and neighbouring community;
- Tropical plants on the facade of the building create deep sun-shading and bring nature into high rise living and acts as an active interface between the interior and exterior environment, and helps cool the buildings and gives residents an immediate connection to birdlife and greenery.
- The building design is “ground breaking”, replacing the existing 6300m² vacant site, with over 6300m² of greenery on and around the development, setting a new benchmark for tropical high rise apartment buildings in the Territory, which assists in cooling the building
- High-efficiency sanitation fittings
- Vertical green walls, balcony and lobby planters
- Manually operated blinds/sun shades (not mechanical) for minimal maintenance
- Cyclone rated sliding balcony shutters, that stack neatly up against the wall to maximise opportunity to capture views, keeping the balconies cool.
- Gyprock walls within apartments will be insulated for sound reduction between apartments
- Floor slab between building levels will be insulated to avoid sound transmission between floors
- Grey glass “Breezeway” Louvre windows used throughout the development to allow “full” breeze penetration, easy cleaning access and installation of screens from the inside of the apartment
- All of the lifts within the Elysium Green development will be separated by fire walls community
- Tiles used throughout (instead of carpet) for health and cleaning benefits

- Floor to floor height of 3.1m metres, leaving a net height of 2.7m which is safe for ceiling fans and complies with NSW Apartment Guidelines
- Ceiling fans will be used throughout, including ensuite and main bathroom and walk in robes, to allow for improved air circulation within the apartments.
- Weather-proof ceiling fans will be installed on all balconies, to improve thermal Comfort
- Each window within a habitable room, will be fitted with either external solar screens or awnings

4V Water management and conservation

Water efficient fittings and appliances will be used throughout the Elysium Green development.

Downpipes, balcony drainage and gutters, will be integrated with the overall facade of the Elysium building design.

Water collected from down-pipes and balcony drains will be stored in a rainwater harvesting tank located within the basement car park, and will be used for irrigation of the landscaped areas.

Drought tolerant, low water use plants will be used within the landscaped areas.

The green wall systems within the Elysium Green development will include modules that have drip irrigation systems installed.

All the stormwater within the site, will be collected through down pipes and drains, and connected to the City of Darwin's stormwater drainage system. No stormwater will flow to any of the adjoining properties.

4W Waste management

Common waste and recycling areas are separated, and will be screened from view, will have floor wastes and taps installed and will be well ventilated.

The podium level includes a "communal composting hub", which allows residents to compost their food scraps on site.

The restaurant/café and office waste area will be separate to the residential waste and recycling storage areas, and will also be screened from view and will have floor waste installed and nearby tap installed.

4X Building Maintenance

The building facade uses materials that are long lasting and weather well over time, including tiles, glass, concrete and breeze blocks.

All air-conditioning units will be screened from view, and have been fully-integrated into the Elysium Green building design. The outdoor air-conditioning units will be easily accessible either through a door into a dedicated room on each common area lobby, or through an architecturally designed powder-coated aluminium hinged screen door, situated on each individual apartment balcony, for easy access for maintenance purposes.

Each habitable room window within the Elysium development will be protected from weathering, by awnings.

Every window within the Elysium Green development will be a grey glass “Breezeway” louvre window. Breezeway window designs are clever, as the glass blade on the louvre, can be cleaned from the inside of the apartment. In addition, Breezeway windows allow for window fly screens to be installed from the inside of the apartment.

Common area storage for the body corporate, has been included in the Elysium Green development.

A local company contractor will be engaged by the Elysium Green Body Corporate to provide high-access garden maintenance of all of the balcony and wall planters twice per year. This company will be engaged during construction of the development, so that suitable “height safety anchor points” can be installed on the roof of the buildings, to enable future high-access maintenance of the balcony and wall planters.

2b. Detailed analysis of each apartment addressing compliance with Part 4 of the NSW Apartment Design Guidelines

APARTMENT A 2 bedrooms plus study, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	9.18	2.52	27%	0.918	17%
Bed 2	13.53	3.96	29%	1.353	19%
Main Bed	14.52	7.19	50%	1.452	40%
Living/Dining	40.7	10.75	26%	4.07	16%
Ensuite	6	1.92	32%	NIL	32%
Main Bath	4.65	1.32	28%	NIL	28%

BUILDING CODE OF AUSTRALIA (BCA) VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	9.18	2.52	27%	0.459	22%
Bed 2	13.53	3.96	29%	0.68	24%
Main Bed	14.52	4.315	30%	0.73	25%
Living/Dining	40.7	5.375	13%	2.035	8%
Ensuite	6	1.92	32%	NIL	32%
Main Bath	4.65	1.32	28%	NIL	28%

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated (5%)

All of the habitable rooms are naturally ventilated in APARTMENT A.

The study has **22% more** ventilation than required under NSW Apartment Guidelines

The Bed 2 has **24% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **25% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining **has 8% more** ventilation than require under NSW Apartment Guidelines

The Ensuite **has 32%** natural ventilation – the NSW Apartment Guidelines requires NIL natural ventilation

The Main Bath **has 28%** natural ventilation – the NSW Apartment Guidelines requires NIL natural ventilation

23% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment A is 114m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment A provides **39m²** of **additional area in a 2-bedroom apartment.**

52% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT A.

The study has **17% more** natural light than required under NSW Apartment Guidelines

The Bed 2 has **19% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **40% more** natural light than required under NSW Apartment Guidelines

The Living/Dining **has 16% more** natural light than require under NSW Apartment Guidelines

The Ensuite **has 32%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

The Main Bath **has 28%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

25% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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**

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

- 2. The open plan layout room depth is 8m from a window.**

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 14.52m² and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 10m² and min dimension of 3m)

45% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 11.88m² and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

32% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4.3m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 2.1m (NSW Apartment Guidelines requires a robe with 1.5m length)

40% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 3.0m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

67% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **27m²** with min depth of 4.1m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m² and min depth of 2m)

170% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 5.3m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in excess of 5.3m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 10m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 15.3m³

91% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT B**2 bedrooms, and 2 bathrooms****ACCESSIBLE UNIT****BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT**

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	16.09	3.96	25%	1.609	15%
Main Bed	18	7.5	42%	1.8	32%
Living/Dining	47.6	13.57	29%	4.76	19%
Ensuite	7.5	NIL	NIL	NIL	NIL
Main Bath	4.5	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	16.09	3.96	25%	0.804	20%
Main Bed	18	3.75	21%	0.9	16%
Living/Dining	47.6	8.57	18%	2.38	13%
Ensuite	7.5	NIL	NIL	NIL	NIL
Main Bath	4.5	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS**Objective 4B-1****All habitable rooms are naturally ventilated**

All of the habitable rooms are naturally ventilated in APARTMENT B.

The Bed 2 has **20% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **16% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining **has 13% more** ventilation than require under NSW Apartment Guidelines

16% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1**The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity**

Apartment B is 114m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment B provides **39m²** of **additional area in a 2-bedroom apartment.**

52% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT B.

The Bed 2 has **15% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **32% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **19% more** natural light than required under NSW Apartment Guidelines

22% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

2. The open plan layout room depth is less than 8m from a window.

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 15.48m^2 and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 10m^2 and min dimension of 3m)

55% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 13.6m^2 and minimum dimension of 3.4m (NSW Apartment Guideline requires a min area of 9m^2 and min dimension of 3m)

51% COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room ranges from 4.0m to 4.7m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 2.7m (NSW Apartment Guidelines requires a robe with 1.5m length)

80% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 3.5m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

94% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **19m²** with min depth of 3.1m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m² and min depth of 2m)

90% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 4.8m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in a total in excess of 4.8m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 10m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 14.8m³

85% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT C 2 bedrooms, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	11.16	3.24	29%	1.116	19%
Main Bed	12.8	6.47	51%	1.28	41%
Living/Dining	41.5	10	24%	4.15	14%
Ensuite	4.95	1.32	27%	NIL	27%
Main Bath	5.25	1.32	25%	NIL	25%

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	11.16	3.24	29%	0.558	24%
Main Bed	12.8	3.595	28%	0.64	23%
Living/Dining	41.5	5	12%	2.075	7%
Ensuite	4.95	1.32	27%	NIL	27%
Main Bath	5.25	1.32	25%	NIL	25%

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT C

The Bed 2 has **24% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **23% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining **has 7% more** ventilation than require under NSW Apartment Guidelines

The Ensuite has **27%** natural ventilation which is above and beyond the requirement under the NSW Apartment Guidelines

The Main Bath has **25%** natural ventilation which is above and beyond the requirement under the NSW Apartment Guidelines

21% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment C is 99m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment C provides **24m² of additional area in a 2-bedroom apartment.**

32% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT C.

The Bed 2 has **19% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **41% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **14% more** natural light than required under NSW Apartment Guidelines

The Ensuite has **27%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

The Main Bath has **25%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

25% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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**

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

- 2. The open plan layout room depth is 8m from a window.**

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 12.8m² and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 10m² and min dimension of 3m)

28% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 10m² and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

11% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES

Bedroom 2 has been provided with a robe length of 1.5m (NSW Apartment Guidelines requires a robe with 1.5m length)

COMPLIES

Main Bedroom has been provided with a wardrobe of 3.1m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

72% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **17m²** with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m² and min depth of 2m)

70% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 4.0m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in excess of 4.0m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 10m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 14.0m³

75% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT D 2 bedrooms, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% opening provided	NT/NSW/Vic BCA (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	12.58	5.22	41%	1.258	31%
Main Bed	13.26	5.75	43%	1.326	33%
Living/Dining	38.65	16.42	42%	3.865	32%
Ensuite	6.75	NIL	NIL	NIL	NIL
Main Bath	5.1	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% opening provided	NT/NSW/Vic BCA (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	12.58	5.22	41%	0.629	36%
Main Bed	13.26	2.875	22%	0.663	17%
Living/Dining	38.65	11.42	30%	1.93	25%
Ensuite	6.75	NIL	NIL	NIL	NIL
Main Bath	5.1	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT D.

The Bed 2 has **36% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **17% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining has **25% more** ventilation than required under NSW Apartment Guidelines

26% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment D is 111 m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment D provides **36m²** of additional area in a 2-bedroom apartment.

48% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT D.

The Bed 2 has **31% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **33% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **32% more** natural light than require under NSW Apartment Guidelines

32% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

2. The open plan layout room depth is 8m from a window.

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 13.26m^2 and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 10m^2 and min dimension of 3m)

33% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 10.4m^2 and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m^2 and min dimension of 3m)

16% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES

Bedroom 2 has been provided with a robe length of 3.3m (NSW Apartment Guidelines requires a robe with 1.5m length)

120% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 3.6m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

100% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is 20m² with min depth of 3.5m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m² and min depth of 2m).

100% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 6m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in a total in excess of 6m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 17m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 23m³

187% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT E 2 bedrooms, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	10.62	2.52	24%	1.062	14%
Main Bed	13.1	5.22	40%	1.31	30%
Living/Dining	39.97	17.125	43%	3.997	33%
Ensuite	5.55	1.32	24%	NIL	24%
Main Bath	6.59	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	10.62	2.52	24%	0.531	19%
Main Bed	13.1	5.22	40%	0.655	35%
Living/Dining	39.97	11.56	29%	1.99	24%
Ensuite	5.55	1.32	24%	NIL	24%
Main Bath	6.59	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT E.

The Bed 2 has **19% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **35% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining **has 24% more** ventilation than require under NSW Apartment Guidelines

The Ensuite has **24%** natural ventilation which is above and beyond the requirement under the NSW Apartment Guidelines

26% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment E is 99m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment E provides **24m² of additional area in a 2-bedroom apartment.**

32% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT E.

The Bed 2 has **14% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **30% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **33% more** natural light than required under NSW Apartment Guidelines

The Ensuite has **24%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

25% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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**

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

- 2. The open plan layout room depth is 7.5m from a window.**

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 11.7m² and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 10m² and min dimension of 3m)

17% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 9.3m² and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

3% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4.5m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 1.7m (NSW Apartment Guidelines requires a robe with 1.5m length)

13% GREATER – COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 2.2m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

22% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **20m²** with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m² and min depth of 2m)

100% GREATER – COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 4m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in a total in excess of 4m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 12.5m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 16.5m³

106% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT F **2 bedrooms, and 2 bathrooms**

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% opening provided	NT/NSW/Vic BCA (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	11.4	2.52	22%	1.14	12%
Main Bed	14.42	8	55%	1.44	45%
Living/Dining	40.14	10.25	26%	4.014	16%
Ensuite	5.29	NIL	NIL	NIL	NIL
Main Bath	5	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% opening provided	NT/NSW/Vic BCA (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	11.4	2.52	22%	0.57	17%
Main Bed	14.42	4	28%	0.721	23%
Living/Dining	40.14	5.125	13%	2.007	8%
Ensuite	5.29	NIL	NIL	NIL	NIL
Main Bath	5	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT F.

The Bed 2 has **17% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **23% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining has **8% more** ventilation than require under NSW Apartment Guidelines

16% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment F is 99m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment F provides **24m²** of additional area in a 2-bedroom apartment.

32% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT F.

The Bed 2 has **12% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **45% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **16% more** natural light than required under NSW Apartment Guidelines

24% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

2. The open plan layout room depth is 8m from a window.

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 14.42m^2 and minimum dimension of 3.5m (NSW Apartment Guideline requires a min area of 10m^2 and min dimension of 3m)

44% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 10.2m^2 and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m^2 and min dimension of 3m)

13% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4.1m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 1.9m (NSW Apartment Guidelines requires a robe with 1.5m length)

27% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 2.8m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

56% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **19m^2** with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m^2 and min depth of 2m)

90% GREATER – COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 4.2m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in a total area in excess of 4.2m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 18m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 22.2m³

178% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT G 3 bedrooms, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 3	10.56	2.52	24%	1.056	14%
Bed 2	10.9	2.52	23%	1.09	13%
Main Bed	12.1	5.75	48%	1.21	38%
Living/Dining	40.6	10.75	26%	4.06	16%
Ensuite	5.7	NIL	NIL	NIL	NIL
Main Bath	4.8	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 3	10.56	2.52	24%	0.528	19%
Bed 2	10.9	2.52	23%	0.545	18%
Main Bed	12.1	2.875	24%	0.605	19%
Living/Dining	40.6	5.375	13%	2.03	8%
Ensuite	5.7	NIL	NIL	NIL	NIL
Main Bath	4.8	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT G.

The Bed 3 has **19% more** ventilation than required under NSW Apartment Guidelines

The Bed 2 has **18% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **19% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining has **8% more** ventilation than require under NSW Apartment Guidelines

16% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment G is 108m² internal. The NSW Apartment Design Guide requirement is 95m² for a 3-bedroom apartment.

Apartment G provides **13m²** of additional area in a 3-bedroom apartment.

14% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT G

The Bed 3 has **14% more** natural light than required under NSW Apartment Guidelines

The Bed 2 has **13% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **38% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **16% more** natural light than require under NSW Apartment Guidelines

20% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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**

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

- 2. The open plan layout room depth is 8m from a window.**

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 12.1m^2 and minimum dimension of 3.2m (NSW Apartment Guideline requires a min area of 10m^2 and min dimension of 3m)

21% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has an area of 9.6m^2 and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m^2 and min dimension of 3m)

7% GREATER - COMPLIES

Bedroom 2 has an area of 10.06m^2 and a minimum dimension of 3.0m (NSW Apartment Guidelines requires a min area of 9m^2 and min dimension of 3m)

12% GREATER – COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4.3m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has been provided with a robe length of 1.7m (NSW Apartment Guidelines requires a robe with 1.5m length)

13% GREATER – COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 2.0m (NSW Apartment Guidelines requires a robe with 1.5m length)

33% GREATER – COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 3.0m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

67% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **18m²** with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 3-bedroom apartment to be 12m² and min depth of 2.4m)

50% GREATER – COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 10m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 3-bedroom apartment)

The apartment has been provided with 6.9m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in excess of 6.9m³ of internal storage space (NSW Apartment Guidelines requires 5m³ of internal storage for 3- bedroom apartment)

The apartment has been provided with an additional 13.2m³ of storage space in the basement car park (NSW Apartment Guidelines requires 5m³ of external storage for a 3-bedroom apartment)

Total storage space in excess of 20.1m³

101% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT H 2 bedrooms, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% opening provided	NT/NSW/Vic BCA (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	11.4	2.52	22%	1.14	12%
Main Bed	14.42	8	55%	1.44	45%
Living/Dining	40.14	10.25	26%	4.014	16%
Ensuite	5.29	NIL	NIL	NIL	NIL
Main Bath	5	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% opening provided	NT/NSW/Vic BCA (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	11.4	2.52	22%	0.57	17%
Main Bed	14.42	4	28%	0.721	23%
Living/Dining	40.14	5.125	13%	2.007	8%
Ensuite	5.29	NIL	NIL	NIL	NIL
Main Bath	5	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT H

The Bed 2 has **17% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **23% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining has **8 % more** ventilation than require under NSW Apartment Guidelines

16% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment H is 99m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment H provides **24m²** of **additional area in a 2-bedroom apartment.**

32% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT H.

The Bed 2 has **12% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **45% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **16% more** natural light than require under NSW Apartment Guidelines

24% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

2. The open plan layout room depth is 8m from a window.

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 14.42m^2 and minimum dimension of 3.5m (NSW Apartment Guideline requires a min area of 10m^2 and min dimension of 3m)

44% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 10.2m^2 and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m^2 and min dimension of 3m)

13% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4.1m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 1.9m (NSW Apartment Guidelines requires a robe with 1.5m length)

27% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 2.8m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

56% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is 19m^2 with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m^2 and min depth of 2m)

90% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 4.2m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in an area in excess of 4.2m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 18m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 22.2m³

178% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT I 2 bedrooms, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% opening provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	10.62	2.52	24%	1.062	14%
Main Bed	13.1	5.22	40%	1.31	30%
Living/Dining	39.97	17.125	43%	3.997	33%
Ensuite	5.55	1.32	24%	NIL	24%
Main Bath	6.59	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% opening provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	10.62	2.52	24%	0.531	19%
Main Bed	13.1	5.22	40%	0.655	35%
Living/Dining	39.97	11.56	29%	1.99	24%
Ensuite	5.55	1.32	24%	NIL	24%
Main Bath	6.59	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT I.

The Bed 2 has **19% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **35% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining **has 24% more** ventilation than require under NSW Apartment Guidelines

The Ensuite has **24%** natural ventilation which is above and beyond the requirement under the NSW Apartment Guidelines

26% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment I is 99m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment I provides **24m² of additional area in a 2-bedroom apartment.**

32% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT I.

The Bed 2 has **14% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **30% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **33% more** natural light than required under NSW Apartment Guidelines

The Ensuite has **24%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

25% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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**

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

- 2. The open plan layout room depth is 7.5m from a window.**

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 11.7m² and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 10m² and min dimension of 3m)

17% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 9.3m² and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

3% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4.5m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 1.7m (NSW Apartment Guidelines requires a robe with 1.5m length)

13% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 2.2m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

22% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **20m²** with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m² and min depth of 2m)

100% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 4m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in an area in excess of 4m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 12.5m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 16.5m³

106% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT J 3 bedrooms, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 3	11.58	3.24	28%	1.158	18%
Bed 2	15.4	3.24	21%	1.54	11%
Main Bed	13.6	9.47	70%	1.36	60%
Living/Dining	37.8	17.2	46%	3.78	36%
Ensuite	5.95	1.32	22%	NIL	22%
Main Bath	4.32	0.54	13%	NIL	13%

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 3	11.58	3.24	28%	0.579	23%
Bed 2	15.4	3.24	21%	0.77	16%
Main Bed	13.6	5.095	37%	0.68	32%
Living/Dining	37.8	12.2	32%	1.89	27%
Ensuite	5.95	1.32	22%	NIL	22%
Main Bath	4.32	0.54	13%	NIL	13%

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT J.

The Bed 3 has **23% more** ventilation than required under NSW Apartment Guidelines

The Bed 2 has **16% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **32% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining **has 27% more** ventilation than require under NSW Apartment Guidelines

The Ensuite has **22%** natural ventilation which is above and beyond the requirement under the NSW Apartment Guidelines

The Main Bath has **13%** natural ventilation which is above and beyond the requirement under the NSW Apartment Guidelines

22% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment J is 119m² internal. The NSW Apartment Design Guide requirement is 95m² for a 3-bedroom apartment.

Apartment J provides **24m² of additional area in a 3-bedroom apartment.**

25% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT J.

The Bed 3 has **18% more** natural light than required under NSW Apartment Guidelines

The Bed 2 has **11% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **60% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **36% more** natural light than require under NSW Apartment Guidelines

The Ensuite has **22%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

The Main Bath has **13%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

27% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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**

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

- 2. The open plan layout room depth is less than 8m from a window.**

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 13.6m² and minimum dimension of 3.5m (NSW Apartment Guideline requires a min area of 10m² and min dimension of 3m)

36% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 13.82m² and minimum dimension of 3.1m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

54% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has an area of 10.7m² and minimum dimension of 3.1m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

19% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4.1m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 2.0m (NSW Apartment Guidelines requires a robe with 1.5m length)

33% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has been provided with a robe length of 1.5m (NSW Apartment Guidelines requires a robe with 1.5m length)

COMPLIES

Main Bedroom has been provided with a wardrobe of 3.9m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

117% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **21m²** with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 3-bedroom apartment to be 12m² and min depth of 2.4m)

75% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 10m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 3-bedroom apartment)

The apartment has been provided with 5.55m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in an area in excess of 5.55m³ of internal storage space (NSW Apartment Guidelines requires 5m³ of internal storage for 3- bedroom apartment)

The apartment has been provided with an additional 20m³ of storage space in the basement car park (NSW Apartment Guidelines requires 5m³ of external storage for a 3-bedroom apartment)

Total storage space in excess of 25.55m³

155% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT K 3 bedrooms, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	Increase provided by Elysium Green compared to national requirements
Study	3.52	2.25	64%	0.352	54%
Bed 3	11.4	6.47	57%	1.14	47%
Bed 2	14.44	8.25	57%	1.44	47%
Main Bed	13.17	8.25	63%	1.317	53%
Living/Dining	45.58	10	22%	4.558	12%
Ensuite	5.55	NIL	NIL	NIL	NIL
Main Bath	4.5	1.32	29%	NIL	29%

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	3.52	2.25	64%	0.176	59%
Bed 3	11.4	3.595	32%	0.57	27%
Bed 2	14.44	4.125	29%	0.722	24%
Main Bed	13.17	4.125	31%	0.65	26%
Living/Dining	45.58	5	11%	2.28	6%
Ensuite	5.55	NIL	NIL	NIL	NIL
Main Bath	4.5	1.32	29%	NIL	29%

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT K.

The study has **59% more** ventilation than required under NSW Apartment Guidelines

The Bed 3 has **27% more** ventilation than required under NSW Apartment Guidelines

The Bed 2 has **24% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **26% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining has **6% more** ventilation than require under NSW Apartment Guidelines

The Main Bath has **29%** natural ventilation which is above and beyond the requirement under the NSW Apartment Guidelines

29% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment K is 133m² internal. The NSW Apartment Design Guide requirement is 95m² for a 3-bedroom apartment.

Apartment K provides **38m² of additional area in a 3-bedroom apartment.**

40% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT K.

The study has **54% more** natural light than required under NSW Apartment Guidelines

The Bed 3 has **47% more** natural light than required under NSW Apartment Guidelines

The Bed 2 has **47% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **53% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **12% more** natural light than require under NSW Apartment Guidelines

The Main Bath has **29%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

40% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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**

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

- 2. The open plan layout room depth is less than 8m from a window.**

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 13.17m² and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 10m² and min dimension of 3m)

32% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has an area of 10.5m² and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

17% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 13.2m² and minimum dimension of 3.4m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

47% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4.1m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has been provided with a robe length of 1.5m (NSW Apartment Guidelines requires a robe with 1.5m length)

COMPLIES

Bedroom 2 has been provided with a robe length of 2.2m (NSW Apartment Guidelines requires a robe with 1.5m length)

47% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 4.0m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

122% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **25m²** with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 3-bedroom apartment to be 12m² and min depth of 2.4m)

108% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 10m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 3-bedroom apartment)

The apartment has been provided with 6.6m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in a total area in excess of 6.6m³ of internal storage space (NSW Apartment Guidelines requires 5m³ of internal storage for 3- bedroom apartment)

The apartment has been provided with an additional 13m³ of storage space in the basement car park (NSW Apartment Guidelines requires 5m³ of external storage for a 3-bedroom apartment)

Total storage space in excess of 19.6m³

96% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT L 2 bedrooms plus study, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	9.12	2.52	28%	0.912	18%
Bed 2	12.54	2.52	20%	1.254	10%
Main Bed	13.59	5.75	42%	1.359	32%
Living/Dining	38.12	10	26%	3.812	16%
Ensuite	6.75	NIL	NIL	NIL	NIL
Main Bath	5.1	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	9.12	2.52	28%	0.456	23%
Bed 2	12.54	2.52	20%	0.627	15%
Main Bed	13.59	2.875	21%	0.68	16%
Living/Dining	38.12	5	13%	1.906	8%
Ensuite	6.75	NIL	NIL	NIL	NIL
Main Bath	5.1	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT L.

The study has **23% more** ventilation than required under NSW Apartment Guidelines

The Bed 2 has **15% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **16% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining **has 8% more** ventilation than require under NSW Apartment Guidelines

16% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment L is 111m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment L provides **36m² of additional area in a 2-bedroom apartment.**

48% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT L.

The study has **18% more** natural light than required under NSW Apartment Guidelines

The Bed 2 has **10% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **32% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **16% more** natural light than require under NSW Apartment Guidelines

19% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

2. The open plan layout room depth is 8m from a window.

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 13.59m^2 and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 10m^2 and min dimension of 3m)

36% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 10.84m^2 and minimum dimension of 3.2m (NSW Apartment Guideline requires a min area of 9m^2 and min dimension of 3m)

20% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES

Bedroom 2 has been provided with a robe length of 2.2m (NSW Apartment Guidelines requires a robe with 1.5m length)

47% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 3.7m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

106% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **22m²** with min depth of 4.0m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m² and min depth of 2m)

120% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 4.3m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in an area in excess of 4.3m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 10.5m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 14.8m³

85% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT M 2 bedrooms, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	12.6	2.52	20%	1.26	10%
Main Bed	14.25	5.75	40%	1.42	30%
Living/Dining	39.9	10	25%	3.994	15%
Ensuite	6.15	NIL	NIL	NIL	NIL
Main Bath	5.1	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	N/A				
Bed 2	12.6	2.52	20%	0.63	15%
Main Bed	14.25	2.875	20%	0.712	15%
Living/Dining	39.9	5	13%	1.997	8%
Ensuite	6.15	NIL	NIL	NIL	NIL
Main Bath	5.1	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT M.

The Bed 2 has **15% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **15% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining has **8% more** ventilation than require under NSW Apartment Guidelines

13% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment M is 103m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment M provides **28m²** of additional area in a 2-bedroom apartment.

37% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT M.

The Bed 2 has **10% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **30% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **15% more** natural light than require under NSW Apartment Guidelines

18% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

2. The open plan layout room depth is 8m from a windows.

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 14.25m^2 and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 10m^2 and min dimension of 3m)

43% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 11.9m^2 and minimum dimension of 3.1m (NSW Apartment Guideline requires a min area of 9m^2 and min dimension of 3m)

32% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES

Bedroom 2 has been provided with a robe length of 1.5m (NSW Apartment Guidelines requires a robe with 1.5m length)

COMPLIES

Main Bedroom has been provided with a wardrobe of 3.3m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

83% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is 18m^2 with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m^2 and min depth of 2m)

80% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 4.5m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in an area in excess of 4.5m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 10.5m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 15m³

88% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT N**3 bedrooms, and 2 bathrooms****ACCESSIBLE UNIT****BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT**

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 3	10.8	5.72	53%	1.08	43%
Bed 2	13.18	2.52	19%	1.318	9%
Main Bed	16	5.75	36%	1.6	26%
Living/Dining	48.2	16	33%	4.82	23%
Ensuite	7.54	NIL	NIL	NIL	NIL
Main Bath	7.2	0.45	6%	NIL	6%

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 3	10.8	5.72	53%	0.54	48%
Bed 2	13.18	2.52	19%	0.659	14%
Main Bed	16	2.875	18%	0.8	13%
Living/Dining	48.2	11.00	23%	2.41	18%
Ensuite	7.54	NIL	NIL	NIL	NIL
Main Bath	7.2	0.45	6%	NIL	6%

NSW APARTMENT DESIGN GUIDE REQUIREMENTS**Objective 4B-1****All habitable rooms are naturally ventilated**

All of the habitable rooms are naturally ventilated in APARTMENT N.

The Bed 3 has **48% more** ventilation than required under NSW Apartment Guidelines

The Bed 2 has **14% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **13% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining has **18% more** ventilation than require under NSW Apartment Guidelines

The Main Bath has **6% more** natural ventilation which is above and beyond the requirement under the NSW Apartment Guidelines

20% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment N is 122m² internal. The NSW Apartment Design Guide requirement is 95m² for a 3-bedroom apartment.

Apartment N provides **27m²** of **additional area in a 3-bedroom apartment.**

28% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT N.

The Bed 3 has **43% more** natural light than required under NSW Apartment Guidelines

The Bed 2 has **9% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **26% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **23% more** natural light than require under NSW Apartment Guidelines

The Main Bath has **6%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

21% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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**

Ceiling Height is 2.9m (minus 200mm ceiling), so 2.5 x 2.7 = 7.25m (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

- 2. The open plan layout room depth is less than 8m from a window.**

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 15.18m² and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 10m² and min dimension of 3m)

52% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has an area of 9.61m² and minimum dimension of 3.4m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

7% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 11.56m² and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

28% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room ranges from 4m to 4.4m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 2.7m (NSW Apartment Guidelines requires a robe with 1.5m length)

80% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has been provided with a robe length of 2.0m (NSW Apartment Guidelines requires a robe with 1.5m length)

33% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 2.6m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

44% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **19m²** with min depth of 3.2m (the NSW Apartment Guidelines requires the balcony of a 3-bedroom apartment to be 12m² and min depth of 2.4m)

58% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 10m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 3-bedroom apartment)

The apartment has been provided with 5.25m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in an area in excess of 5.25m³ of internal storage space (NSW Apartment Guidelines requires 5m³ of internal storage for 3- bedroom apartment)

COMPLIES – EXCEEDS REQUIREMENT

The apartment has been provided with an additional 10.5m³ of storage space in the basement car park (NSW Apartment Guidelines requires 5m³ of external storage for a 3-bedroom apartment)

Total storage space in excess of 15.75m³

58% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT O 2 bedrooms plus study, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	8.4	2.52	30%	0.84	20%
Bed 2	11.52	2.52	22%	1.152	12%
Main Bed	12.6	5.75	46%	1.26	36%
Living/Dining	38.3	10	26%	3.83	16%
Ensuite	6.15	NIL	NIL	NIL	NIL
Main Bath	5.1	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	8.4	2.52	30%	0.42	25%
Bed 2	11.52	2.52	22%	0.576	17%
Main Bed	12.6	2.875	23%	0.63	18%
Living/Dining	38.3	5	13%	1.915	8%
Ensuite	6.15	NIL	NIL	NIL	NIL
Main Bath	5.1	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT O.

The study has **25% more** ventilation than required under NSW Apartment Guidelines

The Bed 2 has **17% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **18% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining has **8% more** ventilation than required under NSW Apartment Guidelines

17% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment O is 107m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment O provides **32m²** of **additional area in a 2-bedroom apartment.**

43% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT O.

The study has **20% more** natural light than required under NSW Apartment Guidelines

The Bed 2 has **12% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **36% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **16% more** natural light than require under NSW Apartment Guidelines

21% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

2. The open plan layout room depth is 8m from a window.

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 12.6m^2 and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 10m^2 and min dimension of 3m)

26% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 10.5m^2 and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m^2 and min dimension of 3m)

17% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES

Bedroom 2 has been provided with a robe length of 1.5m (NSW Apartment Guidelines requires a robe with 1.5m length)

COMPLIES

Main Bedroom has been provided with a wardrobe of 3.3m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

83% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **17m²** with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m² and min depth of 2m)

70% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 5.0m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in an area in excess of 5.0m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 15.7m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 20.7m³

159% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT P 2 bedroom plus study, and 2 bathrooms**BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT**

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	8.4	2.52	30%	0.84	20%
Bed 2	11.52	2.52	22%	1.152	12%
Main Bed	12.6	5.75	46%	1.26	36%
Living/Dining	38.3	10	26%	3.83	16%
Ensuite	6.15	NIL	NIL	NIL	NIL
Main Bath	5.1	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Study	8.4	2.52	30%	0.42	25%
Bed 2	11.52	2.52	22%	0.576	17%
Main Bed	12.6	2.875	23%	0.63	18%
Living/Dining	38.3	5	13%	1.915	8%
Ensuite	6.15	NIL	NIL	NIL	NIL
Main Bath	5.1	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS**Objective 4B-1****All habitable rooms are naturally ventilated**

All of the habitable rooms are naturally ventilated in APARTMENT P.

The study has **25% more** ventilation than required under NSW Apartment Guidelines

The Bed 2 has **17% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **18% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining has **8 % more** ventilation than require under NSW Apartment Guidelines

17% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1**The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity**

Apartment P is 107m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment P provides **32m²** of additional area in a 2-bedroom apartment.

43% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT P.

The study has **20% more** natural light than required under NSW Apartment Guidelines

The Bed 2 has **12% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **36% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **16% more** natural light than require under NSW Apartment Guidelines

21% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

2. The open plan layout room depth is 8m from a window.

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 12.6m^2 and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 10m^2 and min dimension of 3m)

26% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 10.5m^2 and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m^2 and min dimension of 3m)

17% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES

Bedroom 2 has been provided with a robe length of 1.5m (NSW Apartment Guidelines requires a robe with 1.5m length)

COMPLIES

Main Bedroom has been provided with a wardrobe of 3.3m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

83% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **17m²** with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m² and min depth of 2m)

70% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 5.0m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in an area in excess of 5.0m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 15.7m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 20.7m³

159% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT Q**3 bedrooms, and 2 bathrooms****ACCESSIBLE UNIT****BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT**

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 3	10.8	3.96	37%	1.08	27%
Bed 2	13.18	2.52	19%	1.318	9%
Main Bed	16	8.25	52%	1.6	42%
Living/Dining	48.2	16	33%	4.82	23%
Ensuite	7.54	NIL	NIL	NIL	NIL
Main Bath	7.2	1.2	17%	NIL	17%

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 3	10.8	3.96	37%	0.54	32%
Bed 2	13.18	2.52	19%	0.659	14%
Main Bed	16	4.125	26%	0.8	21%
Living/Dining	48.2	11	23%	2.41	18%
Ensuite	7.54	NIL	NIL	NIL	NIL
Main Bath	7.2	1.2	17%	NIL	17%

NSW APARTMENT DESIGN GUIDE REQUIREMENTS**Objective 4B-1****All habitable rooms are naturally ventilated**

All of the habitable rooms are naturally ventilated in APARTMENT Q.

The Bed 3 has **32% more** ventilation than required under NSW Apartment Guidelines

The Bed 2 has **14% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **21% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining **has 18% more** ventilation than require under NSW Apartment Guidelines

The Main Bath has **17%** natural ventilation which is above and beyond the requirement under the NSW Apartment Guidelines

20% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment Q is 122m² internal. The NSW Apartment Design Guide requirement is 95m² for a 3-bedroom apartment.

Apartment Q provides **27m²** of **additional area in a 3-bedroom apartment.**

28% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT Q.

The Bed 3 has **27% more** natural light than required under NSW Apartment Guidelines

The Bed 2 has **9% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **42% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **23% more** natural light than require under NSW Apartment Guidelines

The Main Bath has **17%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

24% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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**

Ceiling Height is 2.9m (minus 200mm ceiling), so 2.5 x 2.7 = 7.25m (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

- 2. The open plan layout room depth is less than 8m from a window.**

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 15.18m² and minimum dimension of 3.4m (NSW Apartment Guideline requires a min area of 10m² and min dimension of 3m)

52% GREATER COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 11.56m² and minimum dimension of 3.4m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

28% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has an area of 9.61m² and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

7% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room ranges from 4m to 4.4m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 2.7m (NSW Apartment Guidelines requires a robe with 1.5m length)

80% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has been provided with a robe length of 2.0m (NSW Apartment Guidelines requires a robe with 1.5m length)

33% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 2.6m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

44% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **19m²** with min depth of 3.2m (the NSW Apartment Guidelines requires the balcony of a 3-bedroom apartment to be 12m² and min depth of 2.4m)

58% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 10m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 3-bedroom apartment)

The apartment has been provided with 5.25m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in an area in excess of 5.25m³ of internal storage space (NSW Apartment Guidelines requires 5m³ of internal storage for 3- bedroom apartment)

The apartment has been provided with an additional 10.5m³ of storage space in the basement car park (NSW Apartment Guidelines requires 5m³ of external storage for a 3-bedroom apartment)

Total storage space in excess of 15.75m³

58% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT R**3 bedrooms plus study, and 2 bathrooms****ACCESSIBLE UNIT****BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT**

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 3	11.47	2.52	22%	1.147	12%
Bed 2	13.6	8.25	61%	1.36	51%
Main Bed	17.63	5.75	33%	1.763	23%
Living/Dining	44.6	8.75	20%	4.46	10%
Ensuite	7.5	1.2	16%	NIL	16%
Main Bath	6.15	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 3	11.47	2.52	22%	0.57	17%
Bed 2	13.6	4.125	30%	0.68	25%
Main Bed	17.63	2.875	16%	0.88	11%
Living/Dining	44.6	4.375	10%	2.23	5%
Ensuite	7.5	1.2	16%	NIL	16%
Main Bath	6.15	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS**Objective 4B-1****All habitable rooms are naturally ventilated**

All of the habitable rooms are naturally ventilated in APARTMENT R.

The Bed 3 has **17% more** ventilation than required under NSW Apartment Guidelines

The Bed 2 has **25% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **11% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining **has 5% more** ventilation than require under NSW Apartment Guidelines

The Ensuite has **16%** natural ventilation which is above and beyond the requirement under the NSW Apartment Guidelines

15% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment R is 147m² internal. The NSW Apartment Design Guide requirement is 95m² for a 3-bedroom apartment.

Apartment R provides **52m² of additional area in a 3-bedroom apartment.**

55% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT R.

The Bed 3 has **12% more** natural light than required under NSW Apartment Guidelines

The Bed 2 has **51% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **23% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **10% more** natural light than require under NSW Apartment Guidelines

The Ensuite has **16%** natural light which is above and beyond the requirement under the NSW Apartment Guidelines

22% (average) GREATER- COMPLIES – EXCEEDS REQUIREMENT

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**

Ceiling Height is 2.9m (minus 200mm ceiling), so 2.5 x 2.7 = 7.25m (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

- 2. The open plan layout room depth is less than 8m from a window.**

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 16.01m² and minimum dimension of 3.5m (NSW Apartment Guideline requires a min area of 10m² and min dimension of 3m)

60% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has an area of 10.27m² and minimum dimension of 3.1m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

14% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 13.6m² and minimum dimension of 3.4m (NSW Apartment Guideline requires a min area of 9m² and min dimension of 3m)

51% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4.1m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES – EXCEEDS REQUIREMENT

Bedroom 3 has been provided with a robe length of 2.0m (NSW Apartment Guidelines requires a robe with 1.5m length)

33% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has been provided with a robe length of 3.0m (NSW Apartment Guidelines requires a robe with 1.5m length)

100% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 2.7m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

50% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **91m²** with min depth of 6.2m (the NSW Apartment Guidelines requires the balcony of a 3-bedroom apartment to be 12m² and min depth of 2.4m)

658% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 10m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 3-bedroom apartment)

The apartment has been provided with 7.2m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in an area in excess of 7.2m³ of internal storage space (NSW Apartment Guidelines requires 5m³ of internal storage for 3- bedroom apartment)

The apartment has been provided with an additional 10.5m³ of storage space in the basement car park (NSW Apartment Guidelines requires 5m³ of external storage for a 3-bedroom apartment)

Total storage space in excess of 17.7m³

77% GREATER - COMPLIES – EXCEEDS REQUIREMENT

APARTMENT S 2 bedrooms, and 2 bathrooms

BUILDING CODE OF AUSTRALIA (BCA) NATURAL LIGHT REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (10%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 2	10.8	7.5	69%	1.08	59%
Main Bed	13.35	8.25	62%	1.335	52%
Living/Dining	34.12	10	29%	3.412	19%
Ensuite	4.95	NIL	NIL	NIL	NIL
Main Bath	4.94	NIL	NIL	NIL	NIL

BUILDING CODE OF AUSTRALIA (BCA) NATURAL VENTILATION REQUIREMENT

Room	Area (m ²)	Window/Glass Door Opening (m ²)	% provided	NT/NSW/Vic BCA opening (5%) requirement (m ²)	% increase provided by Elysium Green compared to national requirements
Bed 2	10.8	3.75	35%	0.54	30%
Main Bed	13.35	4.125	31%	0.667	26%
Living/Dining	34.12	5	15%	1.706	10%
Ensuite	4.95	NIL	NIL	NIL	NIL
Main Bath	4.94	NIL	NIL	NIL	NIL

NSW APARTMENT DESIGN GUIDE REQUIREMENTS

Objective 4B-1

All habitable rooms are naturally ventilated

All of the habitable rooms are naturally ventilated in APARTMENT S.

The Bed 2 has **30% more** ventilation than required under NSW Apartment Guidelines

The Main Bed has **26% more** ventilation than required under NSW Apartment Guidelines

The Living/Dining has **10% more** ventilation than require under NSW Apartment Guidelines

22% (average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Apartment S is 86m² internal. The NSW Apartment Design Guide requirement is 75m² for a 2-bedroom apartment.

Apartment S provides **11 m²** of additional area in a 2-bedroom apartment.

15% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4D-1

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.

All of the rooms are provided with natural light in APARTMENT S.

The Bed 2 has **59% more** natural light than required under NSW Apartment Guidelines

The Main Bed has **52% more** natural light than required under NSW Apartment Guidelines

The Living/Dining has **19% more** natural light than require under NSW Apartment Guidelines

43%(average) GREATER - COMPLIES – EXCEEDS REQUIREMENT

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

Ceiling Height is 2.9m (minus 200mm ceiling), so $2.5 \times 2.7 = 7.25\text{m}$ (no bedroom in the apartment is greater than this length)

COMPLIES – EXCEEDS REQUIREMENT

2. The open plan layout room depth is less than 8m from a window.

COMPLIES

Objective 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Master bedroom has an area of 13.35m^2 and minimum dimension of 3.3m (NSW Apartment Guideline requires a min area of 10m^2 and min dimension of 3m)

34% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Bedroom 2 has an area of 9.6m^2 and minimum dimension of 3.0m (NSW Apartment Guideline requires a min area of 9m^2 and min dimension of 3m)

7% GREATER - COMPLIES – EXCEEDS REQUIREMENT

The combined living/dining room is 4m wide (NSW Apartment Guidelines requires a minimum width of 4m for 2 and 3 bedroom apartments)

COMPLIES

Bedroom 2 has been provided with a robe length of 1.9m (NSW Apartment Guidelines requires a robe with 1.5m length)

27% GREATER – COMPLIES – EXCEEDS REQUIREMENT

Main Bedroom has been provided with a wardrobe of 4.2m long, 0.6m deep and 2.1m high (NSW Apartment Guidelines requires 1.8m long, 0.6m deep, and 2.1m high)

133% GREATER - COMPLIES – EXCEEDS REQUIREMENT

Objective 4E – 1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The balcony is **20m²** with min depth of 3.0m (the NSW Apartment Guidelines requires the balcony of a 2-bedroom apartment to be 10m² and min depth of 2m)

100% GREATER- COMPLIES – EXCEEDS REQUIREMENT

The minimum balcony depth to be counted as contributing to the balcony area is 1m.

COMPLIES

Objective 4G

Adequate, well designed storage is provided in each apartment

(The NSW Apartment Guidelines requires 8m³ of storage size, with at least 50% of the required storage being located within the apartment, for a 2-bedroom apartment)

The apartment has been provided with 4.0m³ storage cupboards within the apartment PLUS storage space in the anti-lobby at the front of the apartment (which is considered internal storage as it is accessible from the circulation area), resulting in a total of 4.0m³ of internal storage space (NSW Apartment Guidelines requires 4m³ of internal storage for 2- bedroom apartment)

The apartment has been provided with an additional 10.5m³ of storage space in the basement car park (NSW Apartment Guidelines requires 4m³ of external storage for a 2-bedroom apartment)

Total storage space in excess of 14.5m³

81% GREATER - COMPLIES – EXCEEDS REQUIREMENT

3.0 ELYSIUM GREEN DEVELOPMENT NatHERS ENERGY EFFICIENT COMPLIANCE

Two (2) apartments within the Elysium Green development were accessed for their NatHERS Energy Star Rating – A “CENTRE” apartment (Level 4, Unit L) and an “END” apartment (Level 4 Unit A)

The “centre” apartment has been accessed as having a NatHERS Energy Star rating of **8.9**

The “end” apartment has been accessed as having a NatHERS Energy Star rating of **8.4**

This results in an average “NatHERS Star Energy Rating” of **8.65** (please see Appendix A).

The Energy Rating under the Building Code of Australia (NT) requirement for this development is 3.5.

The Elysium Green development has an average “NatHERS Star Energy Rating” that is **146% more** than the BCA (NT) requirement for this type of development.