VISUAL IMPACT ASSESSMENT

50 BUSBY STREET, SOUTH BATHURST NSW 2795

JANUARY 2024

Allera ClarkeHopkinsClarke

Allera & ClarkeHopkinsClarke acknowledges the Wiradjuri people, the traditional owners of the land where South Bathurst is situated and we pay our respects to elders past, present and emerging.

Allera & ClarkeHopkinsClarke also acknowledge the Wiradjuri People as the Traditional Custodians of the land on which the project is situated.

We pay our respect to Aboriginal and Torres Strait Islander cultures and to Elders past, present and emerging. We recognise their custodianship over deep time and their continuing connection to lands, waters, and communities.

Photography by Martin David 2022
Blue Mountains, New South Wales, Australia

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01

INTRODUCTION

01.01 INTRODUCTION

INTRODUCTION

THE PROPOSED DEVELOPMENT

This assessment has been prepared in relation to the development proposed within the 1.17ha site at 50 Busby Street, South Bathurst.

The Apartments Precinct comprises of 63 apartments, with a mix of 1, 2 & 3-bedroom apartments within a single building. The development includes associated carparking in a lower-level basement, communal facilities, and accompanying landscaping.

PURPOSE OF THIS REPORT

The Apartments Precinct comprises of one building on the corner of the site, abutting Prospect and Busby streets. It is separated from land proposed for townhouse products on the periphery of the site. It is noted that, under the concept plan, it has been proposed that the best design outcome for the site is to ensure that the product directly neighbouring existing residential areas provides a sympathetic transition. The proposed apartments are not directly adjacent to neighbouring residential and are separated by both Busby and Prospect streets.

This assessment considers whether there are any significant impact on views in the public or private domain. The report considers the bulk, scale and arrangement of the proposed built form on the Apartments Precinct Site and their potential impacts on views in the visual catchment of the site. Photo-montages have been completed, representing the likely visibility and appearance of the proposed development from a series of representative viewing locations in the visual catchment of the site and beyond.

FIG. 01 AERIAL OF EXISTING SITE

01.02 INTRODUCTION

VIEWS & CRITERIA

KEY VIEWPOINTS SELECTED

Figures 02 + 03 show the key viewpoints selected which are 5 close-to-distant views from all surrounding sides of the proposal, to assess if there are any significant impact on views in the public and private domain.

For each viewpoint selected, three figures of the same views are provided:

a) Existing conditions

b) The current proposal with proposed massing overlay

c) The current proposal

This assessment aims to evaluate scale, integration, height, and impact to the site and its wider context.

The massing provided for the current proposal in each view derives from the indicative massing and guidelines of the Urban Design Framework and subsequent architecture concept plans of the site, prepared by ClarkeHopkinsClarke Architects.

FIG. 02 KEY PLAN OF PROPOSED MASTERPLAN 1

FIG. 03 KEY PLAN OF PROPOSED MASTERPLAN 2

01.03 INTRODUCTION

VIEWS & CRITERIA

ASSESSMENT CRITERIA & RATING MATRIX

The extent and significance of the potential visual change were assessed using moderation criteria to apply appropriate visual principles to the assessment.

This guides the assessment and decision-making and provides stakeholders with an understanding of the potential effects of the new building's height on the visual landscape, public realm, and surrounding views.

Importantly, it should assist the development of strategies to minimize negative impacts and enhance the overall visual quality of the area at the final design and development stage.

The visual criteria outlined for the key viewpoints were further measured using a rating matrix that ranges from negligible to high in terms of sensitivity and magnitude.

01 VISUAL AMENITY

(HEIGHT & SCALE COMPATIBILITY)

Assess how the proposed building's height and scale align with the existing urban context and surroundings. Consider whether the building's height is in harmony with nearby structures, maintaining a sense of visual cohesion. Evaluate how the new height might affect the streetscape and overall built form.

02 VISUAL SENSITIVITY

(RECEPTORS IMPACTED)

Evaluate the visual sensitivity of the site and the surrounding area. Identify any receptors, natural or cultral features, landmarks, or heritage sites (if any) that might be visually impacted by the new building's height. Determine the degree of sensitivity, and whether mitigation measures are necessary to preserve the visual integrity of these elements.

03 VISUAL EFFECTS

(PUBLIC REALM ENHANCEMENT)

Examine the extent to which the new building contributes positively to the quality of the surrounding public realm. Assess how the design, landscaping, and ground-level amenities enhance the pedestrian experience and streetscape. Consider factors such as street-level activation, green spaces, public art, and accessibility.

04 VISUAL IMPACT

(VIEWSHED ANALYSIS)

Conduct a viewshed analysis to identify potential changes in views from prominent vantage points. Evaluate whether the new building obstructs or enhances important views, including vistas of natural features, historic landmarks (if any), or urban landmarks. Assess the significance of these views in the context of the community and their potential loss or alteration.

05 MITIGATION

Propose and assess potential mitigation measures to address any adverse visual effects caused by the concept plan's proposed height. This may include architectural design adjustments, such as setbacks or façade treatments, to reduce the future visual impact. Explore options for preserving critical views or vistas through design modifications or public realm enhancements.

TABLE A: ASSESSMENT CRITERIA OF VISUAL PRINCIPLES BY WHICH TO MODERATE THE PROPOSAL

		MAGNITUDE			
		HIGH	MODERATE	LOW	NEGLIGIBLE
SENSITIVITY	HIGH	HIGH	HIGH	HIGH	HIGH
	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
	LOW	LOW	LOW	LOW	LOW
	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

TABLE B: MAGNITUDE OF IMPACT

		MAGNITUDE			
		MODERATE	LOW	NEGLIGIBLE	NEGLIGIBLE
SENSITIVITY	HIGH	HIGH	HIGH	HIGH	HIGH
	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
	LOW	LOW	LOW	LOW	LOW
	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

TABLE C: EXTENT OF SENSITIVITY

02

VISUAL IMPACT ASSESSMENT

02.01 VISUAL IMPACT ASSESSMENT

VIEWPOINT 1

FIG. 04 KEY PLAN WITH PROPOSED MASTERPLAN

01 VISUAL AMENITY
(HEIGHT & SCALE COMPATIBILITY)

The apartments precinct has been proposed for the highest point of the site to ensure the townhouse product can be delivered in areas abutting existing neighbouring residential, eliminating any concerns around shadowing and privacy. It has been designed in this way to capitalise on the significant views over the Bathurst region. The positioning of the apartments precinct also ensures the proposed small-scale commercial/retail uses on a portion of the ground floor is directly accessed from both Busby and Prospect streets.

Whilst the proposal for the apartment's precinct has a proposed 16m height limit, it should be noted that the closest surrounding two-level residential dwellings on Prospect Street have their primary balconies facing either north or south, away from the site (refer to images 1 and 2)

02 VISUAL SENSITIVITY
(RECEPTORS IMPACTED)

The apartments precinct takes design cues from the architectural features found in most Bathurst buildings including the use of feature brick. Any perceived bulk has is addressed by appropriate street setbacks, upper-level setbacks, voids, and common breezeways. The design is a modern take on traditional Bathurst architecture whilst ensuring it remains sympathetic to its surrounding environment.

03 VISUAL EFFECTS
(PUBLIC REALM ENHANCEMENT)

The proposal takes what is currently an underutilised and challenging street interface consisting of steep gradients, retaining walls, carparks and multiple driveway crossovers and turns it into a pedestrian friendly activated street front. Carefully considered landscaping, pedestrian pathways and building facades help to create a visually appealing pedestrian interface.

04 VISUAL IMPACT
(VIEWSHED ANALYSIS)

The proposal takes what is currently a redundant and vacant purpose-built aged care facility built in the 1950's and replaces it with a bespoke architecturally designed building that responds to its surrounding environment whilst ensuring there is no discernible impact on the view.

1. STREET VIEW FROM PROSPECT ST (SITE ON LEFT)

2. STREET VIEW FROM PROSPECT ST (SITE ON RIGHT)

FIG. 05 VIEWPOINT (EXISTING)

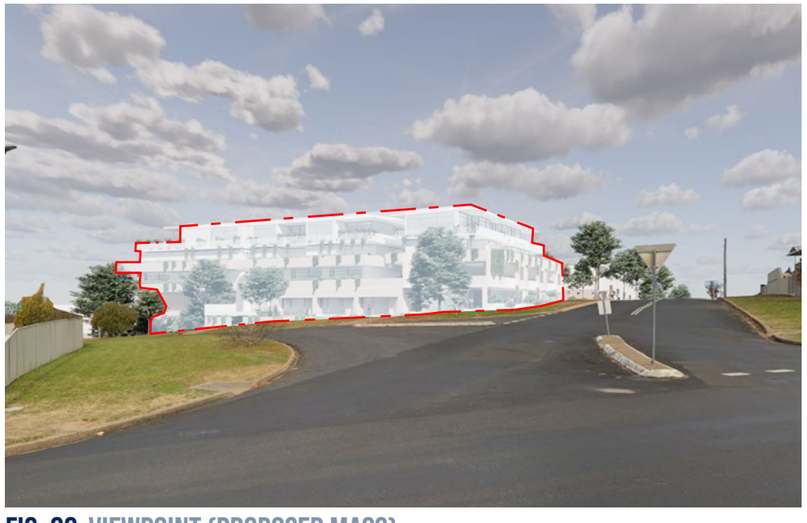

FIG. 06 VIEWPOINT (PROPOSED MASS)

FIG. 07 VIEWPOINT (PROPOSED CONCEPT)

02.02 VISUAL IMPACT ASSESSMENT

VIEWPOINT 2

FIG. 08 KEY PLAN WITH PROPOSED MASTERPLAN

01 VISUAL AMENITY
(HEIGHT & SCALE COMPATIBILITY)

As seen within figure 11 below, the apartments precinct has minimal impact when viewed from Busby Street, noting the significant amount of vegetation on the site boundaries and residual vegetated areas screens or blocks views of the apartment's precinct.

02 VISUAL SENSITIVITY
(RECEPTORS IMPACTED)

Built form, which is between viewers in Logan Brae, will function as a visual buffer to views inward toward the Apartments Precinct Site. New and retained vegetation canopy east and north of the Apartments Precinct Site (shown in figures 9-11 below) will also block views toward the apartment building.

03 VISUAL EFFECTS
(PUBLIC REALM ENHANCEMENT)

The proposal takes what is currently an underutilised and challenging street interface consisting of steep gradients, retaining walls, carparks and multiple driveway crossovers and turns it into a pedestrian friendly activated street front. Carefully considered landscaping, pedestrian pathways and building facades help to create a visually appealing pedestrian interface.

04 VISUAL IMPACT
(VIEWSHED ANALYSIS)

The proposal from this location has no discernible impact on views. In addition, the creation of a central laneway through the site will help to open through-site vistas for existing and future residents.

05

MITIGATION MEASURES TO CONSIDER?

To mitigate negative impacts of the proposed development should consider the following strategies at detailed design stage:

a) Consider a material palette which is sensitive to the existing neighbouring buildings.

b) Provide a privacy screening component, such as landscaping, along the Logan Brae interface.

FIG. 09 VIEWPOINT (EXISTING)

FIG. 10 VIEWPOINT (PROPOSED MASS)

FIG. 11 VIEWPOINT (PROPOSED CONCEPT)

02.03 VISUAL IMPACT ASSESSMENT

VIEWPOINT 3

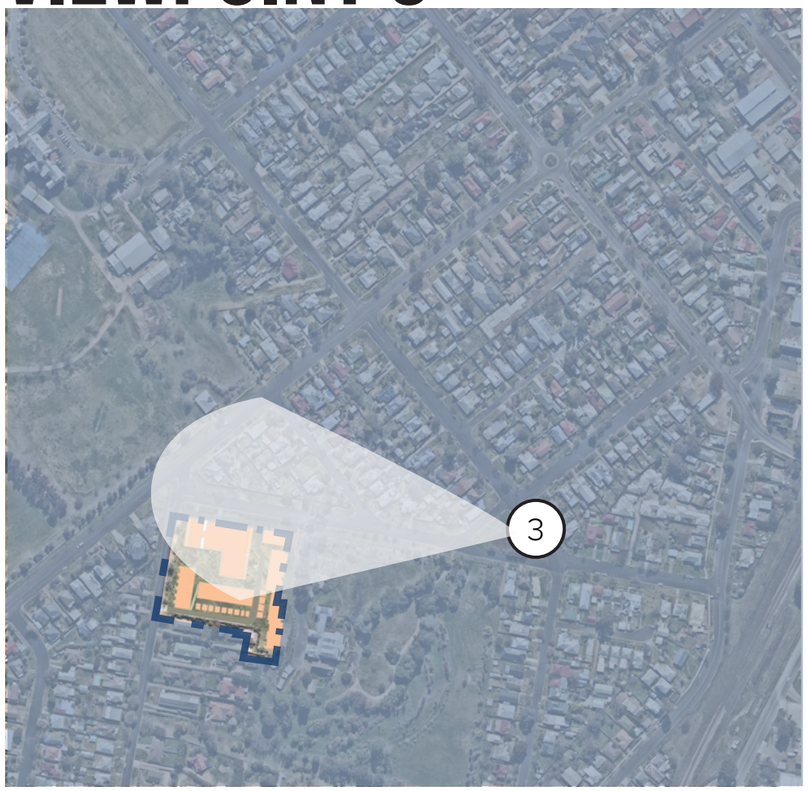

FIG. 12 KEY PLAN WITH PROPOSED MASTERPLAN

01 VISUAL AMENITY
(HEIGHT & SCALE COMPATIBILITY)

From the perspective at Milltown Park on Busby & Spencer streets, retention of existing street landscaping soften the effect of the proposals location on the crest of the hill. With single storey dwellings in view, the proposal is barely visible. With the project featuring a medium scale interface along the adjoining property boundaries, the apartment typology's impact is reduced. Therefore, the impact on visual amenity can be classified as minimal.

02 VISUAL SENSITIVITY
(RECEPTORS IMPACTED)

The retention of street landscaping, and surrounding vegetation reduce the impact of the project from this perspective. Logan Brae, the neighbouring cultural site, is not visible from this perspective, and therefore has negligble impact on the surrounding cultural context. The overall visibility of the site is minimal from the current perspective. As it is located on the crest of the hill, being a four-storey apartment building typology, having a minimal impact, as seen in viewpoint 3, dictates the visual sensitivity to be deemed low.

03 VISUAL EFFECTS
(PUBLIC REALM ENHANCEMENT)

The analysis shows that the parts of the building that are visible from this viewpoint have no significant impact on the views. The apartment building would have no substantial exposure to or impact on views from the adjacent private or public domain.

04 VISUAL IMPACT
(VIEWSHED ANALYSIS)

The proposal from this location has no discernible impact on views. In addition, the proposal has been stepped to work in with the existing topography of the site.

05
MITIGATION MEASURES TO CONSIDER?

To mitigate negative impacts of the proposed development should consider the following strategies at detailed design stage:

a) Consider the selection of façade treatments & finishes to be as complementary to the surrounding context.

b) stepping of the apartment building typology to imitate the topography of the site.

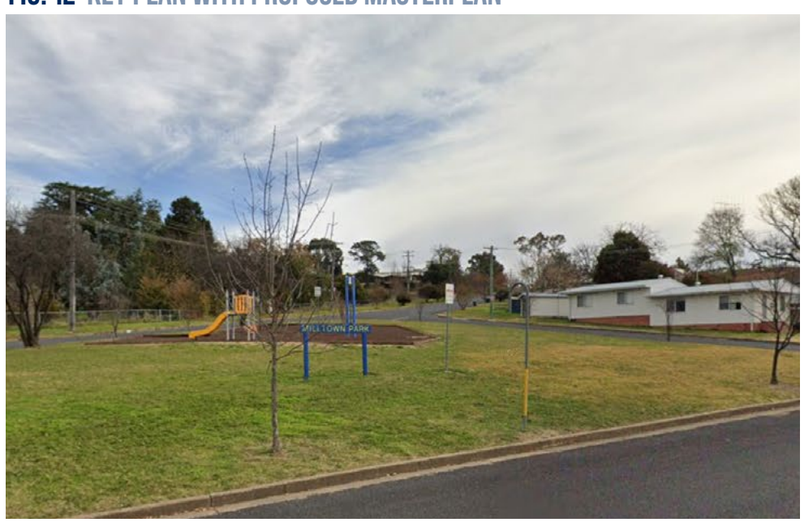

FIG. 13 VIEWPOINT (EXISTING)

FIG. 14 VIEWPOINT (PROPOSED MASS)

FIG. 15 VIEWPOINT (PROPOSED CONCEPT)

02.04 VISUAL IMPACT ASSESSMENT

VIEWPOINT 4

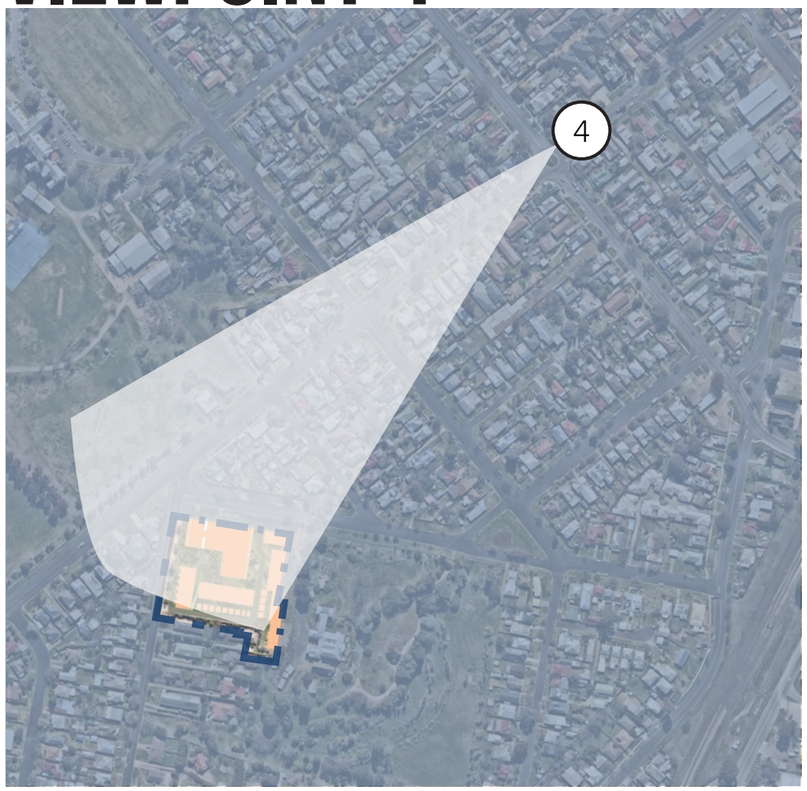

FIG. 16 KEY PLAN WITH PROPOSED MASTERPLAN

01 VISUAL AMENITY
(HEIGHT & SCALE COMPATIBILITY)

In relation to the surrounding area, the proposal has negligible-to-no impact on the surrounding urban context. Due to the heavy vegetation which is present in South Bathurst, the height of the proposal does not become a factor.

02 VISUAL SENSITIVITY
(RECEPTORS IMPACTED)

The proposal does not block or detract from the view from Havannah St, as there are no immediately visible landmarks within the frame. The impact on visual sensitivity is therefore negligible

03 VISUAL EFFECTS
(PUBLIC REALM ENHANCEMENT)

The analysis shows that the parts of the building that are visible from this viewpoint have no significant impact on the views. The apartment building would have no substantial exposure to or impact on views from the adjacent private or public domain.

04 VISUAL IMPACT
(VIEWSHED ANALYSIS)

The building's design would gradually reveal the apartments the further up Havannah street you go. This would then reveal Viewpoint 1, which illustrates the immediate visual impact of the building. From the current perspective, the impact is minimal-to-none, as it is not immediately recongnised when looking south down Havannah street.

05

MITIGATION MEASURES TO CONSIDER?

To mitigate negative impacts of the proposed development should consider the following strategies at detailed design stage:

No mitigation measures are necessary from Viewpoint 4.

FIG. 17 VIEWPOINT (EXISTING)

FIG. 18 VIEWPOINT (PROPOSED MASS)

FIG. 19 VIEWPOINT (PROPOSED CONCEPT)

02.05 VISUAL IMPACT ASSESSMENT

VIEWPOINT 5

FIG. 20 KEY PLAN WITH PROPOSED MASTERPLAN

01 VISUAL AMENITY
(HEIGHT & SCALE COMPATIBILITY)

At Mount Panorama, from a distance the proposal does not have a discernable impact on visual amenity. The urban sprawl of South Bathurst turns into an amalgamation of low-medium density buildings which the proposal does not veer from. The neighbouring sites from this perspective share a similar scale in terms of land area, with height not being a detracting feature.

02 VISUAL SENSITIVITY
(RECEPTORS IMPACTED)

From a distant view, the urban sprawl of South Bathurst and its surroundings allow for the proposal to become an almost camouflaged site. Along the ridge of the topography, the site maintains the density that is visible. Within the view, gothic colonial architecture can be seen, however the site does not inflict a reaction of significant difference due to its similarity to its surroundings. Therefore the development has low-to-negligible impact.

03 VISUAL EFFECTS
(PUBLIC REALM ENHANCEMENT)

The proposal has minimal impact on the surrounding context. The proposal matches the urban density of its surroundings, and even reinforces the opportunity to create a new focal point of the region.

04 VISUAL IMPACT
(VIEWSHED ANALYSIS)

The analysis shows that the parts of the building that are visible from this viewpoint have no significant impact on the views. The apartment building would have no substantial exposure to or impact on views from the adjacent private or public domain.

05

MITIGATION MEASURES TO CONSIDER?

To mitigate negative impacts of the proposed development should consider the following strategies at detailed design stage:

a) Maintain the character of the local area through material decisions and roofing type. Providing pitched roofing to match it's surroundings will be a beneficial factor to it's impact on visual amenity from vantage points such as Viewpoint 4.

FIG. 21 VIEWPOINT (EXISTING)

FIG. 22 VIEWPOINT (PROPOSED MASS)

FIG. 23 VIEWPOINT (PROPOSED CONCEPT)

03

POLICY COMPLIANCE

03.01 POLICY COMPLIANCE

ADG PART 1 - IDENTIFY THE CONTEXT

SEPP 65	*SEPP 65 applies to development for the purpose of a residential flat building, shop-top housing or mixed-use development with a residential accommodation component if it includes a new building of at least three storeys and more than four dwellings. SEPP 65 is accompanied by the Apartment Design Guidelines (ADG) which set out a range of minimum standards to improve the amenity of residential flat buildings.*

PART 1 | ADG | IDENTIFYING THE CONTEXT

CRITERIA	*REQUIREMENT*	*COMPLIANCE*	*RESPONSE*
1A APARTMENT BUILDING TYPES	*Apartment development encompasses various arrangements, configurations, and types, catering to different lot sizes, locations, and building mixes. This section outlines generic apartment building types that share common characteristics. During the strategic planning phase, these types can be utilized to determine appropriate scale, communicate desired area character, and assist in testing envelope and development controls to achieve high amenity and environmental performance in future buildings.*	*Y*	A hybrid development has been proposed as the most suitable for the site. A collection of townhouse product has been proposed for the peripherals of the site ensuring a sympathetic transition to the existing neighbouring residential. Apartments have been proposed for the gateway corner of Busby and Prospect streets, capitalising on the significant views over the Bathurst Region, whilst ensuring the design adequately responds to the existing character of the area. The proposed townhouse product varies in size and typology to cater for a diverse customer segment.
1B LOCAL CHARACTER CONTEXT	*Good design is intrinsically linked to and influenced by its context. Context encompasses the natural and built features, as well as social, economic, and environmental factors that shape an area. By understanding the interrelationships between these factors and their impact over time, designers can create apartments that respond to and enhance the quality and identity of the area. Defining the context's setting and scale establishes parameters for individual development, directly impacting the design quality of apartments and ensuring they contribute positively to their surroundings.*	*Y*	The location possesses substantial potential, given its placement in an area that has heritage buildings within close proximity. Given the distinctive character of Bathurst, it is crucial to approach the project with sensitivity to the local context. This involves drawing inspiration from the materials and forms present in the existing and surrounding built environment. The planned development has taken into account various scales throughout the planning and design stages. This includes a broader scale, considering the proximity to public transport and open public spaces. At the neighbourhood scale, there is a sensitivity to local heritage items and landmarks, with the existing topography playing a significant role in the design concept. The streetscape scale has been addressed by integrating a podium within the Apartments precinct configuration, providing an appropriate scale and setback to ensure a well thought through connection into the site is achieved whilst managing any perceived bulk. Finally, at the site scale, townhouses have been strategically positioned along the perimeter of adjacent lots to maintain sensitivity to scale, overshadowing and privacy.

03.02 POLICY COMPLIANCE

ADG PART 2 - DEVELOPING CONTROLS

PART 2 | ADG | DEVELOPING CONTROLS			
CRITERIA	*REQUIREMENT*	*COMPLIANCE*	*RESPONSE*
2A PRIMARY CONTROLS	1. Retention of Trees 2. Minimum Setbacks 3. Deep Soil zones and basement levels 4. Building Separation and depth 5. Building Performance and orientation 6. Three-dimensional building envelope	Y	All primary controls were taken into account when establishing suitable building envelopes, incorporating a blend of apartments and townhouse typologies on the premises. The proposed plan effectively showcases compliance with these primary controls. Through incorporation of a sizable community green space, the proposal provides over 10% in deep soil area. Preservation of significant trees has been a priority, with particular attention given to the retention of two large gum trees along Busby Street. Consideration for building separation has been integrated into the proposal, currently ensuring the ability to comfortably maintain the required building separation and setbacks. Additionally, the orientation of the building concerning performance and views has been a crucial aspect of the design process, ensuring the attainability of the desired built form outcome.
2B BUILDING ENVELOPES	*Building envelopes set the appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces, and block and lot sizes in a particular location […]. A building envelope should be 15- 30% greater than the achievable floor area to allow for building components that do not count as floor space but contribute to building design and articulation such as balconies, lifts, stairs and open circulation space.*	Y	At present, there is no specific regulatory constraint on the maximum achievable floor area for the current site. Nonetheless, the envisioned volume and height have been taken into account to optimize both public and private open spaces, with a particular emphasis on the community green space.
2C BUILDING HEIGHT	*Building height helps shape the desired future character of a place relative to its setting and topography. It defines the proportion and scale of streets and public spaces and has a relationship to the physical and visual amenity of both the public and private realms. Height controls should be informed by decisions about daylight and solar access, roof design and use, wind protection, residential amenity and in response to landform and heritage.*	Y	The design involves customized building envelopes and heights that are adapted to the existing topography of the site. Strategically positioned at the active corner of the site (Corner of Busby Street and Prospect Street), the proposed apartment building, being the tallest structure in the plan, serves as a gateway building. It acts as a distinctive landmark to facilitate wayfinding and instil a sense of place. When determining building height, due consideration has been given to the surrounding heritage items and the neighbourhood context. The townhouses have been strategically placed along the perimeter of the site, Ensuring the proposed height of the dwellings is sympathetic to the existing neighbouring residential.
2D FLOOR SPACE RATIO	*The floor space ratio (FSR) is the relationship of the total gross floor area (GFA) of a building relative to the total site area it is built on. It indicates the intended density. FSR is a widely used method for estimating the development potential of a site. Test the desired built-form outcome against the proposed FSR to ensure it is coordinated with the building.*	Y	Currently, there is no existing Floor Space Ratio (FSR), and we do not intend to introduce one. An appropriate density will be maintained through adherence to of the ADG.

03.03 POLICY COMPLIANCE

ADG PART 2 - DEVELOPING CONTROLS (CONT.)

2E BUILDING DEPTH	*Building depth influences building circulation and configuration and has a direct relationship to internal residential amenity by determining room depths, which in turn influences access to light and air. Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls.*	Y	The depth of the apartment building encompasses a variety of suitable depths, ensuring that each unit receives ample daylight and natural ventilation while optimizing cross ventilation. A key aspect of the design involves open breezeways and the strategic use of openings in the built form to maximize natural and cross ventilation. Due to the separation of apartments, allowing for breezeways and voids to enhance natural ventilation and circulation, the building depth approximately measures 24 meters from glass line to glass line, providing ample space to accommodate these design elements.
2F BUILDING SEPERATION	*Building separation is the distance between buildings, which contributes to the urban form and amenity within apartments and open spaces. It improves privacy, sunlight, and landscaping, while also enhancing visual and acoustic privacy, outlook, ventilation, and daylight access. Building separation controls should be aligned with height regulations and considerations for open spaces and privacy.*	Y	The distance maintained between the apartment building and the planned townhouses aligns with the minimum building separation requirements. This ensures the preservation of visual privacy and solar access between these structures. Sufficient setback has been incorporated concerning rear and side boundaries, taking into consideration the proximity to existing adjacent houses and Logan Brae.
2H SIDE AND REAR SETBACKS	*Setbacks vary according to the building's context and type. Larger setbacks can be expected in suburban contexts in comparison to higher-density urban settings. Setbacks provide the transition between different land uses and building typologies. Side and rear setbacks can also be used to create useable land for common open space, tree planting, and landscaping.*	Y	Thoughtful design consideration has been dedicated to building separation and street connections, with 5.5m setbacks applied to the built form at the northern and western boundaries

03.04 POLICY COMPLIANCE

ADG PART 3 - SITING THE DEVELOPMENT

PART 3 | ADG | SITING THE DEVELOPMENT			
CRITERIA	*REQUIREMENT*	*COMPLIANCE*	*RESPONSE*
3A SITE ANALYSIS	*Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.*	Y	A thorough site analysis was carried out before the conceptual design phase. This analysis highlighted topographical features and played a crucial role in shaping the proposed building hierarchy, considering both the surrounding built environment and priorities for public open spaces. Key factors taken into account include the relationship with neighbouring dwellings, the proximity to the heritage site Logan Brae, and the viewpoints overlooking the valley.
3B ORIENTATION	*Building types and layouts respond to the streetscape and site while optimising solar access within the development.*	Y	The proposed building orientation and envelope have been formulated through detailed shadow and visual impact analysis studies and provide sufficient separation from neighbouring properties to the eastern, western, and southern sides of the proposed development. A central green space ensures visual amenity and interaction. At street level, the proposed development provides a mix of retail opportunities, combined with a prominent and legible street-level residential lobby which will provide an active and vibrant street edge to the development site.
3C PUBLIC DOMAIN INTERFACE & AMENITY	*The transition between private and public domain is achieved without compromising safety and security The design of these elements can influence the real or perceived safety and security of residents, opportunities for social interaction, and the identity of the development when viewed from the public domain.*	Y	Open space has been designed to provide a hierarchy of areas and to provide privacy for residents, whilst maintaining an open area with clear sight lines within the communal areas and community green. The differentiation between public and private open spaces has been incorporated into the project by way of building level separation, landscape zones at the interface of the public/private realm, and selection of materials. The principle of passive surveillance has been incorporated into the planning of the development. Activation is ensured at ground floor interfaces and with direct access off the pedestrian network and the main street frontage which enables visual interaction with the public domain. In addition the majority of living areas and balconies have been orientated to allow overlooking over pedestrian / public areas for passive surveillance. Retail/ commercial uses are proposed at ground level on key pedestrian streets which should provide and improve street activation. The proposed development also creates the opportunity for improved pedestrian access across the site, allowing residents to cut across the site via the communal green and laneways. This will provide convenient, safe, and well-activated pedestrian routes from the site to the surrounding context.
3D COMMUNAL AND PUBLIC OPEN SPA	*An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. 1. Communal open space has a minimum area equal to 25% of the site. 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)*	Y	Landscaping and shared garden areas are situated on the ground floor to offer diverse usage possibilities and visually appealing elements visible from the streetscape and nearby buildings. The community green space is open for public use, and will incorporate seating, and play areas. A permeable landscape buffer is suggested along the northern and western boundaries between adjacent residences, enhancing the overall public amenities.
3E DEEP SOIL ZONES	*3E -1 Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts, and impervious surfaces including car parks, driveways, and roof areas. Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenities and promote management of water and air quality*	Y (capable to comply subject to detail design at DA stage)	The envisioned conceptual design ensures 10%+ deep soil zone, strategically positioned within the community green and northern and eastern setbacks, accommodating the existing significant trees that are intended to be retained. While it is subject to further refinement during the design development at the Development Application (DA) stage, this aligns with the 7% site area requirement and is expected to meet or exceed this standard.

03.05 POLICY COMPLIANCE

ADG PART 3 - SITING THE DEVELOPMENT (CONT.)

			Visual privacy considerations are addressed by incorporating adequate separation distances between the proposed top-shop apartment building, the adjacent townhouses and neighbouring properties. Canopies are proposed for the ground floor retail not only to enhance the public space below but also to establish a clear separation from the residents residing above. For the apartments facing Busby Street, the ground floor is either elevated to ensure visual privacy and detachment from the street interface, or, planting, fencing and setbacks are utilised to help achieve the required privacy from the street.
3F VISUAL PRIVACY	*Visual privacy allows residents within an apartment development and on adjacent properties to use their private spaces without being overlooked. Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Separation between windows and balconies is provided to ensure visual privacy is achieved. The minimum required separation distances from buildings to the side and rear boundaries are as follows:*	Y (capable to comply subject to detail design at DA stage)	With reference to the concept design and existing property boundary, the following setbacks are proposed: **Podium setbacks (m) from ground floor:** North: 5.5m West: 5.5m **Building setbacks (m) L2-3** North: 7.5m West: 9.5m
3G PEDESTRAIN ENTRIES	*3G-1 Building entries and pedestrian access connects to and addresses the public domain* *3G-2 Access, entries and pathways are accessible and easy to identify* *3G-3 Large sites provide pedestrian links for access to streets and connection to destinations*	Y	Ground-level pedestrian access is available at multiple points. The primary entry for residents is a prominent aspect of the conceptual design, intentionally designed to stand out as a feature at the main corner of the site (at the corner of Busby Street and Prospect Street). Additional entry points for residents are situated along the community green and the eastern laneway. Public access and footpaths along Prospect Street provide pathways to the community green.
3H VEHICLE ACCESS	*3H-1 Vehicle access points are designed and located to achieve safety, minimize conflicts between pedestrians and vehicles, and create high quality streetscapes*	Y	In the conceptual design, the proposed vehicular access point is situated at the northeast corner as a laneway, providing entry to the basement parking and effectively concealing vehicular parking beneath the building. This placement of the basement car park entry is strategically chosen to reduce conflicts with pedestrian access, ensuring a separation between vehicular zones and the lobbies and retail shop fronts. This design approach aims to uphold a high-quality, pedestrian-oriented presentation along the primary street frontages.