

PART 01 – SEPP 65

SEPP 65 OBJECTIVES

SEPP 65 refers to the State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development. It was introduced under the Environmental Planning and Assessment Regulation 2000 and has statutory effect on all residential flat developments.

As per Part 1 Clause 6 of this policy, SEPP 65 prevails to the extent of inconsistency in the event of any inconsistency between SEPP 65 and another environmental planning instrument.

The aims and objectives of this policy are to improve the design quality of residential flat development in New South Wales to

- **contribute to sustainable development;**
- **achieve better built form and aesthetics of buildings and of streetscapes;**
- **satisfy changing social and demographics;**
- **maximise amenity, safety and security; and**
- **conserve the environment, minimise resource use and reduce emissions.**

SEPP 65 applies to any land within the whole of the State of New South Wales involving developments of residential flat buildings, which have three or more storeys and 4 or more self-containing dwellings.

The current proposal involves the construction of a 21-storey mixed use development, comprising a total of **66 apartment units** and 5 levels of basement car parking accommodating 90 cars plus 1 car wash bay.

SEPP 65 is therefore applicable to the proposed subject development.

SEPP 65 CERTIFICATION

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THE GENERAL MANAGER
Liverpool City Council
Locked bag 7064,
Liverpool BC, NSW 1871

21th December 2018

TO WHOM IT MAY CONCERN

RE: Development Application for a Proposed Mixed Use Development
at 64 Bathurst Street, Liverpool
– SEPP 65 Certification

Pursuant to Clause 50 (1A) of the Environmental Planning & Assessment Regulation 2000, we confirm that *Eric Pui Tong Leung* of Saunders Global is registered as an architect (registration number 8713) under the Architects' Act 2003 and has directed the design development of the multi-unit residential flat development for the proposed mixed-use tower development for Bradfield Building Group.

We confirm that

- i. the design quality principles set out in Part 2 of the State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development are achieved; and
- ii. the objectives and design criteria of the planning and design standards for residential apartments as detailed in Part 3 and Part 4 of the Apartment Design Guide are achieved

for the residential development as outlined in the Architect Design Statement and Architectural Plans prepared by Saunders Global (the Architect).

Yours faithfully,
Architect:



Eric Pui Tong LEUNG
On behalf of Saunders Global

PROJECT BACKGROUND

Saunders Global was commissioned by *Bradfield Building Group* to take over the Architect role from *Mosca Pserras Architects* for the proposed mixed-use development at 64 Bathurst Street.

With due respect to our clients' decision in pursuing the outcomes of dialogue and discussions of *Mosca Pserras Architects* with the Liverpool Design Excellence Panel (DEP), Saunders Global has been working with a set of pre-determined design criteria. These were documented in Master Plan/Context Planning Analysis in drawing SP05 Revision D dated 21st September 2017 by *Mosca Pserras Architects*. The key previously agreed design matters in this DA are:

- (i) provision of varying building setbacks to northern boundary above podium levels;
- (ii) Relocation of laneway to northern boundary of the site;
- (iii) Zero southern boundary setback;
- (iv) Maximum of 8m blank wall to the southern boundary; and
- (v) A GFA ratio of 70% residential to 30% non-residential.

On 17th May 2018, *Saunders Global* presented to the Liverpool DEP an amended design proposal to reflect compliance of these matters. Additionally, *Saunders Global* has successfully gained support by the DEP to move forward with a quality development and best practice urban design for this DA with the following major design adjustments:

- (i) Podium height reduction from 5 storeys to 4 storeys; and
- (ii) Additional bulk to complete the building envelop on level 20 and 21.

Post DEP amended plans were forwarded to Liverpool City Council to address design issues of concerns including

- (i) Laneway amended design
- (ii) Southern apartment units layout
- (iii) Southern façade design showing maximum 8m blank walls in any single instance; and
- (iv) Provision of 9% of 3-bedroom apartment units

These were subsequently fully resolved to the general satisfaction of Liverpool City Council on 14th September 2018.

The proposed design in this DA is a continuation of design development from a pre-agreed building envelop. The scheme has now demonstrated compliance in all planning and legislative aspects of the design. Proposed mixed use development provides a superior design solution to achieve an exceptional high-quality residential component that delivers improved standard of apartment living and amenities.

DEVELOPMENT STATISTICS

Subject Allotments:	The subject site comprises two parcels of land legally described as Lot 10 DP 816556. The subject DA only relates to the portion of land fronting Bathurst Street with an area of 1,331 sqm
Total site area:	2,924 sqm
Site area relates to subject DA:	1,331 sqm
Existing Commercial Floor Area:	7,000 sqm
Proposed Gross Floor Area of the entire site:	15,410 sqm (Max allowable is 23,392 sqm)
Proposed Residential Gross Floor Area:	5,902 sqm (Max allowable is 11,474 sqm)
Proposed Commercial Gross Floor Area:	2,508 sqm (Max allowable is 4,917 sqm)
Proposed Gross Floor Area on subject land:	8,410 sqm (Max allowable is 16,391 sqm)
Ratio of proposed residential to non-residential components for this entire site:	70% (residential) to 30% (non-residential)
Proposed Floor Space Ratio	5.3 : 1 (Max allowable is 8.0 : 1)
Proposed no. of apartment units:	66 OFF
Proposed no. of adaptable units:	7 OFF
Proposed residential yield:	1 Bedroom Unit x 15 (being 23%) 2 Bedroom Unit x 45 (being 68%) 3 Bedroom Unit x 6 (being 9%)
Proposed Deep Soil Area:	Not provided
Proposed Communal Open Space:	905 sqm (being 31% of the entire site area)
Car Parking Provision	Total 91 car spaces including, 1. 17 OFF commercial spaces of which, ○ 1 OFF commercial accessible car parking space 2. 73 OFF residential spaces of which , ○ 7 OFF accessible parking spaces, ○ 10 OFF visitor parking spaces and ○ 1 OFF car wash bay
Motorbike Parking Provision	1 OFF commercial parking spaces 3 OFF residential parking spaces
Bike Parking Provision	14 OFF commercial bike parking spaces 30 OFF residential bike parking spaces
Waste Management	8 OFF x 1100L Commercial Waste Bins 6 OFF x 240 L General Waste Bins 6 OFF x 240 L Recycling Bins

PART 02 –RESPONSES TO SEPP 65 DESIGN QUALITY PRINCIPLES

PRINCIPLE 1: CONTEXT

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.

Local Context

The subject site is situated within a local context of changing urban fabric where an increased density and scale of developments are now made permissible under the current LEP provisions. In this regard, the proposed design, as recommended by the Liverpool DEP, has taken a sensitive approach to the issue of building setbacks. This was aimed to maintain reasonable amenities of future northern and southern development sites.

Proposed design has carefully addressed the issues of scale, streetscape and architectural expressions of the bulk in response to the unique character of the Liverpool CBD Precinct. Within this domain, the proposed design complies with the legislative controls and the sets of pre-determined design criteria as supportable by both Liverpool City Council and the Liverpool DEP for this project. This project in a wider community local context contributes to the fulfillment of Council's visions to facilitate a dynamic mix of residential, multi-use and employment focus in this area.

Siting and Scale

The orientation and placement including the established setbacks of the building bulk were determined by the Liverpool DEP and *Mosca Pserras Architects (MPA)*. Supported by Liverpool City Council, *Saunders Global* has adopted MPA scheme of arrangement relating to siting and orientation of the tower to move forward for design development of this DA. This includes:

- Provision of varying building setbacks to northern boundary above podium levels;
- Zero southern boundary setback; and
- Provision of laneway to northern boundary of the site that facilitates both pedestrian access between *Bathurst Street* and *Northumberland Street* as well as vehicle access from *Huckstepp Lane* to northern adjoining properties.

Refer "PRINCIPLE 2: SCALE".

Façade Articulation and Streetscape

The façades vary in articulation and materiality in response to the functions within and the overall requirements to create a facade design that is highly varied and contextually responsive to the scale of existing streets and a wider Liverpool CBD precinct character.

On street level,

- A 3m setback is provided along the northern boundary of the site to facilitate future widening of Butman Lane and extension to Bathurst Street. This is to further facilitate both pedestrian access between *Bathurst Street* and *Northumberland Street* as well as vehicle access from *Huckstepp Lane* to northern adjoining properties.
- This future site-through laneway in conjunction with proposed ground floor retail tenancies and landscaping will activate the street and improve the quality of streetscape.

The Podium & Tower,

- Proposed 4-storey podium mimics the scale of the existing 4-storey residential complexes opposite of Bathurst Street
- Proposed residential tower is setback from the podium and street level
- This podium-tower configuration reinforces the street character through its façade treatment of material palettes, particularly the “rain-drop” southern façade pattern
- Refer “PRINCIPLE 2: SCALE”.

The facades design articulates a rich material expression using a mixture of materials such as

- “Timber look” feature slates,
- Textured and stained precast concrete panels,
- Aluminium framed clear glazed windows,
- Clear glazed balustrades,
- Opaque glazed privacy screen and;
- Metal louvred screen door.

This façade treatment and materiality adds visual interests to the street. The result is a lively and active façade which breaks down the bulk and massing in a rational manner, orderly presenting the bulk of varying setbacks in a coherent built form. In essence, the facade design is a contemporary architectural expression that is unique to this complex site.

PRINCIPLE 2: SCALE

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.

Setbacks and Building Bulk

The proposed bulk was mainly evolved from a building envelop of previously agreed setbacks. On this basis, *Saunders Global* has worked with this set of pre-determined design criteria to create a massing with a view to achieving a potent characteristic of a “tower” form. This is achieved through

- Well-proportioned solid-to-void ratio in façade expression;
- Break-up of massing by way of projected feature architectural elements to visually express punctuation and accent of built forms;
- Projected feature architectural elements to complete the roof of the tower building – a unique architectural gesture in response to a wider public domain.

This strategy of building bulk expression compellingly integrates the proposed building envelop into the existing urban fabric and surrounding local context.

Massing and Scale of Street

On basis of in-depth site analysis study (Refer drawing DA11), the design proposes a 4-storey podium mimicking that of the existing 4-storey residential complexes opposite of Bathurst Street. Proposed 4-storey podium and a 70.8m high tower form that setback from the podium completes the streetscape presentation with a balanced human scale appropriate to the local area. The podium and tower configuration is a subtle urban intervention to the existing streetscape condition. This scale and compositions represent a gradual evolving built form that is sympathetic to the existing prevailing development pattern and character surrounding Bathurst Street.

Proposed massing demonstrates a fully compliant building envelop at a scale that is well below the maximum building height limit as stipulated in the LEP provisions.

In short, the proposed design has formulated a strategic contextual response of building scale and massing in enhancing the existing immediate streetscape for the desired future character of this Liverpool CBD Precinct.

PRINCIPLE 3: BUILT FORM

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. 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.

Building Alignments, Proportions, Types and Manipulation of building elements

The proposed built form is a reflection of a compliant building envelope that complements the existing surroundings in terms of setbacks, solar access and amenities. Proposed built form encourages a high-quality contemporary apartment living through:

- The break-up of massing into proportional building
- Appropriately setback podium building footprint to reinforce the laneway extension and ground level activation by retail;
- Various building material finishes that are sympathetic to the existing prevailing development pattern and character; and
- Lively attractive facades with alternating solid and void expressions to provide privacy and solar controls.

Public Domain Interface

The integration of future northern laneway and its widening is a positive design element in this DA. This future laneway which is essentially a vehicle-pedestrian shared zone, will potentially expand future opportunities of street level activations. With provision of both pedestrian and vehicle access, it encourages a sense of “welcoming” to the site. The public domain interface on ground level thus becomes both accessible and experiential.

Vistas, Outlook & Streetscape

The articulation of built form aims to maximise potential vista and outlook opportunities for future residents. In this respect, proposed design strategies are:

- Habitable windows are orientated away from the south to minimise overlooking to future adjoining southern development
- Opaque glazed privacy screen and alternating
- Projected gestural architectural feature elements to complete the roof of the tower building provides uninterrupted exposure to the skyline.
- Vista and distant views from unit balconies are orientated towards building corners, effectively minimizing overlooking to adjoining properties.

PRINCIPLE 4: DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). 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.

Floor Space Yield

The proposed FSR of the entire site is 5.27 : 1. Proposed mixed use development yields a residential gross floor area of 5,902 sqm and a non-residential gross floor area of 2,508 sqm. This represents a provision of 70% residential and 30% non-residential GFA. This pre-determined design criteria for land use mix is now achieved.

The grand total GFA of the entire site is 15,410 sqm. This is well below the maximum permissible floor space of 23,392 sqm (representing a shortfall of 7,982 sqm).

Sustainable Density

The proposal consists of 66 apartment units, providing a range of apartment types:

- 1 Bedroom Unit x **15** (being **23%**)
- 2 Bedroom Unit x **45** (being **68%**)
- 3 Bedroom Unit x **6** (being **9%**)

This mix is distributed across the floors with the premium / larger apartment units typically north facing, or on higher floors, or orientated to primary views.

This density satisfies Council's requirements and is considered to be sustainable in its order of magnitude.

PRINCIPLE 5: RESOURCE, ENERGY AND WATER EFFICIENCY

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.

Ecologically Sustainable Development

The design intends to achieve an ecologically sustainable development by reducing the consumption of non-renewable resources that will ultimately lead to cost savings for households. The following design strategies are adopted:

- Orientating all apartment units to north, east and/ or west aspect to further capitalise natural daylight;
- Using high performance low e-glazing for thermal control with interstitial curtains;
- Providing window access to facilitate natural cross ventilation to southern units via ventilation void;
- Providing access to natural ventilation to all common corridors;
- Providing extended southern blade wall to protect visual privacy of future residents
- Providing rich landscape elements at top podium level to create a unique and aesthetic communal open space;
- Removing buildable floor space on ground level and opening up loading dock area to facilitate natural ventilation to garbage collection area.
- Water efficiency will be achieved via water efficient fixtures and fitting selection.
- Water meters with BMS connection will be installed at all major water use areas for hot and cold and recycled water services.
- Providing a combined rainwater and stormwater treatment tank that work in tandem to manage stormwater.

Exceptional Energy Performance

The building has been designed to maximise energy efficiency as follows:

- 77% of apartment units have favourable single or dual aspects of north, east or west sun
- 74% of apartment units will receive at least a minimum 3 hours daylight between 9am and 3pm in midwinter.
- 100% of apartment units are designed to be naturally cross ventilated; and
- 100% of apartment kitchens have access to natural ventilation.

With respect to achieving a sustainable energy performance outcome, BASIX certificates accompanies this application confirms that the development will meet the NSW Government's requirements for sustainability.

PRINCIPLE 6: LANDSCAPE

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. 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. 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.

Contextually-fit Landscaping

The landscape proposal has adequately responded to the issues of solar access, views, wind protection, open space and privacy of the future residents.

- The amalgamated area of the entire site is 2,924 sqm. This requires 7% of this (i.e. 205 sqm to be deep planting (>6m deep). While this is not achievable given the elevated nature of the proposed communal open space, a generous landscaped area incorporating deep planters and appropriate landscaping has been provided within the communal open space.
- Proposed communal open space is 905 sqm, representing 31% of the entire site. This complies with the ADG objectives.

Proposed landscaping aims to improve public domain areas and facilitate neighbourhood interactions. This is achieved by:

- Planting of feature trees, native and water conserving species;
- Planting native trees at eastern and western edges of podium to provide adequate sun-shading and privacy screening;
- Providing a combination of feature paving treatment, large accent trees, seating and feature bench; and
- A mix of indoor and outdoor spaces for residents including a meeting room.

The rich landscape component of this proposal has added vibrancy to the existing streetscape and neighbourhood. The ultimate design intent is to inspire people to actively engage with the building.

PRINCIPLE 7: AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development. 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.

The building has been designed according to the principles of design excellence, maximizing the amenities of future residents as follows:

Overshadowing An extensive detailed analysis including solar access modelling has shown the surrounding neighborhood properties will maintain a reasonable level of solar access due to proposed bulk. In the absence of any significant overshadowing, the proposed design delivers an optimum outcome at a sustainable density for all stakeholders.

Solar Access All apartment units have been designed to maximise their window openings to capture views, consequently optimising their access to sunlight be it direct, reflected or ambient. Refer drawing DA61 Compliance Matrix.

- 77.2% of apartment units have favourable single or dual aspects to the north, east or west;
- 74.7% of apartment units will receive at least at least a min. 3 hours daylight between 9am & 3pm in mid-winter; and

Natural Ventilation

- 100% of apartment units are naturally cross ventilated.
- All apartments have a building depth of min. 10m but not exceeding 18m deep to support natural ventilation.
- All apartments have openable windows and a private open space.
- Southern façade ventilation void is not a primary air source for habitable rooms

Access to Views and Visual Privacy Under the direction of Liverpool DEP, the proposal has implemented a building envelop of previously agreed setbacks, providing a zero setback to southern boundary and a 9m northern setback up to 8 storey and a 12m northern setback above 9 storey.

Visual privacy to southern boundary is achieved through

- orientating bedroom windows to east and west;
- absence of window at boundary location;
- extended southern boundary blade wall beyond window locations;
- using opaque glazed screen to upper tower southern balconies; and
- high level opaque glazed windows to non-habitable rooms.

Communal Open Space is completely located on a separate floor level from private open space and windows of the residential floors. Privacy is maintained without compromising access to light and air and balance outlook and views from habitable rooms and private open space.

Acoustic Privacy	The proposal has limited the number of party walls to 2 for each floor, minimising noise transfer between two adjoining apartment units. Ventilation voids created for lobby ventilation and daylight access act as a noise buffer between northern and southern units. Also, lift shaft is designed to be detached from walls of all apartment units. In this instance, common corridor and stair shaft on each level separate the potential noise from the lift shaft.
Unit Sizes	• It is worth noting all apartment units are above the required minimum internal areas. Refer drawing DA61 Compliance Matrix. • All apartment units are carefully designed to provide efficient internal apartment space planning layout. • All apartment units comply with the maximum 8m distance to the back of the kitchen rule of thumb. • All habitable rooms have windows which represent more than 10% of the floor area of that room.
Ceiling Heights	• All apartment units have exceeded the minimum requirement of ceiling height for living areas (2750mm) • All non-habitable rooms will achieve a minimum 2.4m ceiling height. • All kitchens will have a minimum 2.4m high ceiling but be of high amenity with access to views, good daylight and natural ventilation. • All ceiling mounted services are capable of being located above 2.4m ceilings over the wet areas.
Balcony Sizes	• All apartment units have achieved compliant areas and depth. Refer drawing DA61 Compliance Matrix for balcony sizes. • A minimum 2.0m deep balcony is provided for each 2 bedroom unit. • At least one of the 3-bedroom unit balconies is 2.4m deep minimum.
Storage	• 100% of apartment units have the required storage space within the units. • Additional basement storage of total 444 sqm is provided.
Garbage Collection	All garbage is to be collected on-site but the waste management facilities are not accessible or visible to the general public. Access to loading bay and garbage rooms is via <i>Huckstepp Serviceway</i> .
Landscaping	Refer "PRINCIPLE 6: LANDSCAPE"
Communal Open Space	Given the unique nature of the site within the Precinct of Liverpool CBD, the residential communal open space occupies an elevated floor level within the site. It is well-connected with residential levels and lobbies, readily accessible and has access to direct sun in mid winter.

PRINCIPLE 8: SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain. 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.

The issue of safety and security is addressed in both façade presentation to street frontages and internal layout design. A number of design strategies are adopted to address Crime Prevention Through Environmental Design principles (CPTED). These include:

External Layout

All entries and pedestrian accessway address the greater public domain. The primary entrance to the residential tower is located along Bathurst Street which also accommodates a commercial lobby. Both lobbies are clearly identifiable with clear street presence. The frontage surrounding lobby entries will be activated with retail tenancies, providing a good visual connection through choice of lighting and glazing for passive surveillance.

Internal Layout

- Security card access for both front and rear BOH access;
- Proposed electronically controlled roller shutter at bottom of 1:8 access ramp on Basement Level 1;
- Controlled security access control for all vehicles entering in and out of the car park;
- Directional access walkway ramps to rear BOH areas to enhance sightlines between public and private space;
- Centralized vertical transportation lift-stair core;
- Common corridor linking all apartments units on each floor are well lit by natural sunlight; and
- Corridor widths allow for sufficient circulation space and opportunities for interaction of residents.
- All circulation areas on ground level are clearly visible from street;
- All windows located at fall height will comply with the fall prevention codes by fitting with restricted opening device that limit openings to 125mm.

PRINCIPLE 9: SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. 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. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

In order to promote an urban density that is pertinent to future urban expansion in this changing local precinct, the design proposal aims to achieve a mix of apartment types to ensure the subject development supporting the needs of future social demographics.

As the subject site is situated within the emerging growing subregional community of Liverpool. In response to this urban context, the subject development has proposed the following unit mix that constitutes:

- 1 Bedroom Unit x **15** (being **23%**)
- 2 Bedroom Unit x **45** (being **68%**)
- 3 Bedroom Unit x **6** (being **9%**)

This mix of dwellings will readily achieve the desired outcomes in terms of accessibility and flexibility of choice of apartment types, adding to the diversity and quality of dwelling types within the local area.

PRINCIPLE 10: AESTHETICS

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.

Our vision is to create a stunning extraordinary development of high-quality apartment living spaces that adds vibrance to the existing urban context and are conducive to a sustainable market appetite.

Given the previously agreed building envelop and pre-established building setbacks, the design proposal delivers complex infill responses:

- The breakdown of massing through its material assembly has promoted a much stronger environmental and spatial result, emphasising the podium-and-tower configuration.
- The facades are articulated with a mixing materials palette to create varying degrees of transparencies and visual interests.
- Proposed external material and finishes are of high-quality contemporary materials that are contextually and environmentally responsive (allowing sharing with neighbours of winter sun and views).

This lively façade expression is true to the character of the changing Liverpool CBD Precinct. It creates a unique identity in this complex site promoting an architectural character that is rich, engaging, dynamic, diverse and contemporary in its expression. This lies in the aesthetics of this proposal.

CONCLUSION

The design proposal has achieved and surpassed the objectives of each SEPP 65 principle and this statement has adequately addressed all design quality principles as outlined in SEPP 65.

Architect:



Eric Pui Tong LEUNG (Registration No. 8713)
On behalf of Saunders Global

APPENDIX 1: Proposed Mixed Use Development at 64 Bathurst Street - Apartment Design Guide Analysis				
Subject Clause	Objective	Design Criteria	Compliance	Saunders Global Commentary
PART 03 – SITING THE DEVELOPMENT				
Site Analysis	3A-1	Site Analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	✓	Refer drawing DA11 Site Analysis
Orientation	3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.	✓	Refer drawing DA53 streetscape elevation. The apartments are located to optimise solar access and minimise overshadowing within the site and to the significant public domain elements.
	3B-2	Overshadowing of neighbouring properties is minimised during mid-winter.	✓	The building forms and orientation have been composed to minimise overshadowing. Refer drawing DA12 for detailed shadow analysis of proposed building and all projected shadows are within the shadow projection footprint of the anticipated LEP compliant building envelop.
Public Domain Interface	3C-1	Transition between private and public domain is achieved without compromising safety and security.	✓	The proposal has been designed to ensure compliance. The apartments are located within the tower form which is separated from street level and the future laneway by a podium which is approximately 15m high as measured from Bathurst Street.
	3C-2	Amenity of the public domain is retained and enhanced.	✓	Access to existing public domain is retained and enhanced: - Ground level tenancy shopfronts are at grade with existing ground RLs - Mail box is located within airlock of proposed lobbies - Garbage rooms and Switch room are located off Huckstepp Serviceway, screened to provide visual interests.
Communal and public open space	3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. - Communal open space has a minimum area equal to 25% of the site. - Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum 2 hours between 9am and 3pm on 21 June (mid winter)	✓	The proposal complies with these requirements: - Communal open space equals to 905 sqm which is 31% of the entire amalgamated site area - Proposed Communal Open Space is receiving a continuous 4 hours of solar access for at least 50% of its total area on 21 June mid-winter (i.e. 12pm, 1pm, 2pm and 3pm) Refer drawing DA13 Shadow Analysis of proposed communal open space.
	3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	✓	Communal open space includes generous landscaped areas, an enclosed meeting room, a variety of outdoor screened seating areas and toilet facilities. This allows flexibility for a range of uses. The level of amenity will be high to be aligned with the overall quality of the proposal.
	3D-3	Communal open space is designed to maximise safety.	✓	In terms of safety in communal open space, design strategies are: - Passive surveillance of space and CPTED principles have been considered throughout the development and can be enhanced with CCTV coverage of the public domain and lobby areas. - The communal open space is readily visible from habitable rooms and private open space balconies over while maintaining visual privacy. - A perimeter planter of 1.7m high filled with a variety of plants, vegetations, medium trees provides a secure contained space above street level.
	3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	✓	Given the unique nature of the site within the Precinct of Liverpool CBD, the residential communal open space occupies an elevated floor level within the site. It is well-connected with residential levels and lobbies, readily accessible and has access to direct sun in mid winter.

APPENDIX 1: Proposed Mixed Use Development at 64 Bathurst Street - Apartment Design Guide Analysis																
Subject Clause	Objective	Design Criteria	Compliance	Saunders Global Commentary												
PART 03 – SITING THE DEVELOPMENT																
Deep Soil Zones	3E-1	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality. <i>Deep soil zones are to meet the following minimum requirements:</i> <table><tr><td><u>Site Area</u></td><td><u>Min. Dimensions</u></td><td><u>Deep soil zone (% of site area)</u></td></tr><tr><td><650m2</td><td>-</td><td>7%</td></tr><tr><td>650m2</td><td>3m</td><td>7%</td></tr><tr><td>>650 m2</td><td>6m</td><td>7%</td></tr></table>	<u>Site Area</u>	<u>Min. Dimensions</u>	<u>Deep soil zone (% of site area)</u>	<650m2	-	7%	650m2	3m	7%	>650 m2	6m	7%		The amalgamated area of the entire site is 2,924 sqm. This requires 7% of this (i.e. 205 sqm to be deep planting (>6m deep). While this is not achievable given the elevated nature of the proposed communal open space, a generous landscaped area incorporating deep planters and appropriate landscaping has been provided within the communal open space.
<u>Site Area</u>	<u>Min. Dimensions</u>	<u>Deep soil zone (% of site area)</u>														
<650m2	-	7%														
650m2	3m	7%														
>650 m2	6m	7%														
Site Amenity - Visual Privacy	3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. <i>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</i> <table><tr><td><u>Building Height</u></td><td><u>Habitable Rooms & Balconies</u></td><td><u>Non-Habitable Rooms</u></td></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 12m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Up to 25m (9+storeys)</td><td>12m</td><td>6m</td></tr></table>	<u>Building Height</u>	<u>Habitable Rooms & Balconies</u>	<u>Non-Habitable Rooms</u>	Up to 12m (4 storeys)	6m	3m	Up to 12m (5-8 storeys)	9m	4.5m	Up to 25m (9+storeys)	12m	6m		Under the direction of Liverpool Design Excellence Panel (DEP) to implement a building envelop of the agreed setbacks, the proposal provides a zero setback to southern boundary and a 9m northern setback up to 8 storey and a 12m northern setback above 9 storey. <i>Visual privacy to southern boundary is achieved through</i> <i>orientating bedroom windows to east and west;</i> <i>absence of window at boundary location;</i> <i>extended southern boundary blade wall beyond window locations;</i> <i>using opaque glazed screen to upper tower southern balconies; and</i> <i>high level opaque glazed windows to non-habitable rooms.</i> <i>There is a minor non compliance with Repsect to the unit in the void ,reefer to section 4.4 of the SEE. Setbacks are not required for buildings with blank walls so we do comply in that respect.</i>
<u>Building Height</u>	<u>Habitable Rooms & Balconies</u>	<u>Non-Habitable Rooms</u>														
Up to 12m (4 storeys)	6m	3m														
Up to 12m (5-8 storeys)	9m	4.5m														
Up to 25m (9+storeys)	12m	6m														
Site Amenity - Visual Privacy	3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.		The proposal achieves this requirement. Communal Open Space is completely located on a separate floor level from private open space and windows of the residential floors.												
Site Access – Pedestrian Access and Entries Privacy	3G-1	Building entries and pedestrian access connects to and addresses the public domain.		All entries and pedestrian accessway address the greater public domain. The primary entrance to the residential tower is located along Bathurst Street which accommodates a commercial lobby. The frontage surrounding lobby entries will be activated with retail tenancies, providing a good visual connection through choice of lighting and glazing for passive surveillance.												
	3G-2	Access, entries and pathways are accessible and easy to identify.		The residential entry is located on Bathurst street and is clearly identifiable with a clear street presence. Address signs are additional visual clues to distinguish it from commercial lobby.												
	3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.		The proposals have been developed with the consideration of future laneway provision. Recommended by the DEP, this future laneway design in this DA proposal provides servicing vehicle and pedestrian access opportunities for existing adjoining properties.												
Site Access – Vehicle Access	3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.		The proposal complies with this requirement: <i>A loading dock zone, off Huckstepp Serviceway facilitates Garbage collection, loading/unloading goods and furniture removal. This maintains high quality streetscape of Bathurst Street and avoids operational conflicts with proposed future laneway.</i> <i>Residential car parking is provided within an underground car park which is accessed from Huckstepp Serviceway. Refer to traffic consultant’s report.</i>												

APPENDIX 1: Proposed Mixed Use Development at 64 Bathurst Street - Apartment Design Guide Analysis				
Subject Clause	Objective	Design Criteria	Compliance	Saunders Global Commentary
PART 03 – SITING THE DEVELOPMENT				
Site Access – Bicycle and Car Parking	3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. <i>For development in the following locations:</i> - On sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area, or - On land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed use or equivalent in a nominated regional centre <i>The minimum car parking requirement for residents and visitors is set out in the Guide to traffic generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</i> <i>The car parking needs for a development must be provided off street.</i>		Refer to traffic consultant's report for details of compliance.
	3J-2	Parking and facilities are provided for other modes of transport.		Secure undercover bicycle parking is provided in accordance with the DCP requirements.
	3J-3	Car park design and access is safe and secure.		Supporting facilities within car parks, including plant rooms, storage areas and bicycle parking bays and shower facilities can be accessed without crossing car parking spaces. A clearly defined and visible lobby is located on each car parking level for lifts and stairs access.
	3J-4	Visual and environmental impacts of underground car parking are minimised.		Residential car parking is provided within an underground car park which is carefully designed to enable direct vehicle circulation route without creating additional vehicle cross over.
	3J-5	Visual and environmental impacts of on-grade car parking are minimised.		Not applicable.
	3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised.		Not applicable

APPENDIX 1: Proposed Mixed Use Development at 64 Bathurst Street - Apartment Design Guide Analysis				
Subject Clause	Objective	Design Criteria	Compliance	Saunders Global Commentary
PART 04 – DESIGNING THE BUILDING				
Solar and Daylight Access	4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm at mid winter. 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter.		The proposal complies with these requirements. - Refer drawing DA12 Shadow Analysis of Proposed Building; - Refer drawing DA61 Compliance Matrix.
	4A-2	Daylight access is maximised where sunlight is limited.		All apartment units have been designed to maximise their window openings to capture views, consequently optimising their access to sunlight be it direct, reflected or ambient.
	4A-3	Design incorporates shading and glare control, particularly for warmer months.		Shading and glare control have been incorporated into the façade design as detailed in drawings DA41 Podium & façade sections and DA50 External Material Finishes.
Natural Ventilation	4B-1	All habitable rooms are naturally ventilated.		The proposal complies with this requirement: - All apartments have openable windows with compliant private open space. - Southern façade ventilation void is not a primary air source for habitable rooms
	4B-2	The layout and design of single aspect apartments maximises natural ventilation.		The proposal complies with this requirement: 23% of apartment units (15 OFF) are unfavourably single aspects west facing. 100% of the apartments are naturally cross ventilated. - Refer drawing DA61 Compliance Matrix.
	4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.		100% of the apartments are naturally cross ventilated. Refer drawing DA61 Compliance Matrix.
Ceiling Heights	4C-1	Ceiling height achieves sufficient natural ventilation and daylight access Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings: Habitable rooms – 2.7m Non-habitable rooms – 2.4m For 2 storey apartments – 2.7m for main living area floor – 2.4m for second floor, where its area does not exceed 50% of the apartment area Attic spaces – 1.8m at edge of room with a 30degree minimum ceiling slope		All habitable rooms will achieve a minimum ceiling height of 2.75m. - All kitchens will have a minimum 2.4m high ceiling but be of high amenity with access to views, good daylight and natural ventilation, contiguous to open plan living and dining areas. 48% (32 OFF) of kitchens will have exclusive openable window openings. - All non-habitable rooms will achieve a minimum ceiling height of 2.4m

		If located in mixed used areas rooms – 3.3m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired.		
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APPENDIX 1: Proposed Mixed Use Development at 64 Bathurst Street - Apartment Design Guide Analysis				
Subject Clause	Objective	Design Criteria	Compliance	Saunders Global Commentary
PART 04 – DESIGNING THE BUILDING				
	4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.		The proposal complies with this requirement: - All habitable rooms will achieve a minimum ceiling height of 2.75m. - All kitchens will have a minimum 2.4m high ceiling but be of high amenity with access to views, good daylight and natural ventilation. - All non-habitable rooms will achieve a minimum ceiling height of 2.4m - All ceiling mounted services are capable of being located above 2.4m ceilings over the wet areas.
	4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.		The proposal complies with the objectives of 4C-1 and 4C-2.
Apartment Size and Layout	4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. - Apartment units are required to have the following minimum internal areas. Studio - 35 sqm 1 Bedroom - 50 sqm 2 Bedroom - 70 sqm 3 Bedroom - 90 sqm The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5 sqm each. A fourth bedroom and a further additional bedroom increase the minimum internal area by 12 sqm each. - Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.		The proposal complies with these requirements: - All apartment units conform to the required minimum internal areas. - All apartment units are carefully designed to provide efficient space planning. - All habitable rooms have windows which represent more than 10% of the floor area of that room. - Refer drawing DA61 Compliance Matrix for proposed apartment sizes
	4D-2	Environmental performance of apartment is maximised. - Habitable room depths are limited to a maximum of 2.5 x the ceiling height. - In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.		The proposal complies with these requirements: - All apartment units comply with the 8m to the back of the kitchen rule of thumb. - All apartment units are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation.
	4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs - Master bedrooms have a minimum area of 10 sqm and other bedrooms 9 sqm (excluding wardrobe space) - Bedrooms have a minimum dimension of 3m (excluding wardrobe space) - Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments - The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.		The proposal complies with these requirements: - All apartment units comply with the minimum ADG bedroom sizes. - All apartment units comply with the minimum ADG living room widths.

APPENDIX 1: Proposed Mixed Use Development at 64 Bathurst Street - Apartment Design Guide Analysis				
Subject Clause	Objective	Design Criteria	Compliance	Saunders Global Commentary
PART 04 – DESIGNING THE BUILDING				
Private Open Space and balconies	4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity. - All apartments are required to have primary balconies as follows: - Studio - 4 sqm (Min. Area) 1 Bedroom - 8 sqm (Min. Area) - 2m (Min. Depth) 2 Bedroom - 10 sqm (Min. Area) - 2m (Min. Depth) 3 Bedroom - 12 sqm (Min. Area) - 2.4m (Min. Depth) - For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15 sqm and a minimum depth of 3m.		The proposal complies with these requirements: - All apartment units comply with the minimum ADG balconies sizes and depths. - Refer drawing DA61 Compliance Matrix for proposed private open space areas
	4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.		Apartment unit balconies are located off the living areas to maximise sunlight and views.
	4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.		Apartment unit balconies are integral part of the built form. The articulation of unit balconies in building facades is a combination of glazed balustrades and solid concrete parapets. The varying scale and alternating placement of this balcony mix contributes to a unique architectural expression of the facades.
	4E-4	Private open space and balcony design maximises safety.		The proposed development satisfies the requirements of this objective.
Common Circulation and Spaces	4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments - The maximum number of apartments off a circulation core on a single level is eight. - For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		The proposal offers: - High levels of amenity to common lobbies on each residential floor level by providing views, good daylight and natural ventilation; - A maximum of 4 units per each residential floor. - Two passengers' lifts (of which one is a compliant stretcher lift) spanning 21 storeys above ground serving 66 residential apartment units.
	4F-2	Common circulation spaces promote safety and provide for social interaction between residents.		Access to views and natural daylight immediately adjacent to the lifts will provide a high amenity to the areas in front of lifts. Additionally corridor widths allow for sufficient circulation space and opportunities for interaction of residents.
Storage	4G-1	Adequate, well designed storage is provided in each apartment. <i>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</i> - Studio - 4 m3 1 Bedroom - 6 m3 2 Bedroom - 8 m3 3 Bedroom - 10 m3 <i>At least 50% of the required storage is to be located within the apartment.</i>		The proposal complies with these requirements: - All apartment units comply with the minimum ADG storage requirement. 100% required cubic metres are well fit within the apartment units. - Additionally, basement storage for residential units are provided on Level B5. - Refer drawing DA61 Compliance Matrix.
	4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.		Storage has been incorporated in accordance with the nominated requirements. Of the required storage a 100% can be achieved within each apartment unit.

Additionally basement storage cages (~total 444 m3) for residential units are provided on Level B5.

APPENDIX 1: Proposed Mixed Use Development at 64 Bathurst Street - Apartment Design Guide Analysis				
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PART 04 – DESIGNING THE BUILDING				
Storage	4G-1	Adequate, well designed storage is provided in each apartment. <i>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</i> 1 Bedroom - 6 m3 2 Bedroom - 8 m3 3 Bedroom - 10 m3 <i>At least 50% of the required storage is to be located within the apartment.</i>	✓	The proposal complies with these requirements: - All apartment units comply with the minimum ADG storage requirement. - Additionally, basement storage for residential units are provided on Level B5. - Refer drawing DA61 Compliance Matrix.
	4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.	✓	Storage has been incorporated in accordance with the nominated requirements. A 100% of the require storage can be achieved within each apartment unit. Additionally basement storage cages (~total 444 m3) for residential units are provided on Level B5.
Acoustic Privacy	4H-1	Noise transfer is minimised through the siting of buildings and building layout.	✓	The proposal complies with these requirements: - The proposal has limited the number of party walls to 2 each floor, minimising noise transfer between two adjoining apartment units. - Ventilation voids created for lobby ventilation and daylight access as well as providing a noise buffer between northern and southern units. - Lift shaft is separated by either common corridor or two sets of stairs in a single stair shaft on each level.
	4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	✓	The proposal has been developed with consideration of this and detailed design can achieve this requirement.
Noise and Pollution	4J-1	In noisy or hostile environment the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	✓	The proposal complies with these requirements: - Northern apartment units are separated from the southern units by feature blade walls which is essentially void for lobby ventilation & daylight access. - Apartments are separated from street level and existing public domain by the podium, approximately 15m high as measured from Bathurst Street.
	4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	✓	Insulation will be provided to the solid façade walls to minimise noise. Glazing systems have been selected with consideration of acoustic requirement. Elements of solid walls are provided to the private open space balcony areas to further minimise noise transfer.
Apartment Mix	4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.	✓	The proposal includes a range of apartment types ranging from 1 bed to 3 bedroom units. The proposed mix reflects 23% 1 Bed, 68% 2 Bed and 9% 3 Bed. Refer drawing DA61 Compliance Matrix.
	4K-2	The apartment mix is distributed to suitable locations within the building.	✓	The mix is distributed across the floors with the premium / larger apartment units typically north facing, or on higher floors, or orientated to primary views.
Ground Floor Apartments	4L-1	Street frontage activity is maximised where ground floor apartments are located.	N/A	Not applicable.
	4L-2	Design of ground floor apartments delivers amenity and safety for residents	N/A	Not applicable

Facades	4M-1	Building facades provide visual interest along the street while respecting the character of the local area.		The proposal has been developed with careful podium articulation façade treatments and materiality that respond to the current progressively changing local precinct, the scale of existing street and a wider Liverpool CBD character.
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APPENDIX 1: Proposed Mixed Use Development at 64 Bathurst Street - Apartment Design Guide Analysis				
Subject Clause	Objective	Design Criteria	Compliance	Saunders Global Commentary
PART 04 – DESIGNING THE BUILDING				
	4M-2	Building functions are expressed by the façade.		The facades vary in articulation and materiality in response to the function and overall requirements to create a façade design that is highly varied and contextually responsive.
Roof Design	4N-1	Roof treatments are integrated into the building design and positively respond to the street.		Projected feature architectural elements to complete the roof of the tower is a unique architectural gesture in response to a wider public domain.
	4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.		Unless roof space is fully enclosed, occupation of roof space is discouraged under unfavourably environmental conditions such as high winds, causing unacceptable comfort levels and safety. In view of the GFA compliance, no additional bulk is added to the roof space. Access is limited to for maintenance purposes only.
	4N-3	Roof design incorporates sustainability features.		Appropriate ventilation systems are to be integrated into the roof design.
Landscape Design	4O-1	Landscape design is viable and sustainable.		Refer to Landscape Design proposal
	4O-2	Landscape design contributes to the streetscape and amenity.		Refer to Landscape Design proposal
Planting on Structures	4P-1	Appropriate soil profiles are provided.		Raised planters on Communal Open Space will provide sufficient soil depth for planting appropriately scaled plants. Refer Landscape design proposal.
	4P-2	Plant growth is optimised with appropriate selection and maintenance.		Plant selection will be selected to achieve this requirement. Refer to Landscape Design proposal
	4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.		Refer to Landscape Design proposal
Universal Design	4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members. <i>Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guidelines' silver level universal design features.</i>		10% of the total apartments can incorporate the Liveable Housing Guideline's silver level universal design features.
	4Q-2	A variety of apartments with adaptable designs are provided.		10% of the total apartments can be adaptable units (7 OFF). Refer drawing DA37 & DA38
	4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.		Equitable access is provided to all apartment doors in accordance with AS1428.1 & AS1428.2
Adaptive Re-use	4R-1	New additions to existing buildings are contemporary and complementary enhance an area's identity and sense of place.		Not applicable.
	4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse.		Not applicable
Mixed Use	4S-1	Mixed Use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.		This project is a compliant mixed use development within the LEP permissible zoning. The retail frontages of proposed development appropriately face to

				Bathurst street will achieve this objective, given it is within the existing urban precinct.
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APPENDIX 1: Proposed Mixed Use Development at 64 Bathurst Street - Apartment Design Guide Analysis				
Subject Clause	Objective	Design Criteria	Compliance	Saunders Global Commentary
PART 04 – DESIGNING THE BUILDING				
	4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.		The proposed development satisfies the requirements of this objective.
Awnings and Signage	4T-1	Awnings are well located and complement and integrate with the building design.		The proposed development satisfies the requirements of this objective.
	4T-2	Signage responds to the context and desired streetscape character.		Only street address signs are proposed at this DA stage. The proposed development will satisfy the requirements of this objective. Signage proposal to future separate DA application.
Energy Efficiency	4U-1	Development incorporates passive environmental design.		See. Page 4 of the Appendix 1 Clause 4A “Solar and Daylight Access” for natural daylighting
	4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.		The proposed development will satisfy the requirements of the objective via a high performance single / double glazed façade system with interstitial curtains.
	4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.		100% of the apartments are naturally cross ventilated. Refer drawing DA61 Compliance Matrix.
Water Management & Conservation	4V-1	Potable water use is minimised		Water efficiency will be achieved via water efficient fixtures and fitting selection. Water meters with BMS connection will be installed at all major water use areas for hot and cold and recycled water services.
	4V-2	Urban stormwater is treated on site before being discharged to receiving waters.		Refer to Structural and Civil engineering consultant report regarding proposed stormwater management strategy
	4V-3	Flood management systems are integrated into site design.		Refer to Structural and Civil engineering consultant report regarding proposed stormwater management strategy which includes a combined rainwater & stormwater filtration cartridges tank.
Waste Management	4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.		All waste storage ad management facilities are not accessible or visible to the general public. Refer to Waste Management consultant report.
	4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.		Source separation and recycling facilities have been incorporated.
Building Maintenance	4X-1	Building design detail provides protection from weathering.		The materiality, quality and detailing of precast walls and high-performance glazed curtain wall systems for the proposed development provides protection from weathering.
	4X-2	Systems and access enable ease of maintenance.		All facades are accessible for cleaning and maintenance via a combination of BMU and rope access where appropriate.
	4X-3	Material selection reduced ongoing maintenance costs.		Materials will be of high quality with final selections made with the intent for minimum ongoing maintenance.
Building Configuration – Safety of Children		Windows have safety screens, window locks or other safety devices to prevent falls. Room layouts minimise the need to locate furniture immediately adjacent windows or balustrades.		All windows located at fall height will comply with the fall prevention codes by fitting with restricted opening device that limit openings to 125mm.

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