

APPENDIX A – RESIDENTIAL FLAT DESIGN CODE & SEPP 65 PRINCIPLES

Requirement	Comment	Complies
PART 01: LOCAL CONTEXT		
<i>Building Height</i>		
Development responds to the desired scale and character of the street and local area	<p>A height transition is achieved from the adjoining two to three storey dwellings to West Block which incorporates a three storey building form with upper floor setbacks to a fourth storey terrace above.</p> <p>East Block has been amended to adopt a modulated façade with a two storey form presenting to Edgehill Avenue with the third, fourth and fifth levels setback from the street with a sixth storey terrace above. The façade replicates the appearance of the 2-3 storey townhouse form across the frontage of the site as envisaged under the BBDCP.</p>	Yes (Refer to Note 1)
Allow reasonable daylight access to all developments and the public domain	The proposal provides 74% of apartments with a minimum of 2 hours sunlight midwinter. Overshadowing to adjoining sites is minimised.	Yes
<i>Building Depth</i>		
Maximum internal depth of building – 18m from glass line to glass line. Where greater than 18m depth, must justify how satisfactory daylight and ventilation is achieved	<p>18-24 metres</p> <p>Solar access = 74%</p> <p>Cross Ventilation = 74%</p>	Satisfactory
<i>Building Separation</i>		
Development scaled to support desired area character with appropriate massing/spacing between buildings	<i>East Block to Townhouses</i> Level 2 to 3 = 12m (habitable to habitable)	Yes
<u><4 storeys/12 metres</u> <ul style="list-style-type: none"> 12 metres between habitable rooms 9 metres habitable to non-habitable 6 metres between non-habitable rooms 	<i>East Block to Nursing Home (No. 31 Edgehill Ave)</i> Level 2 - E208 to Ward = 9-10m (habitable to habitable)	No (See note)
	<i>East Block to West Block</i> Level 2 to 4 = 12m (habitable to habitable)	Yes

	<i>East Block to Flat Building (No. 25 Chelmsford Ave)</i> Level 2 = 12m Level 3 = 14m (habitable to habitable)	Yes
	<i>West Block to Townhouses</i> Level 2 to 3 = 14.36m (habitable to habitable)	Yes
	<i>West Block to Flat Building (No. 25 Chelmsford Ave)</i> Level 2 to Level 3 = >21m (habitable to habitable)	Yes
	<i>West Block to Single Dwellings (west)</i> Level 2 = >25m (habitable to habitable)	Yes
Zero building separation only in appropriate context (between street wall building types – party walls)	No zero lot setbacks are proposed.	Yes
Where building step creates terrace, the building separation distance for floor below applicable	Noted	Yes
<i>Street Setbacks</i>		
Minimise overshadowing of the street and/or other buildings	<p>Front setback = 3m from Edgehill Avenue</p> <p>North is orientated to the street and as such there is no overshadowing to Edgehill Avenue. The majority of the shadow falls towards the existing residential flat building to the south, which meets the minimum 2-3 hour requirement with the exception of one ground floor unit which is self-shadowed.</p> <p>Some overshadowing occurs to the nursing home wards to the east during the afternoon however residents can resort to communal areas within the facility which will not be impacted by the proposal.</p>	Yes
No part of building to encroach into a setback zone	There are no building encroachments into the setback zone	Yes
<i>Side and Rear Setbacks</i>		

Side setbacks minimise impact of development on light, air, sun, privacy, views and outlook for neighbouring properties (including future buildings)	<i>Rear Setback</i> West Block = 3m to southern boundary (adjoining land used for purpose of car parking and vehicle access)	Satisfactory
	East Block = 6m to southern boundary	Yes
	<i>Side Setback</i> West Block = 6m to western boundary	Yes
	Note: The side setback to West Block narrows to 1m in a section to the south west corner however this is satisfactory on the basis that the boundary adjoins land used for vehicle access to the neighbouring residential flat building. East Block = 6m to eastern boundary	Yes
Rear setbacks maintain deep soil zones	Adequate deep soil landscaping area is provided within the rear setback to the southern boundary.	Yes
Rear setbacks maximise opportunity to retain/reinforce mature vegetation	The rear setback provides opportunity to reinforce mature vegetation with the 3m deep soil planting area proposed.	Yes
Rear setbacks should optimise use of land at rear and surveillance of the street at front	The rear setback incorporated a communal area and communal garden for the use of residents.	Yes
Rear setbacks should maximise building separation to provide visual and acoustic privacy	The rear setbacks will provide adequate separation to reduce overshadowing to the neighbouring residential flat building to the south	Yes
<i>Floor Space Ratio</i>		
Development in keeping with optimum capacity of site and local area	The proposal complies with the maximum 1.5:1 FSR under the BBLEP 2013.	Yes
PART 02: SITE DESIGN		
<i>Site Analysis</i>		
Detailed site analysis required to be submitted with development application	A site analysis was prepared with the lodgement of this DA.	Yes
<i>Deep Soil Zones</i>		
Minimum 25% of open space area of a site should be deep soil zone – more is desirable	28% of the site (1671m ²) is deep soil zone, which includes at least 50% of the open space area of the site.	Yes

Optimise provision of consolidated deep soil zones by design of basement/sub-basement car parking so not to fully cover the site and by use of front and side setbacks	The majority of the basement is contained within the building envelope and adequate setbacks are provided to the development to allow for deep soil zones.	Yes
Optimise extent of deep soil zones beyond the site by locating them contiguous with deep soil zones to adjacent properties	Deep soil zones along the street frontage will be aligned with those on adjoining sites.	Yes
Increase permeability of paved areas by limiting paved area and/or using pervious paving materials	Ample impervious surfaces and landscaping are provided over the central courtyard.	Yes
<i>Fences and Walls</i>		
Respond to identified architectural character for the street/area	The design includes the use of glass balustrades and modulation of the building façade. No blank walls are proposed to the street and upper level setbacks reduce the visual dominance of the building when viewed from Edgehill Avenue.	Yes
Delineate public and private domain without compromising safety or privacy	Private open space is delineated by private balconies/terraces with planters. The street front apartment and townhouses feature a forecourt area which is separated from the street via a street edge wall and landscape treatments.	Yes
Contribute to amenity, beauty and useability of private and communal open space	Pedestrian pathways, a shared communal room and communal garden are provided within the open space area. The communal area is likely to provide a pleasant and useable space for future residents.	Yes
Retain and enhance amenity of the public domain	The proposal avoids continuous lengths of blank walls.	Yes
Comprise durable materials that are easy to clean and graffiti resistant	Materials proposed are durable and easily maintained.	Yes
<i>Landscape Design</i>		
Improve amenity of open space by good landscape design	A concept Landscape design submitted with the application details high quality treatments within the communal area, front, side and rear setbacks. Council's Landscape Architects recommends improvements to the design and species selection. It is recommended that a condition be imposed requiring additional trees to be planted.	Yes

Contribute to streetscape character and amenity of the public domain	Public domain improvements will be made along Edgehill Avenue such as street tree planting, a new pedestrian footpath across the frontage and smaller plantings in front of the street wall. It is recommended that a condition be imposed requiring a Public Domain Plan be developed in consultation with Council's Landscape Architect.	Yes
Improve energy efficiency and solar efficiency of dwellings and microclimate of private open spaces	74% of apartments meet solar access natural cross ventilation.	Yes
Use of robust elements to minimise maintenance	Materials and elements are robust in nature and will assist with minimising maintenance.	Yes
<i>Open Spaces</i>		
Communal Open space should be minimum 25-30% of site area	22% of site area (1306m ²)	No – (See note)
Minimum private open space for ground level apartments is 25m ² with minimum 4m dimension in one direction	<p>All ground floor apartments comply with the exception of three street facing apartments (20m²) belonging to East Block and apartment No. E103 (22m²), E107 (21m²), E109 (15m²) and W106 (17m²). Equivalent to 7 out of 29 ground floor apartments and is therefore considered to be a minor departure from this guideline.</p> <p>The POS areas comply with Council's DCP. The majority of ground floor apartments are crossover apartments and are provided with two ground floor courtyards. It is expected that a reasonable level of amenity is achieved notwithstanding the non-compliance with this SEPP guideline.</p>	No
<i>Orientation</i>		
Position and orient buildings to maximise north facing walls – within 30° east and 20° west of north	Buildings are positioned to maximise northerly orientation. The majority of apartments have a dual aspect.	Yes
Align buildings to street on east-west streets and use courtyards, L-shaped configurations and increased setbacks to side boundaries on north-south streets	Noted. The site has a northerly orientation.	Yes
Orient living spaces and associated private open space to north	The majority of apartments have a dual aspect. Private open space areas and living areas where possible are oriented to the north.	Yes
Building elements used to modify environmental conditions to maximise	The western elevation features fixed screens to provide shading and	Yes

sun access in winter and sun shading in summer	mitigate potential privacy impacts to adjoining dwellings to the west.	
<i>Planting on Structures</i>		
<p><i>Large trees</i> (16m canopy): min. soil volume 150m³, min soil depth 1.3m, min soil area 10m x 10m</p> <p><i>Medium trees</i> (8m canopy): min soil volume 35m³, min soil depth 1m, min soil area 6m x 6m</p> <p><i>Small trees</i> (4m canopy): min soil volume 9m³, min soil depth 800mm, min soil area 3.5m x 3.5m</p> <p><i>Shrubs</i>: min soil depth 500-600mm</p> <p><i>Ground cover</i>: min. soil depth 300-450mm</p> <p><i>Turf</i>: min. soil depth 100-300mm</p>	Adequate deep soil zones are provided. Planting on underground structures is minimal.	Yes
<i>Stormwater Management</i>		
Minimise impervious areas by using pervious/open pavement materials	The proposal incorporates a combination of pavement and turf to the communal spaces at grade	Yes
Retain runoff from roofs in water features for landscaping/reuse	The proposal incorporates an OSD system and will be required to comply with Council's stormwater management requirements relating to the reuse of stormwater.	Yes
Landscape design to incorporate appropriate vegetation	The proposed landscape plan includes species which promote water minimisation	Yes
<i>Safety</i>		
Reinforce development boundary to distinguish between public and private space	Landscape plan identified appropriate elements to delineate between public and private domain	Yes
Orient building entrances to public street	The building entrances are orientated to Edgehill Avenue.	Yes
Provide clear lines of sight between entrances, foyers and street	Clear lines of sight between the main entrance and street are provided.	Yes
Orient living areas with views over public or communal areas	The majority of apartments have views over the internal courtyard.	Yes
Use bay windows/ balconies that protrude beyond main façade to enable wider angle of vision	Balconies protrude beyond the main facade.	Yes
Use corner windows to provide oblique views	Corner windows are provided to a number of apartments.	Yes
Casual views available to common internal areas	Units overlook the central courtyard.	Yes
No blind/dark alcoves in design/layout	The design minimises blind alcoves.	Yes
Provision of well-lit routes through the site and appropriate illumination to all common areas	Pedestrian paths through the site are wide and will be required to be provided with lighting.	Yes
Apartments to be inaccessible from balconies, roofs, windows of neighbouring buildings	Vertical fins or blade walls are provided between balconies.	Yes

Separate residential component of car parking from other building uses and control car park access from public/ common areas	The vehicle access to the basement level is physically separated from the pedestrian access.	Yes
Direct access for car parks to apartment lobbies for residents	Lift access from basement car park levels to apartment lobbies for residents.	Yes
Separate access for residents in mixed-use buildings	Not applicable.	Yes
Visual Privacy		
Site layout to increase building separation	Building separation is generally compliant with RFDC requirements.	Yes
Layout to minimise direct overlooking of rooms/ private open spaces	The layout avoids overlooking where possible. Overlooking towards private open space areas to the west are unavoidable however appropriate measures have been implanted into the design such as fixed screens to the western elevation.	Yes
Use of site and building design element to increase privacy without compromising access to light and air	Vertical fins are provided between adjacent balconies.	Yes
Site Access		
Entries to relate to existing street/ subdivision pattern, street tree planting, pedestrian access network	Separate entries to ground floor apartments are oriented to the street and are incorporated into the streetscape design.	Yes
Entries to be clearly identifiable element in the street	Main entries are clearly identifiable within the streetscapes.	Yes
Direct physical and visual connection between street and entry	Yes	Yes
Clear line of transition between public street, shared private, circulation spaces and individual units	Yes	Yes
Provide separate entries from the street for pedestrians and cars and different uses	The entrances to the development are separate from the vehicle entry.	Yes
Entries and circulation space of adequate size to allow movement of furniture	Corridor widths are satisfactory.	Yes
Mailboxes to be convenient and not add to street clutter	The mailboxes are located within the ground floor level of the buildings.	Yes
Parking		
Appropriate parking provision	<p>162 spaces are required as follows:</p> <ul style="list-style-type: none"> • 144 residential • 18 visitors <p>162 spaces are proposed as per the BBDCP requirements.</p>	Yes

Limit visitor parking on small sites where impact on landscape/open space is significant	89 apartments require 18 visitor spaces to be provided.	Yes
Preference to underground parking – where above ground parking is proposed the design must mitigate impacts on streetscape/amenity	Two levels of basement parking are proposed.	Yes
Provision of bicycle parking easily accessible from ground level	The basement makes provision for bicycle parking.	Yes
<i>Pedestrian Access</i>		
Main building entrance accessible for all from the street – ramps to be integrated into overall building design	Entries to the building are accessible from the street.	Yes
Ground floor apartments and associated private open space to be accessible from street	Ground floor apartments are accessible from the street via separate entries.	Yes
Maximise accessible, visitable and adaptable apartments – min. AS1428 requirements	10% of units (ie. 9 units) are adaptable.	Yes
Separate and clearly delineated pedestrian and vehicle entries	Vehicle and pedestrian entries are separate.	Yes
Provision of public through-site pedestrian accessways in large developments	Public through site access is not proposed.	No
<i>Vehicle Access</i>		
Max. driveway width = 6m	Driveway width = 6m	Yes
Maintain pedestrian safety by minimising pedestrian/ vehicle conflicts	There are separate vehicular and pedestrian entry points to the building.	Yes
Limited number of vehicle accessways at site	The building is provided with a single vehicle access.	Yes
Car park entry/access located to secondary frontages/lanes	The site has a single frontage. Vehicle access from the existing right of way to Chelmsford Avenue is not desirable due to proximity to neighbouring residents and shared arrangement.	Yes
PART 03: BUILDING DESIGN		
<i>Apartment Layout</i>		

<p><i>Studio:</i> Internal area = 38.5m² External area = 6m² <i>1 Bed cross through:</i> Internal area = 50m² External Area = 8m² <i>1 bed maisonette/loft:</i> Internal area = 62m² External area = 9.4m² <i>1 bed single aspect:</i> Internal area = 63.4m² External area = 10m² <i>2 bed corner:</i> Internal area = 80m² External area = 11m² <i>2 bed cross through:</i> Internal area = 89m² External area = 21m² <i>2 bed cross over:</i> Internal area = 90m² External area = 16m² <i>2 bed corner with study:</i> Internal area = 121m² External area = 33m² <i>3 bed:</i> Internal area = 124m² External area = 24m²</p>	<p>All units achieve the minimum apartment sizes required under BBDCP.</p>	<p>Yes</p>
<p>Single aspect apartments max 8m depth from window</p>	<p>All single-aspect apartments are greater than 8m in depth.</p>	<p>Yes</p>
<p>Back of a kitchen max. 8m from window</p>	<p>The majority of apartments have kitchens equal to or greater than 8m from the window.</p>	<p>Yes</p>
<p>Cross over/cross through apartments over 15m - min. 4m width</p>	<p>All crossover apartments have a minimum width greater than 4m.</p>	<p>Yes</p>
<p>Units to accommodate a variety of furniture arrangements, range of activities, household types, furniture removal/ placement</p>	<p>Most apartments support a variety of furniture arrangements.</p>	<p>Yes</p>
<p>Unit layout to respond to natural and built environment/ optimise site opportunities</p>	<p>Units layouts maximise solar access to living space. The majority of apartments within the development have a dual aspect.</p>	<p>Yes</p>
<p>Kitchen not main circulation space of unit</p>	<p>Kitchens are located along the party wall and away from circulation areas.</p>	<p>Yes</p>

Apartment Mix

Variety of unit types and appropriate mix dependant on population trends and location	<p>Studio and 1 bedroom units equate to 38% of apartment within the development.</p> <p>Apartment types provided within the development include townhouses, split level street facing apartments, terrace apartment, crossover and single aspect layouts.</p>	Yes
Balconies		
Where other private open space not provided, at least 1 balcony - primary balconies min. depth 2m, adjacent to living areas and accommodate dining table & 2 chairs (small unit) or dining table & 4 chairs (large unit)	All apartments provide a minimum balcony depth of 2m or greater.	Yes
Balustrade design to enable views, casual surveillance, safety and visual privacy	A mix of solid and transparent balcony balustrades are proposed. All apartments will have views to the street front or to the central courtyard.	Yes
Building services to be integrated with façade and balcony design	All services are proposed to be concealed	Yes
Provision of tap and gas point on primary balconies	There are no details of whether a tap or gas point are provided. It is recommended that a condition be imposed requiring a tap and gas connection to be provided to each balcony.	Condition
Ceiling Heights		
Ceilings define spatial hierarchy between areas of a unit, enable better proportioned rooms, maximise heights in habitable rooms, promote use of ceiling fans	Floor to ceiling height of approximately 2.7 metres	Yes
Ceilings allow better access to natural light by use of taller windows, highlight windows and fanlights.	Tall windows are incorporated into units where appropriate.	Yes
Ceiling heights promote building flexibility over time to accommodate other uses where appropriate (i.e. retail/commercial)	Not applicable.	Yes
Flexibility		
Building over 15m long - multiple building entries and circulation cores required	East and West Block each have two cores and multiple entries are provided.	Yes
Unit layout accommodates changing use of rooms	At least 9 apartments (ie. 10%) are adaptable with flexible layouts to accommodate changing households.	Yes
Structural system to support a degree of future change in building use or configuration	Not applicable.	Yes
Ground Floor Apartments		

Front gardens and terraces contribute to spatial/visual structure of street whilst maintaining privacy	Front gardens are provided to ground floor apartments and townhouses.	Yes
Where no street setback adequate privacy and safety to be provided by steeping ground floor level, manipulating balustrade design and window heights, integrating screens/bars into elevation design	The street setback is 3 metres. Privacy is achieved to balconies through fencing, fixed screens and balustrade treatments.	Yes
Provision of private gardens accessible from living areas	Private balconies are directly accessible from the living rooms.	Yes
High number of accessible and visitable units	At least 29 apartments are provided on the ground level. The remaining apartments are accessible via lifts provided to each building.	Yes
Internal Circulation		
Solar access increased through higher ceilings/ taller windows and appropriate landscape selection	All residential apartments have a minimum ceiling height of approximately 2.7m.	Yes
Maximum number of units accessible from single core/corridor = 8	No more than 3-4 apartments are accessible from a single corridor. All ground floor apartments are provided with separate access to the communal area of the street.	Yes
Long corridors articulated	The corridors provided within the development aren't considered to be long corridors.	Yes
Mixed Uses		
Complimentary mix of uses compatible with locality	The proposal is for a residential flat building which incorporates a variety of apartment styles and layouts.	Yes
Office = min. 3.3m ceiling height Retail = min. 3.3-4m ceiling height	Not applicable.	Yes
Max 10-18m building depth for residential/ smaller commercial uses	Not applicable.	Yes
Separate commercial services (eg loading dock) from residential	Not applicable.	Yes
Separate, clearly identified residential entry and commercial entry from street	Not applicable.	Yes
Active uses front major streets	Not applicable.	Yes
No blank walls on ground level	No blank walls are proposed at ground level.	Yes
Acoustic separation between uses (esp. for residential uses)	Each apartment is separated by a party wall.	Yes
Storage		
Min 50% storage within apartment accessible from hall or living area	Apartments comply with minimum storage requirements.	Yes
Min. storage requirements: Studio/1 bed = 6m ³ 2 bed = 8m ³ 3 bed & above = 10m ³	Studio = 6m ³ One bed = 8m ³ Two bed = 10m ³ 3 bed = 12m ³	

Storage not within units appropriately secured	Secure basement storage is provided.	Yes
Basement storage does not compromise ventilation, fire regulations	The basement level storage areas are located either behind certain car spaces, within the periphery of the parking levels.	Yes
Basement storage excluded from FSR calculations	The basement level storage is excluded from FSR calculations.	Yes
<i>Acoustic Privacy</i>		
Building separated from neighbouring buildings	As discussed above, building separation is considered to be satisfactory.	Yes
Like uses of adjoining units located together ie living rooms with living rooms, bedrooms with bedrooms	Adjoining apartments have like room uses where possible	Yes
Storage/circulation spaces used to buffer noise	Where possible, internal storage areas/circulation areas have been used to provide an adequate buffer.	Yes
Minimal amount of shared/party walls	Shared party walls are minimised where possible	Yes
Internal apartment layout separates living/service areas from bedrooms	Internal configuration separates living areas from bedrooms in most units	Yes
<i>Daylight Access</i>		
Living rooms/private open spaces for at least 70% of units receive min. 3 hours direct sunlight b/n 9am-3pm midwinter (reduction to 2 hours for dense environment)	74% of units receive at least 2 hours of direct sunlight in midwinter	Yes
Max. 10% single aspect units with southerly aspect (SW-SE)	The majority of apartments within the development have a dual aspect. 4 out of 89 apartments (4.4%) are single aspect with a southerly orientation.	Yes
Oriented to optimise northern aspect	The majority of apartments have a northerly or dual aspect to the east/west.	Yes
Direct daylight access to communal open space b/n March – September	Communal areas receive adequate solar access b/n March-September.	Yes
Lightwells not primary source of daylight to habitable rooms	Lightwells are not primary source of daylight to the habitable rooms.	Yes
<i>Natural Ventilation</i>		
Max building depth = 10-18m	Building depth = 23-24m The increased building depth is due to the BBDCP requirement for larger unit sizes and therefore non-compliance with this control is acceptable.	Satisfactory
Min. 60% units naturally cross ventilated	74% of all apartments have natural ventilation.	Yes
Min. 25% kitchens access to natural ventilation	Most kitchens have natural ventilation.	Yes
All habitable rooms have direct access to fresh air	All habitable rooms have direct access to a window.	Yes
<i>Awnings and Signage</i>		
Awnings provided to retail strips giving continuous cover and complementary to existing awnings	No awnings proposed.	N/A

Signage integrated with design of development	No signage proposed.	N/A
Signage provides clear and legible directions for residents and visitors	No signage proposed.	N/A

<i>Facades</i>		
Facades provide appropriate scale, rhythm and proportion given building use and context	There are strong horizontal and vertical framing elements. The façade is a modulated design with a two-three storey form and upper levels set back from the street.	Yes
Facades reflect orientation of site	The building façade is orientated to the street and forms the main feature of the building.	Yes
Important corners provided with visual prominence	The site is not located on a corner.	Yes
Building services (eg downpipes) integrated with façade and balcony design	All services are adequately concealed	Yes
<i>Roof Design</i>		
Roof design related to desired built form	Roof terraces provide adequate height transitions to the street and dwellings located to the west.	Yes
In dense areas roof area utilised for open space	The roof is not utilised by the proposal.	Yes
Design facilitates roof area to be utilised (now or in future) for sustainable functions	Not applicable.	Yes

Principle 1: Context

The subject site is located within close proximity to Sir Joseph Banks Park and Botany Golf Course, within walking distance from Botany Road.

The surrounding context can be best described as medium density with a variety of building forms and densities ranging from single dwellings, multi-unit dwellings owned by NSW Housing and residential flat buildings.

Lower scale two storey dwellings are located to the north on Edgehill Avenue and to the west fronting Chelmsford Avenue. The site is immediately adjoined to the east by Sir Joseph Banks Nursing Home which is a two storey building with a large roof element. Further to the east is a large site owned by NSW Housing which is occupied by two to three storey multi-unit housing and walk up flats. Even further to the east on within Hayden Place and the corner of Edgehill Avenue are four storey walk up flats.

To the south, directly adjoining the subject site are three storey multi-unit terraces and a residential flat building located at No. 25 Chelmsford Avenue.

Within the wider locality, but also within the visual catchment of the proposed development are modern four storey residential flat buildings located at The Esplanade, which can be seen in the background when viewing the subject site from Edgehill Avenue.

The design responds to the surrounding context through the positioning lower building heights to the street frontage and surrounding lower forms of development.

Principle 2: Scale

The design positions lower building heights to the street frontage with taller elements set back to the south of the site, away from the street frontage and lower forms of development. Taller building elements are hidden behind a two to three storey podium and townhouses positioned along the frontage of the site as per the recommendations of the DRP. Amendments have achieved reductions to the scale of East Block through increased upper level setbacks resulting in a building form that 'steps back' from the street. In addition, Level 6 is provided as a roof terrace and therefore would not be immediately visible from the streetscape.

Level 4 of West Block forms a rooftop terrace such that the building has a presentation and appearance of a smaller three storey building, and thus achieves a satisfactory height transition with adjoining two storey dwellings to the west.

Principle 3: Built Form

The built form responds to surrounding lower scale development through the concentration of bulk and scale to the south without resulting in adverse impacts to surrounding development through increased overshadowing, privacy, views, etc.

The façade is articulated with a modulated design that replicates the scale of the townhouse style development along the frontage of the site and the two to three storey element provided to the street is generally consistent with the intention and desired built form under the BBDCP Part 4C.7 and Part 8.

The proposal complies with the setback and building separation requirements and adequate deep soil zones are provided within the central courtyard and along the boundaries of the site.

The development proposes a modern architectural style that is consistent with the newer forms of housing that are present within the locality.

Principle 4: Density

The proposal complies with the maximum FSR of 1.5:1 afforded to larger development sites under the bonus provisions of the BBLEP 2013 and the proposed height of 18.5m (20m to lift overruns) is significantly below the maximum height limit. The non-compliance with the site coverage provisions of the BBDCP is considered to be resultant of a larger building footprint created due to the site specific controls under Part 4C.7 that require townhouse development along the street frontage and the lower building height provided to West Block in order to achieve the height transition towards lower scale dwellings to the west.

The proposal is considered to be commensurate with the R3 Medium Density zoning of the site and the absence of external impacts to surrounding development revealed by the detailed assessment demonstrate that the proposal would not be considered to be an overdevelopment of the site.

Principle 5: Resource, Energy and Water Efficiency

The proposal will implement rainwater reuse and harvesting as per Council's Stormwater Management Policy and a condition has been imposed on the consent for

the provision of rooftop solar panels. A BASIX certificate has been provided committing to energy efficiency measures.

The proposal also achieves solar access and natural cross ventilation to 74% of apartments within the development.

Principle 6: Landscape

The front boundary of the development is defined by a street edge wall which will be landscaped to provide for the separation of private open space areas from the public domain. The proposed will result in significant public domain improvements to Edgehill Avenue such as street tree planting, lighting, undergrounding of services, new footpath and landscaping.

The concept landscape plan provides with extensive landscaping and tree planting across the site and within the side setbacks, with sufficient provision made for deep soil planting.

Principle 7: Amenity

The buildings are sited to reduce overshadowing impacts to adjoining residential flat building to the south will receive a minimum of 2 hours of direct sunlight to its north facing living rooms between 9.00am to 3.00pm during midwinter. Some overshadowing occurs to west facing wards belonging to the nursing home however the majority of wards and communal living areas and open spaces will not be impacted by the proposal.

While the proposal does not meet the numerical requirements for communal open space under the SEPP, the communal open space within the central courtyard is highly useable and is expected to provide residents with a comfortable setting. Communal facilities such as a common room with BBQ facilities and communal garden will be provided for the use of future residents and the development also benefits from its proximity to Sir Joseph Banks Park, which is located only 100m walking distance from the site.

The proposal achieves a minimum of 2 hours direct sunlight and natural ventilation to 74% of apartments with many of the apartments provided with a dual aspect and access to at least 2 private courtyards, balconies, or roof terraces. The proposal exceeds the DCP requirements for the provision of private open space and complies with Council's requirements for larger apartment sizes. On this basis, the proposed development is expected to provide a high level of amenity to future residents.

Principle 8: Safety and Security

The proposal provides appropriate delineation between private, communal and public open space. The pedestrian and vehicle access to the site are secure and the recommendations of the NSW Police will be implemented into the design.

Principle 9: Social Dimensions

The proposal provides communal facilities for residents such as the communal room with BBQ facilities, seating areas and communal garden.

The proposed development includes a number of different unit typologies to cater for a range of different households, including 3 bedroom townhouses, 2 bedroom cross-through apartments, corner apartments, 1-2 bedroom single aspect apartments and 2 studio apartments.

Principle 10: Aesthetics

The proposal incorporates a range of colours, materials and finishes which promote visual interest in the design. The separate entries provided to street facing apartments and townhouse that contribute to the domestic feel of the development. In addition the façade is modulated and incorporates solid and transparent features into the balcony balustrades.