

Annexure A - Photographs of Site and Surrounds



Subject Site



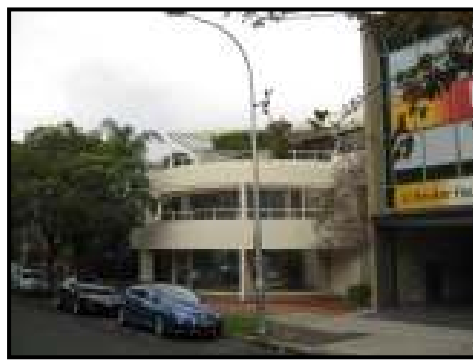
Neighbouring Development to the east
– 96 Cabramatta Road



Neighbouring development to the west –
102 Glover Street



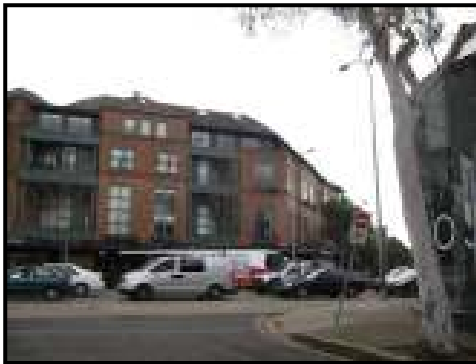
Streetscape southern side of Glover
Street – east of subject site



Subject Site



Neighboring commercial development at
309 Military Road – “Jimmy Possum”



2 Macpherson Street



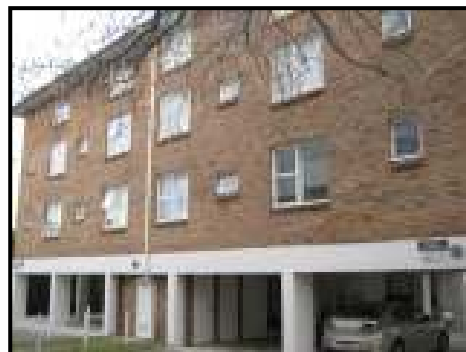
Development on Military Road north –
west of the subject site



Development on Military Road above
“Hotel Cremorne”



Residential Flat Building at 75 Spoforth
Street, to the rear of the subject site



97 Cabramatta Road, Residential Flat
Building to the rear of the subject site



Rear of subject site.



Intersection of Lindsay Lane and Spoforth Street



Lindsay Lane Streetscape looking east towards subject site.



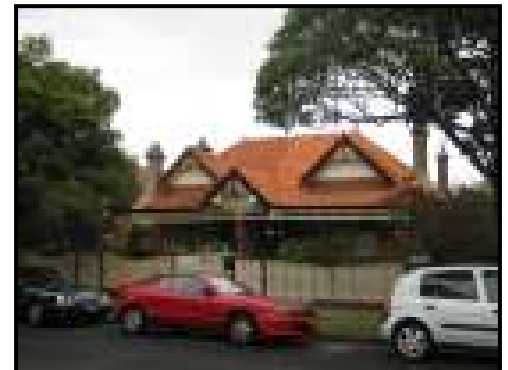
Existing rear vehicular entrance of subject site



Lindsay Lane Streetscape, east of subject site



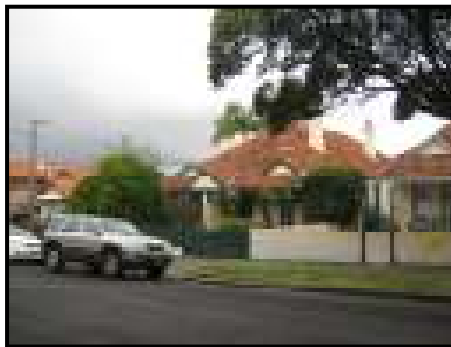
Child Care Centre accessed from Lindsay Lane, 95 Cabramatta Road.



Heritage properties at 92 -94 Cabramatta Road



Typical residential development on the southern Glover Street within the vicinity of the subject site



Typical residential development on the southern side of Glover Street, within the vicinity of the subject site

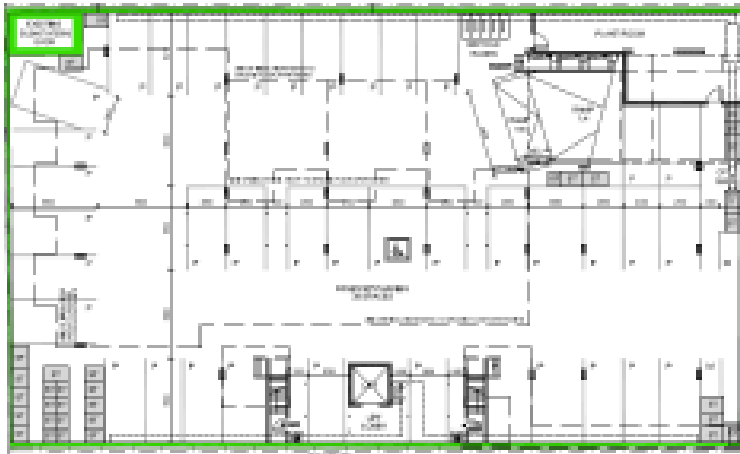


Typical multiple dwelling development on the northern side of Glover Street within the vicinity of the subject site

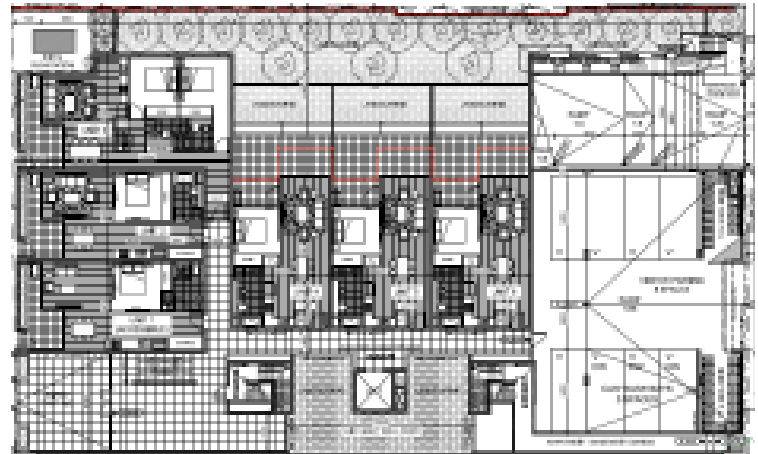


Typical multiple dwelling development on the northern side of Glover Street within the vicinity of the subject site

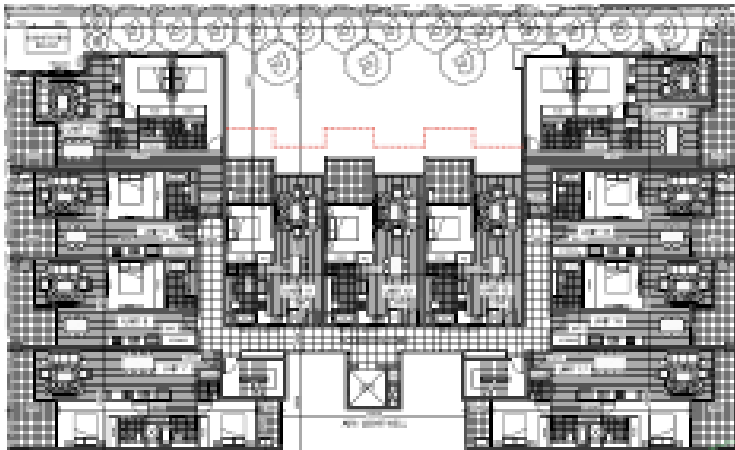
Annexure B – Plans



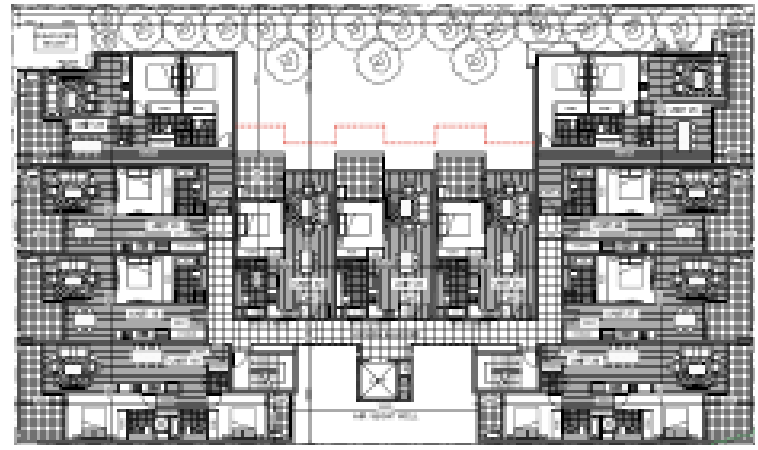
Basement Plan



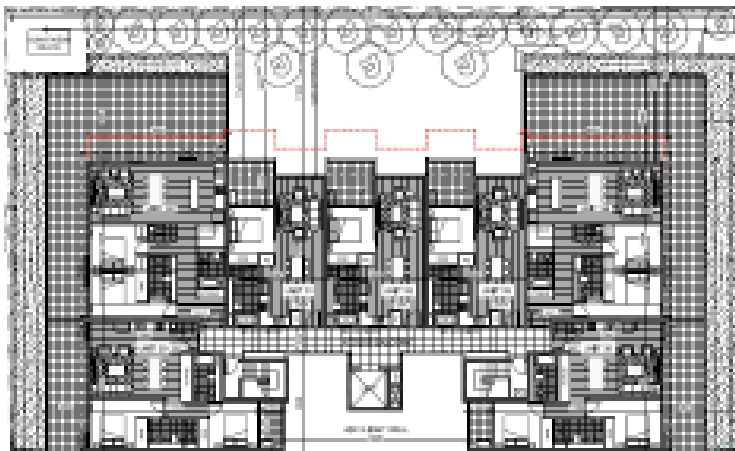
Ground Floor Plan



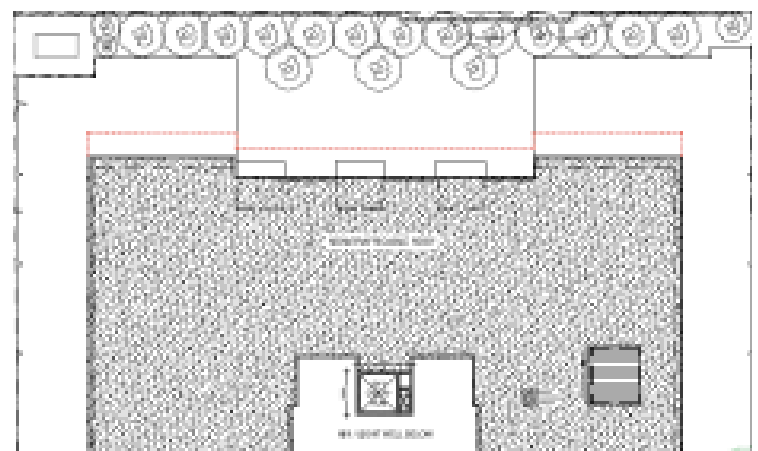
First Floor Plan



Second Floor Plan



Third Floor Plan



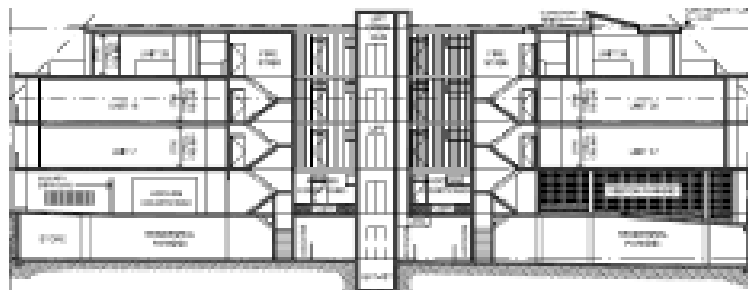
Roof Plan



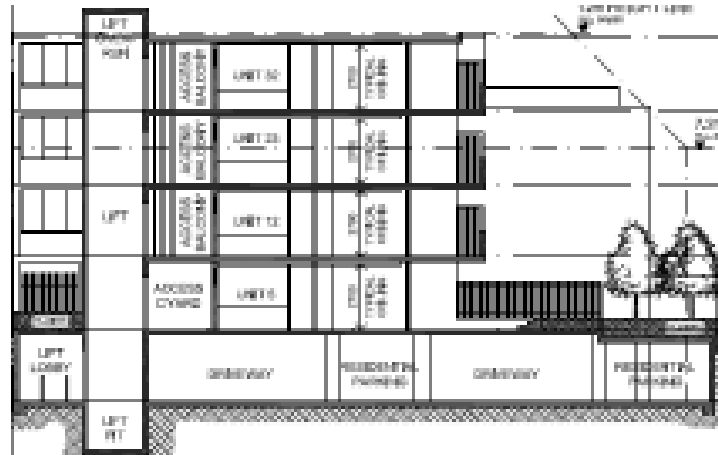
Landscape Plan



Long Section



Long Section



Cross Section



Cross Section



North Elevation



South Elevation



East Elevation



West Elevation

Annexure C – SEPP 65 Design Quality Principles

Principle	Comment
<p>Principle 1: Context</p> <p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	<p>The site is transitional in nature as is evidenced by the commercial development to the west and the residential development to the south and east.</p> <p>The design responds to this context creating a residential flat building which is an acceptable use within this portion of Glover Street.</p>
<p>Principle 2: Scale</p> <p>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<p>The height, bulk and scale of the development is compatible with surrounding built form, it being noted that residential flat buildings on Military Road and Spoforth Street are of a greater or similar scale.</p> <p>The scale of the development appropriately responds to Glover Street by providing for a stepped upper level setback which effectively reduces bulk.</p>
<p>Principle 3: Built form</p> <p>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The siting of the building provides for acceptable separation with development to the east. The street façade is appropriately modulated with the incorporation of balconies.</p> <p>The built form of the development is assessed as contributing more positively to the streetscape than the existing commercial development in terms of visual interest and increased passive surveillance.</p>
<p>Principle 4: Density</p> <p>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</p> <p>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</p>	<p>The proposal complies with Councils floorspace ratio development standard. The density of the development is not inappropriate for a site which is within close proximity to a major arterial road.</p>

Principle	Comment
<p>Principle 5: Resource, energy and water efficiency</p> <p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<p>The proposal satisfies the appropriate sustainability guidelines as is evidenced within the submitted BASIX certificate.</p>
<p>Principle 6: Landscape</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</p> <p>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</p> <p>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</p>	<p>The existing development on site provides for approximately 70m² of landscaped area. The proposal increases this landscaped area to 214m². The proposed amount of open space including designated communal open space is assessed as reasonable.</p>
<p>Principle 7: Amenity</p> <p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility</p>	<p>The design provides for adequate amenity allowing disabled access to all levels and providing for an accessible unit on the ground floor.</p> <p>The majority of dwellings face north optimising the desired aspect and the proposal is satisfactory with regard to internal amenity. The dwellings are of appropriate size and contain reasonable amenities.</p>

Principle	Comment
<p>Principle 8: Safety and security</p> <p>Good design optimises safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</p>	<p>The proposal provides for acceptable safety and security for residents with appropriate entrances and dwelling layouts. The building represents a significant increase in public safety in that the change of use from a commercial to a residential use increases passive surveillance on Lindsay Lane and Glover Street.</p>
<p>Principle 9: Social dimensions</p> <p>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.</p>	<p>The proposal is satisfactory with regard to social dimensions, providing for a mix of 1 bedroom and 2 bedroom apartments in an appropriate location.</p>
<p>Principle 10: Aesthetics</p> <p>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<p>The proposed materials and finishes predominately consisting of painted concrete are compatible within the locality.</p>

Annexure D – Residential Flat Design Code – Rules of Thumb

Guidelines / Rules of thumb	Comment
Local Context	
Primary Development Controls	
<p>Building Depth – In general, an apartment depth of 10m – 18m is appropriate.</p>	<p>Apartment depths range from 9.7m - 13m. Apartment depths of 9.7m relate to the single aspect east facing dwellings. These non compliances are minor and reasonable in this context.</p>
<p>Building Separation – The code recommends that building separation increase in proportion to building height. Suggested separation between adjoining sites for a 4 storey/12m high development are as follows:</p> <ul style="list-style-type: none"> - 12m between habitable rooms/balconies - 9m between habitable rooms/balconies and non habitable rooms - 9m between non habitable rooms <p>The code also allows a 0m building separation in appropriate contexts such as party walls.</p>	<p>The proposal provides for the following building separation:</p> <p>Separation of Ground Floor dwellings, Level 1 dwellings and Level 2 dwellings to 96 Glover Street - 4.2m – 10.9m</p> <p>Separation of Level 1 dwellings and Level 2 dwellings to 97 Cabramatta Road – 9.8m.</p> <p>Separation of Level 3 dwellings to 96 Glover Street – 11.4m – 12.6m</p> <p>Separation of Level 3 dwellings to 97 Cabramatta Road – 12.2m</p> <p>The proposal although not strictly complying with the codes building separation guidelines is suitably separated from neighbouring buildings in this urban context. The building separation achieved by Level 3 adequately increases in proportion to building height.</p>
<p>Street Setbacks – Setbacks typically vary from none in city centres to 10m on suburban streets.</p>	<p>The street setback of the flat building from Glover Street at the ground floor level varies from 1.6m – 3.2m.</p> <p>The street setback of the flat building from Glover Street and Lindsay Lane at Level 1 and Level 2 varies from 0m – 300mm.</p> <p>The setbacks of the proposal are consistent with neighbouring development to the west. The setbacks allow for adequate passive surveillance and are satisfactory built form on Glover Street and Lindsay Lane.</p>

Side and Rear Setbacks	<p>The existing nil western setback to the adjacent building at 102 Glover Street is maintained with the residential flat building.</p> <p>The side setback of the building from the eastern boundary is adequate in that reasonable privacy and solar access for neighbouring dwellings is maintained.</p> <p>The limited rear setback of the proposal is reasonable in that the siting of the building as viewed from Lindsay Lane is not inconsistent with neighbouring built form to the west and in that the rear setback is similar to existing.</p>
Floorspace Ratio	The proposal complies with Councils floorspace ratio development standard
Site Design	
Site Configuration	
Deep Soil Zones - minimum of 25% of open space area of a site should be a deep soil zone. Exceptions may be made in urban areas where sites are built out, in which case stormwater treatment measures must be integrated with the design of the residential flat building.	<p>The site is constrained by minimum soil depths due to the existing and proposed basement car parking.</p> <p>The proposal provides for a total of 214m² of landscaped area, representing 15.2% of the site area.</p> <p>The landscape area is assessed as reasonable in that the proposal increases landscaped area from existing. In addition Stormwater will be captured by the proposed Rainwater tank system.</p>
Fences and Walls	<p>The proposal entails fencing along the Glover Street frontage of up to 2.2m for the main entrance and up to 1.8m for the ground floor dwellings.</p> <p>A landscaped planter within the private open space of the ground floor street facing dwellings adequately softens the appearance of the fencing. In addition the fencing is open in style allowing for a reasonable streetscape relationship whilst clearly defining public and private domains.</p>

Landscape Design	<p>Landscaping design on site generally comprises planter boxes adjacent to the ground floor Glover Street facing dwellings. The proposal also incorporates a landscaped buffer adjacent to the eastern boundary with 96 Glover Street. This landscaped design is adequate in terms of creating a buffer area between the proposal and neighbouring development and is an improvement to the existing landscaping on site.</p>
Open Space <ul style="list-style-type: none"> - 25% - 30% of site area should be devoted to communal open space. - Ground level apartments should contain a minimum of 25m² of open space, with a minimum dimension in one direction of 4m. 	<p>206m² of communal landscaped area is accommodated in the scheme representing 14.7% of the site area.</p> <p>Ground floor dwellings, units 1,2 and 3 (as nominated on the plans) contained limited deep soil open space, generally being serviced by limited planter boxes and a landscape buffer adjacent to the boundary.</p> <p>Ground floor dwellings units, 4, 5 and 6 (as nominated on the plans each contain approximately 15.4m² of landscaped area with a minimum dimension of 2.4m in one direction.</p> <p>These deficiencies are assessed as reasonable in that built form is appropriately separated through the communal vegetated buffer from the neighbouring development to the east. In addition all dwellings contain reasonable amounts of private open space.</p>
Orientation	<p>The orientation of the proposed flat building is assessed as reasonable it being noted that the site which runs in a north south direction is such that overshadowing impacts are minimised.</p>
<p>Planting on Structures – The applicable guidelines with regard to soil provision is provided below:</p> <ul style="list-style-type: none"> - Small Trees (4m canopy diameter at maturity) - minimum soil volume 9 cubic metres - minimum soil depth 800mm - approximate soil area 3.5m x 3.5m or equivalent 	<p>The plans submitted with the application do not nominate planting above the ground floor level.</p> <p>The sections submitted with the application nominate soil depths of approximately 800mm for the eastern landscaped buffer and 600mm for the ground floor private courtyards and central communal open space adjacent to the lift well. These soil depths and allocated planting spaces are assessed as adequate for the proposed trees and shrubs as indicated on the submitted landscaped plan.</p>
Stormwater Management	<p>Councils Development Engineer has reviewed the proposed Stormwater Management and has not raised objection, subject to recommended conditions.</p>

Site Amenity	
Safety – Residential developments of more than 20 new dwellings require a formal crime risk assessment.	The applicant has provided Council with a formal crime risk analysis assessment and Crime Prevention Through Urban Design analysis.
Visual Privacy – Refer to Building Separation Minimum Standards	<p>The ground floor units will not impact on the privacy of neighbouring buildings due to the proposed landscaping. Due to building separation and downward lines of sight, east facing dwellings will not materially impact the privacy of 96 Glover Street.</p> <p>The balconies of the south facing dwellings are further than 9m from 97 Cabramatta Road and no objection in relation to privacy has been received from 97 Cabramatta Road.</p>
Site Access	
Building Entry	The proposed entry to the building is satisfactory, it being noted that the internal lift and mail boxes are conveniently located and the foyer space is simple and safe in design. The three ground floor dwellings facing Glover Street also contain adequate separate entrances.
Parking	<p>The parking on site utilises the basement car parking associated with the existing commercial use.</p> <p>The visitor spaces are located at grade level accessed from Lindsay Lane and are located within the building envelope.</p>
Pedestrian Access	The proposal provides for good level access from the Glover Street, Lindsay Lane and from within the basement car parking to all residential dwellings.
Vehicle Access <ul style="list-style-type: none"> - Generally limit the width of driveways to a maximum of 6m. - Locate vehicle entries away from main pedestrian entries on Secondary frontages 	<p>Driveways for the basement car parking and the visitor spaces are approximately 6m in width.</p> <p>The vehicle entrance is located on Lindsay Lane away from the main pedestrian entry on Glover Street.</p>

Building Design	
<i>Building Configuration</i>	
Apartment Layout <ul style="list-style-type: none"> - Single aspect apartments should be limited in depth to 8m from a window. - The back of a kitchen should be no more than 8m from a window. - The width of cross through apartments over 15m deep should be more than 4m. - Minimum Apartment size of 50m² for one bedroom and 70m² for two bedroom apartments. 	<ul style="list-style-type: none"> - Single aspect apartments range from a depth of 9.7m – 12.2m from windows. The apartments are deeper than the SEPP rule of thumb however the non complaint areas in relation to distance from windows primarily relate to secondary habitable areas such as bathrooms and hallways. Given that all primary living areas (living room, kitchen and bedrooms) are primarily located within 8m of windows the apartment depths are reasonable. - Kitchens are generally located within 8m from a window. - No apartments within this scheme are deeper than 15m. - All apartments comply with the minimum apartment size rule of thumb.
Apartment Mix – Provide a variety of apartment types for housing choice and equitable housing access.	The proposal provides for an apartment mix of one and two bedroom apartments. This apartment mix is assessed as reasonable due to surrounding densities, access to public transport and the relative lack of developments of this type with the Mosman Local Government Area.
Balconies – Primary balconies should have a minimum depth of 2m.	All primary balconies are accessed from main living areas and are wider than the 2m rule of thumb.
Ceiling Heights – 2.7m minimum for habitable rooms and 2.4m minimum for non habitable rooms.	The proposal provides for minimum floor to ceiling heights of 2.7m.
Flexibility – Apartments must be designed to afford flexible living arrangements and satisfactory working arrangements. Apartments must be adaptable.	<p>The apartment provides for one (1) adaptable unit which supports housing choice by providing accessibility.</p> <p>The proposal has sufficiently flexible floor plates to accommodate changing living circumstances.</p>
Ground Floor Apartments – Optimise the number of ground floor apartments with separate entries and provide ground floor apartments with access to private open space, preferably as a terrace or garden.	3 out of 6 ground floor apartments provide for separate pedestrian entry.

<p>Internal Circulation – The number of dwellings accessible from a single core/corridor should be limited to 8.</p>	<p>The ground floor level contains 6 apartments and Level 3 contains 7 apartments accessed from a single corridor complying with the rule of thumb.</p> <p>Levels 1 and 2 each contain 11 apartments accessed via a shared corridor. The internal circulation of Level 1 and 2 is assessed reasonable in that the light well adjacent to lift adequately creates appropriate ventilation and the location of the corridor does not negatively impact on apartment layouts.</p>
<p>Mixed Use</p>	<p>Multiple dwellings are permissible in the 3(a2) zone. The lack of a retail component will not have a material impact on the Cremorne Business zone due to the sites transitional nature.</p>
<p>Storage</p> <ul style="list-style-type: none"> - one bedroom dwellings require 6m³ of storage area - two bedroom dwellings require 8m³ of storage area. <p>The applicable section within the rules of thumb stipulates that 50% of the required storage needs to be provided within each apartment.</p>	<ul style="list-style-type: none"> - the one bedroom apartments contain between 3.4m³ and 4.3m³ of storage within each apartment satisfying the 50% requirement for storage within apartments. - the two bedroom apartments contain between 4.6m³ and 9.2m³ of storage within each apartment satisfying the 50% requirement for storage within apartments. <p>The plans submitted with the application nominate adequate basement level storage allocated to individual units.</p>
<p>Acoustic Privacy</p>	<p>The design of the apartments appropriately sites bedrooms and living areas away from noise sources. Conditions of consent are included in the recommendation for appropriate acoustic privacy.</p>
<p>Daylight Access</p> <ul style="list-style-type: none"> - 70% of the living rooms and private open space of apartments should receive a minimum of two hours direct sunlight. - No more than 10 single aspect south facing apartments. 	<p>The plans submitted with the Development Application detail that 77.1% of apartments receive greater than 2 hours of direct sunlight on June 21.</p> <p>The plans submitted with the Development Application detail four south facing single aspect apartments.</p>
<p>Natural Ventilation</p> <ul style="list-style-type: none"> - 60% of residential dwellings should be naturally cross ventilated. <p>25% of kitchens within a development should have access to natural ventilation.</p>	<p>The plans submitted with the Development Application detail that 71.4% of dwellings are naturally cross ventilated.</p> <p>Kitchens are generally within 8m of windows.</p>

Awnings and Signage	The plans submitted with the Development Application do not include any awnings or signage.
Facades	<p>The proposal contains a three storey street wall. The presentation of the street wall balances strong horizontal and vertical framing elements whilst defining the setback at the upper level.</p> <p>The façade is appropriately modulated with the incorporation of balconies and does not negatively impact on the streetscape..</p>
Roof Design	<p>The flat roof form of the residential flat building is appropriate within this local context which includes numerous examples of similar roof forms.</p> <p>The flat roof including the clerestory window above unit 35 is in excess of Councils 12m policy. The roofing associated with the apartments including the Clerestory window is assessed as a compatible roof scape in this instance.</p> <p>The lift over run is relatively discrete and will not be visible from the public domain.</p>
Energy Efficiency	The submitted BASIX Certificate demonstrates compliance with the required BASIX Commitments.
Maintenance	The design of the building does not pose significant issues with relation to access for maintenance.
Waste Management – Supply waste management plans as part of the Development Application Submission as per the NSW Waste Board.	The applicant has submitted a waste management plan with the subject Development Application. Conditions of consent are included within the recommendation which ensure appropriate waste management.
Water Conservation – Rainwater is not to be collected from roofs coated with lead – or bitumen based paints, or from asbestos – cement roofs. Normal guttering is sufficient for water collections provided that it is kept clear of leaves and debris.	Documentation submitted with the application details a 4 star instantaneous hot water system.