

# Rozelle Laneways

## [Redevelopment of the Tigers Leagues Club Site]

Development Application Design Report Resubmission

[August 2019]



[Submission]

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This document includes a range of photographs sourced online and of other developments for the purposes of indicating the design intent and character of the proposed development.

The final design presented at DA application phase will be visualized through a range of CGI's and imagery bespoke to the development. Details of photographic sources can be provided on request.



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# Introduction

01





# The Vision



The Tigers Leagues Club site represents an opportunity to create a unique cultural and community focus and place to live and work for the residents of Rozelle and Balmain. The Balmain Peninsula is gifted with both cultural and sporting heritage and a rich variety of community/public spaces that draw people to live in these traditional village neighbourhoods. The thriving Street character of Darling Street and Balmain Road, the Rozelle Public School markets, Callan Park to the south and Gladstone Park to the north and the symbolically important Loyalty Square which contains one of Australia's earliest war memorials. Whilst each of these public places have their own unique purpose, character and life there is no single space in Rozelle that serves as a Plaza on a day to day basis.

This redevelopment proposes the idea of bringing back the Tigers Leagues Club, one of Australia's founding rugby league clubs, to their historical home and creating a new public plaza connected to the surrounding Streets, shops and homes through a network of laneways that extend the character of the Rozelle neighbourhood. An innovative public domain and retail strategy would offer a variety of community uses and food and entertainment integrated with the existing Darling Street shops and townhouses. New apartments would offer an opportunity to live above active public spaces and to be part of the local community whilst also enjoying the views over the Balmain Peninsula and Sydney Harbour.

The project also provides the opportunity to revitalise this dormant and dilapidated site and to create a new gateway to the Balmain Peninsula and the Sydney CBD that local residents and businesses can be proud of.

The key elements of this preliminary design proposal are:

1. A **Commercial and Community Anchor** to revitalise the Rozelle Commercial Neighbourhood. A new **Plaza** provides a large outdoor venue for community events as well as day to day spaces for eating, meeting with friends and children's play and rest. A network of themed laneways connects to surrounding Streets and existing shops on Darling Street. The Plaza is dedicated to public uses where resident's private outdoor space is located separately on roof terraces above.
2. A new **Tigers Leagues Club** facility is designed as the centrepiece of Rozelle Laneways. It is located off The Plaza at the Darling Street level, to promote the connectivity of the club to the surrounding Streets and community. The club would provide a variety of food, beverage and entertainment offerings to club members and the public with a particular focus on families. This may include café and restaurant dining to Tigers Lane and a traditional north facing terrace bar to Victoria Road.

3. In the tradition of the surrounding neighborhoods a **Club Terrace** provides a north facing and shaded space to Victoria Road. The terrace also re-introduces the original Victoria Road via a new pedestrian lane for the Tigers Leagues Club.

4. A **Creative Commercial Community** is situated one level above the Plaza providing a variety of shared work spaces and professional suites. These form a campus of spaces for collaborative work ideally positioned in the heart of the Rozelle Commercial Neighbourhood closely connected to public transport.

5. A **Food and Beverage Precinct** offers a variety of food and beverage outlets situated around The Plaza and within the laneways. They would provide a 7 day per week economy within the heart of Rozelle whilst being separated from the traffic of Victoria Road. A supermarket is located beneath The Plaza accessible from dedicated basement parking and from a pedestrian entrance that connects to the existing Darling Street shops.

6. A **Residential Apartment Village** is situated against Victoria Road to provide an acoustic buffer to the Plaza and to preserve the scale and character of Waterloo Street. Apartments are designed to suit a variety of residents including young people, families and people wishing to downsize from larger homes in the neighbourhood. They would provide for combined indoor and outdoor living with large balconies and climate responsive design.



# Project Brief



**2274m<sup>2</sup>**  
Tigers Leagues Club [Including outdoor terrace]



**687m<sup>2</sup>**  
Food & Beverage,



**3046m<sup>2</sup>**  
Supermarket



**269m<sup>2</sup>**  
Specialty Retail



**1028m<sup>2</sup>**  
Commercial



**537m<sup>2</sup>**  
Live / Work



**164** Dwellings



**265** Spaces  
Car Parking



**7330m<sup>2</sup>**



**28415** m<sup>2</sup> Total GFA  
[28587 max permissible GFA]

**3.88:1** FSR  
[3.9:1 max permissible FSR]



# Site Analysis





# Site Analysis

## [Intersecting Street Characters]



### Arterial Victoria Road and Local Darling Street

Victoria Road becomes a barrier that divides the southern end of Darling Street of Rozelle and the more active and vibrant northern side of Darling Street. This project provides the opportunity to strengthen the southern side of Darling Street.



# Site Analysis

[Rozelle Commercial Neighbourhood]





# Site Analysis

## [Site Context Plan]



### Site Characteristics

The proposal occupies the site of the former Tigers Leagues Club at 138-152 Victoria Road, Rozelle. The site has an area of 7,330 square metres and has frontages to Victoria Road, Waterloo Street and Darling Street.

The intersection of Victoria Road and darling Street represents the peak of a ridge running north east/ south west. The site has a frontage to Victoria Road of 97.105 metres which falls towards the Iron Cove Bridge to the north west by approximately 6.3 metres.

The site has a frontage to Waterloo Street of 90.690 metres and a fall to the north west of approximately 6.0 metres.

The frontage to Darling Street is occupied by two existing retail buildings with a combined length of 20.305 metres.

The existing former Tigers Leagues Club building is unoccupied and in a significant state of disrepair due to vandalism.

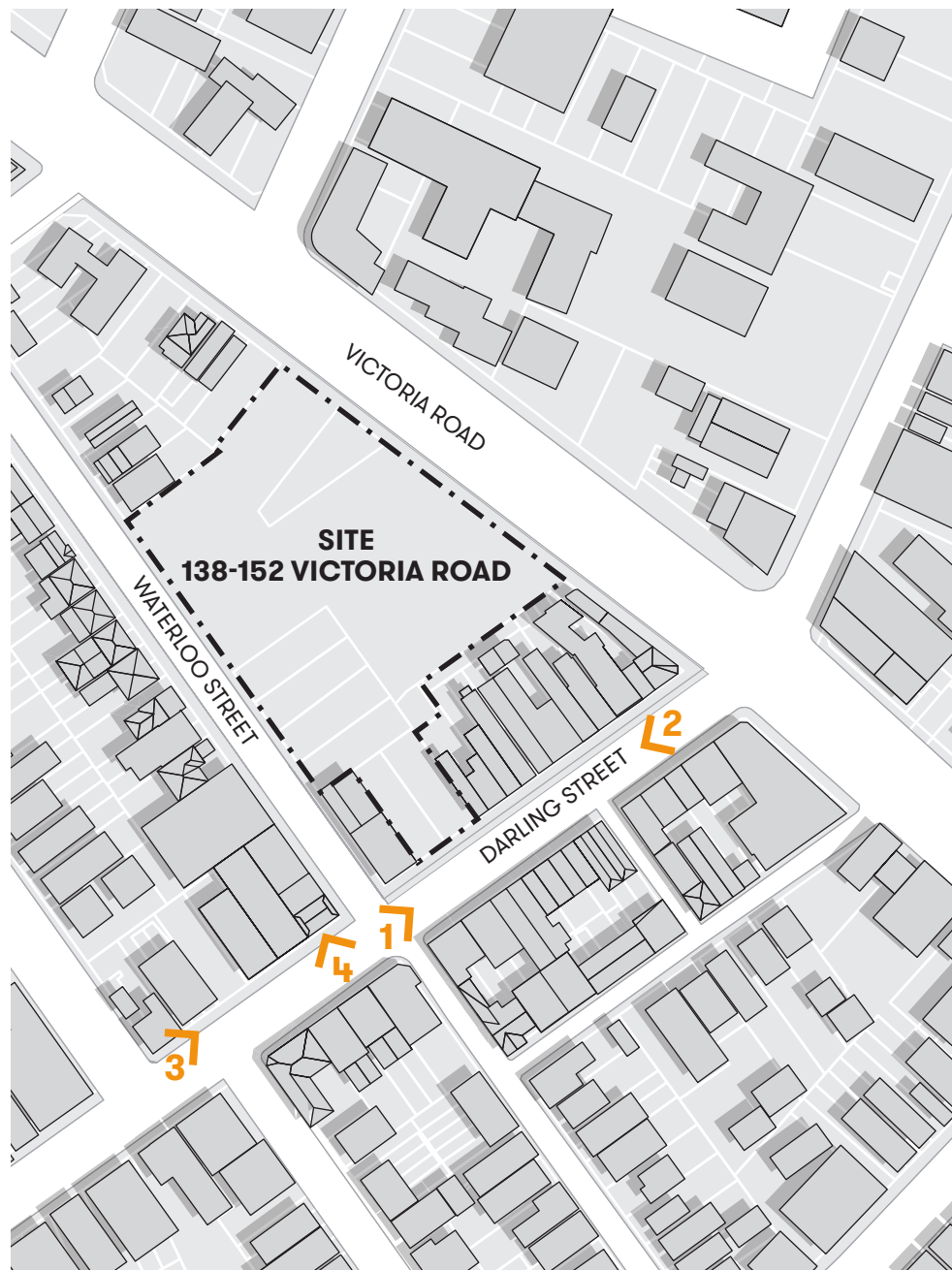
### Site Summary

Address	138-152 Victoria
Total Site Area	Road 7,330 m <sup>2</sup>



# Site Analysis

## [Darling Street]

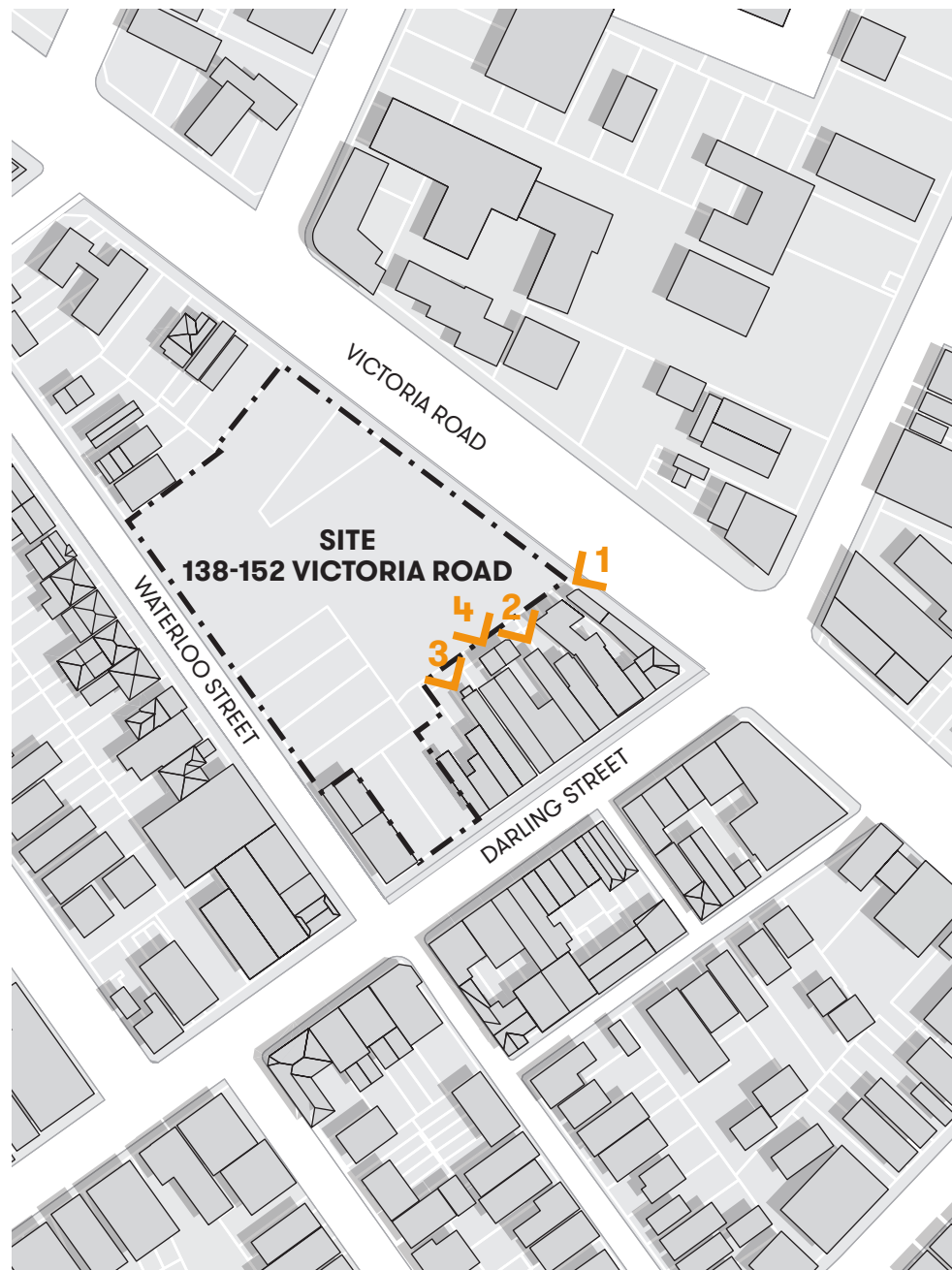


As the traditional high Street retail and business spine to Rozelle, the traditional shop fronts and pedestrian environment should be strengthened by the development. New retail must encourage patrons to utilise the highest businesses as a natural extension of their regular shopping. Heritage Streetscape and facades should be maintained to define the developments important address and connection to Darling Street .



# Site Analysis

## ['Little Darling Lane']



### Opportunity to strengthen existing and new Darling Street commercial activity.

Darling Street businesses and tenants could be provided with the opportunity to strengthen their trading by creating a second commercial frontage addressing a new Little Darling Lane. This reinforces Darling Street as the core retail and business spine. A new Heritage Laneway provides direct access from Darling Street into the Plaza, and retail and restaurant precinct, home to the Tigers Leagues Club.

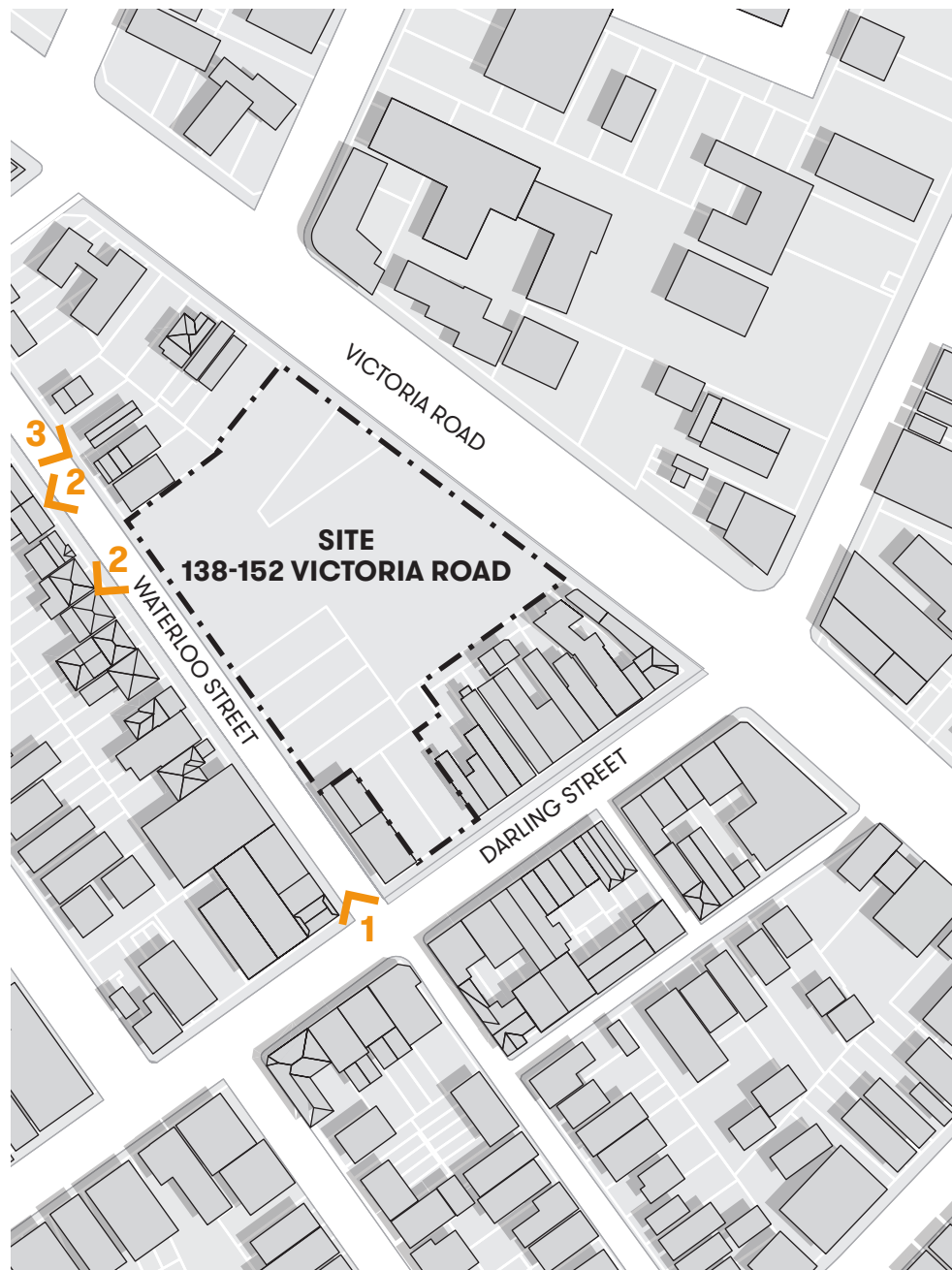
Little Darling Lane also provides direct pedestrian connections between Victoria Road and Waterloo Street.

A variety of retail and community uses are distributed along the Laneway in keeping with the current character of the



# Site Analysis

## [Waterloo Street]



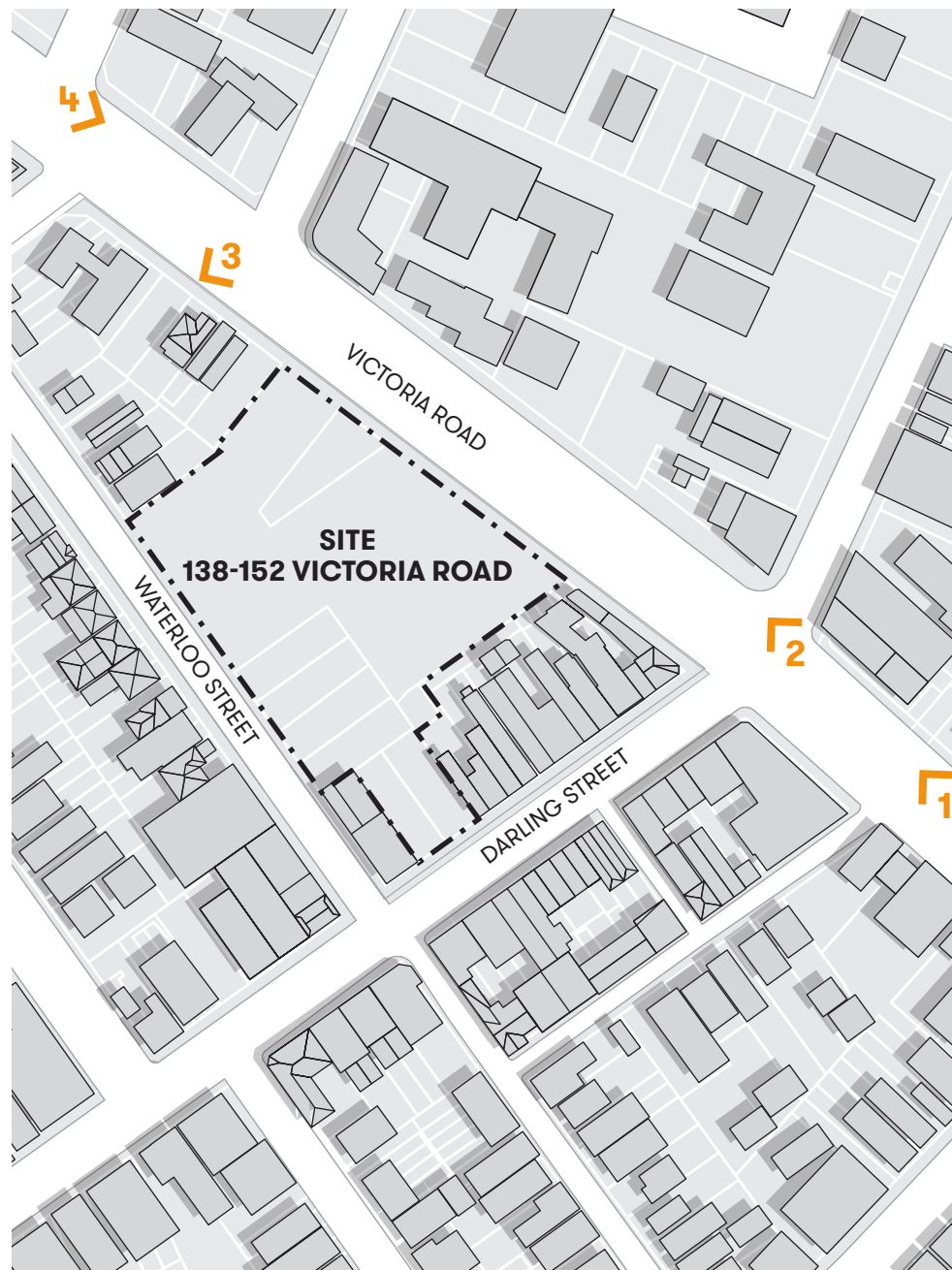
Waterloo Street is home to a variety of Victorian and early 20th century terrace houses as well as warehouse style businesses. Waterloo Street provides an opportunity for the development to engage with the residential neighbourhood of Rozelle.

The scale, design and material choices will need to complement and reinforce the existing Street character.



# Site Analysis

## [Victoria Road]



The main arterial nature of Victoria Road results in a streetscape that is inhospitable to pedestrians. Whilst it will remain as a road dominated by cars, development on the site can soften the harsh environment, through setting back the lower levels of the building and introducing landscaping elements and built form articulation. The development needs to encourage connections, activation and passive surveillance to promote pedestrian use of the footpath and visual interest at the base of the building to passing vehicles.



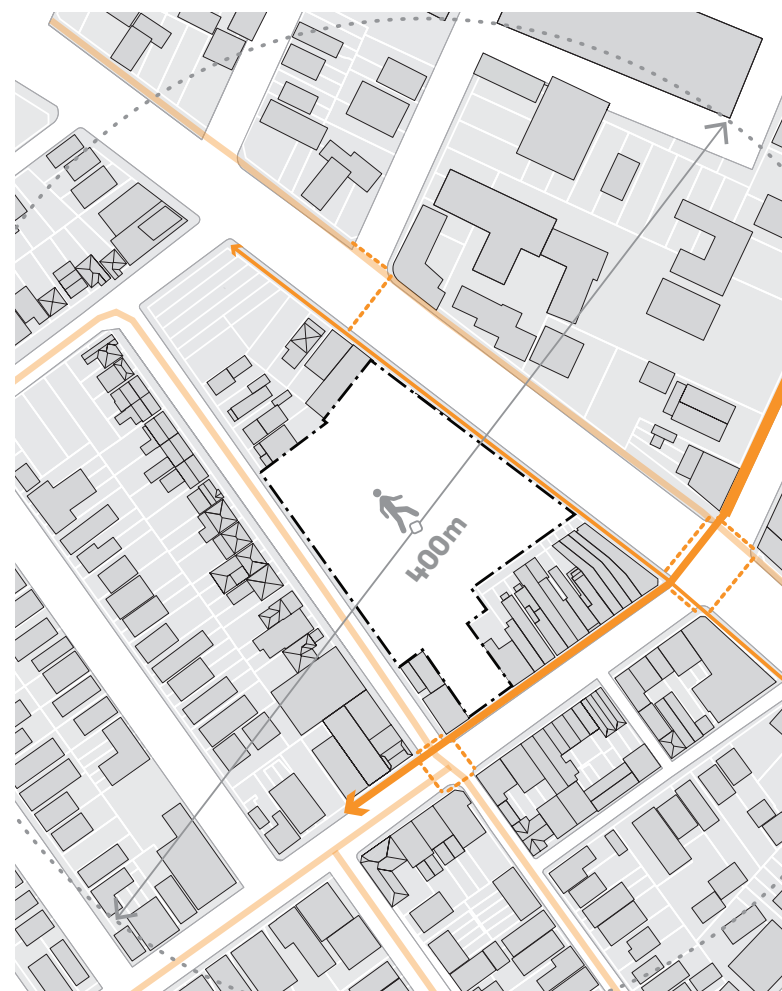
# Site Analysis

## [Public Domain, Pedestrian Movement & Transport]



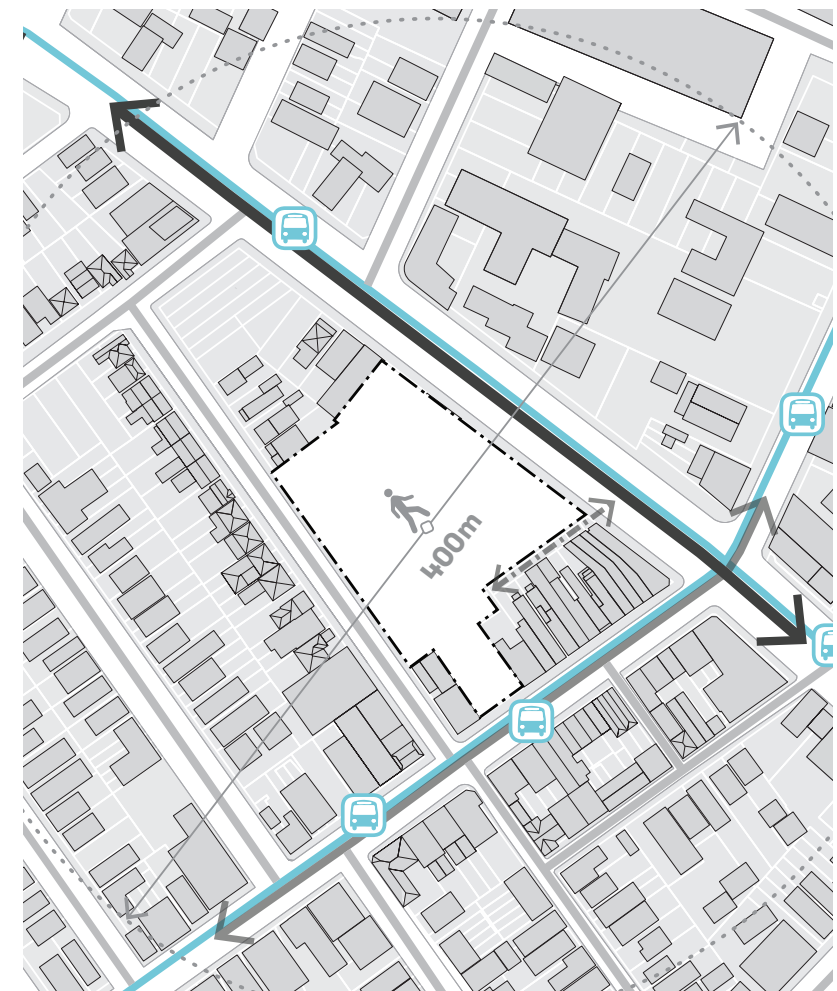
### Public Domain

- EXISTING PUBLIC PLAZA / MARKET
- PRIVATE SPORTS GREEN SPACE
- PRIVATE GREEN SPACE
- AMENITY GREEN SPACE
- ACTIVE STREET FRONTAGE



### Pedestrian and Cycle Movement

- PEDESTRIAN
- BICYCLE LANE
- TRAFFIC LIGHT CROSSING



### Transport and Roads

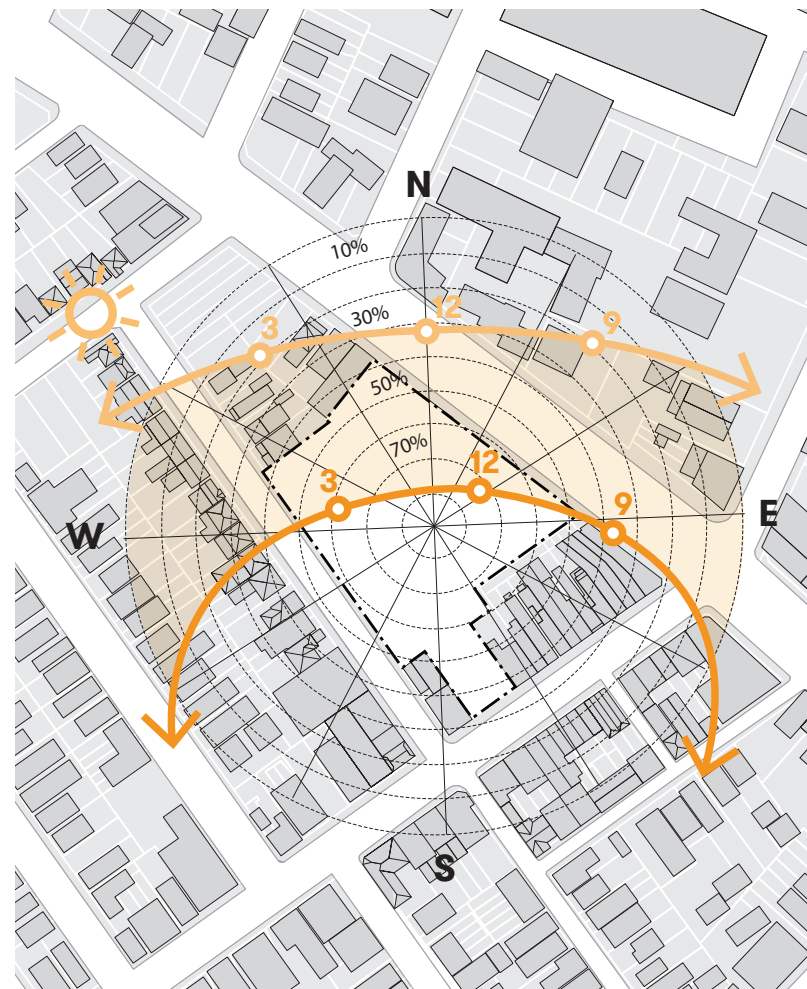
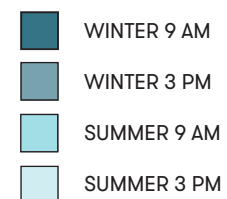
- ARTERIAL ROADS
- LOCAL ROAD
- TERTIARY ROADS
- BUS ROUTES
- LANEWAY

# Site Analysis

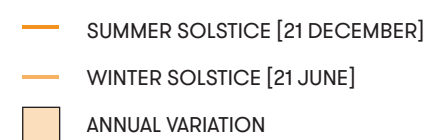
## [Climatic Conditions & Views]



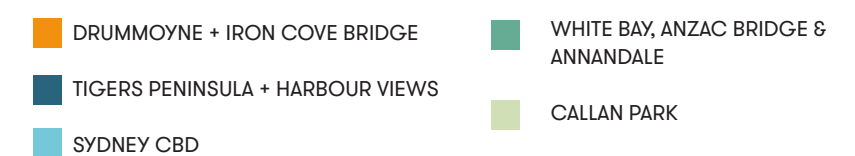
Site prevailing wind overlay



Site sun path overlay



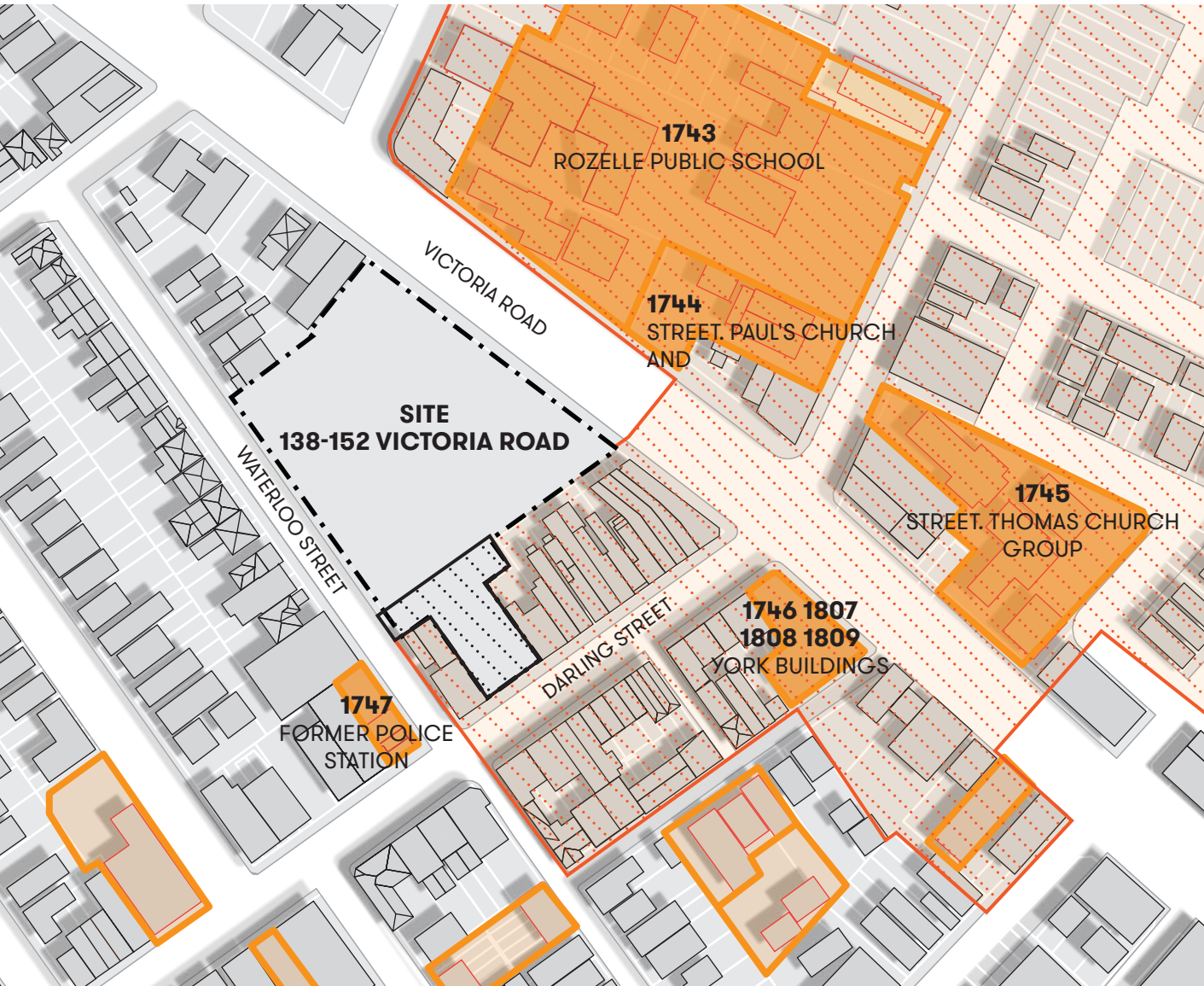
Views





# Site Analysis

## [Heritage Items in the vicinity]



- CONSERVATION AREA [LEP 2013]
- CONSERVATION AREA [LEP 2000]
- HERITAGE ITEMS IN VICINITY [WITHIN THE VISUAL CATCHMENT OF THE SITE]
- HERITAGE ITEMS IN VICINITY [WITHIN THE CATCHMENT OF THE VALLEY HCA]



1743



1744



1745



1746 1807 1808 1809



1747

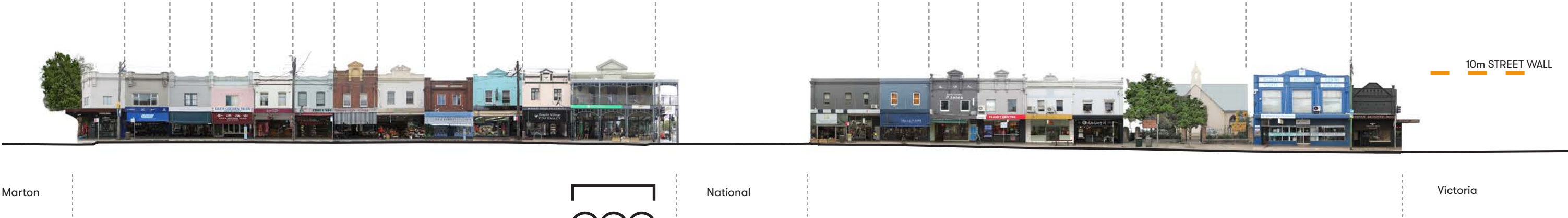


# Site Analysis

## [Streetscape, Character and Scale]



**Darling Street Southern Elevation [1:250]**



**Darling Street Northern Elevation [1:250]**

- Verandahs
- Arches
- Fine Grain Grid







# Site Analysis

## [Inspiring Local Outdoor Public Spaces]



1. Tigers Markets



2. Our Place on Darling



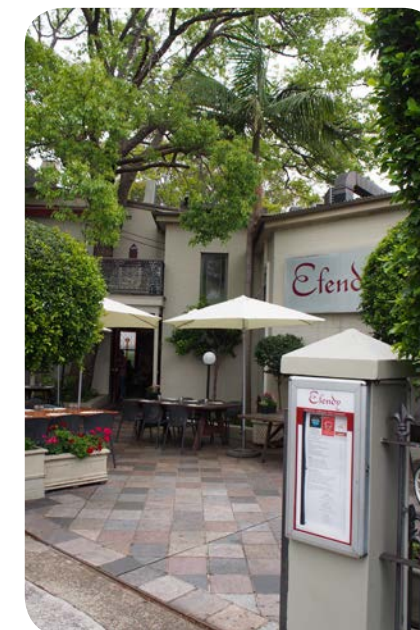
3. Darling Street [Gigi's Italian]



4. Cafe Argentina



5. The Cottage Bar & Kitchen



6. Efendy Restaurant



7. Rozelle Markets



# Site Analysis

## [Local Co-working Spaces]



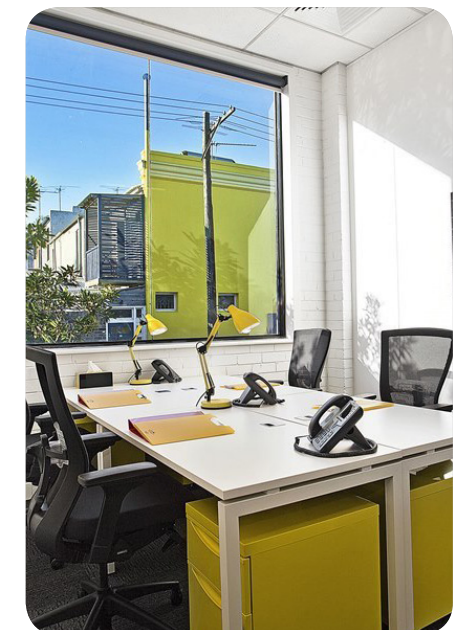
1. 28 Montague Street



2. White Space



3. 94 Beattie Street



4. Regus



5 & 6. 7 Rosbery Place



7. Rozelle Co Working



8. Netfront



9. Two Space



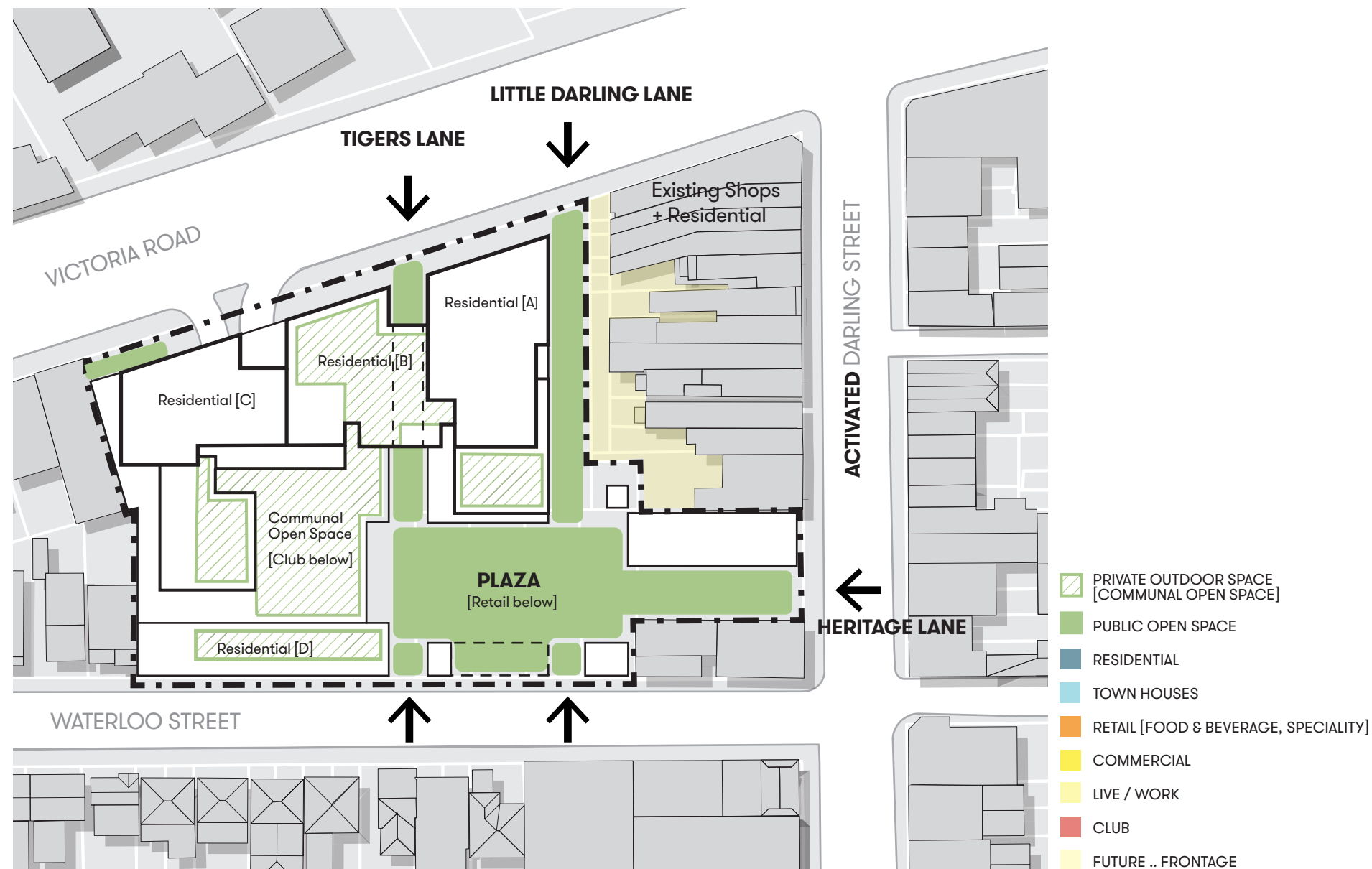
# Built Form



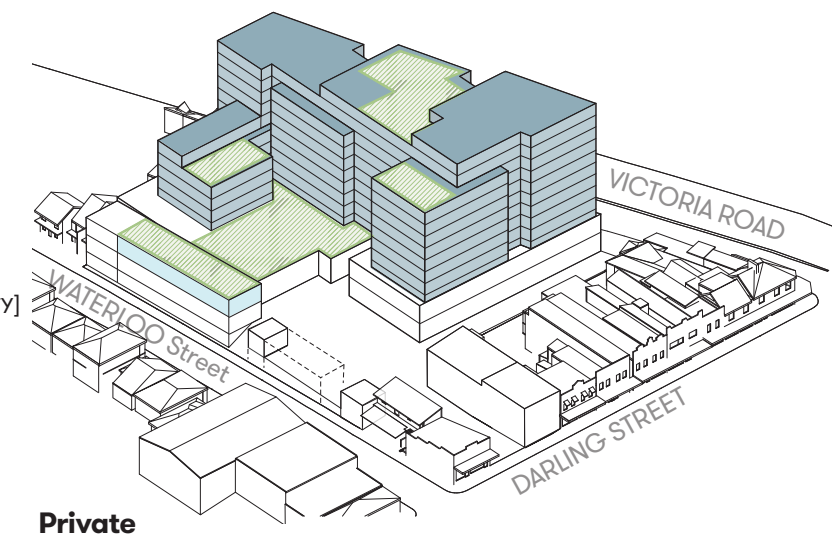
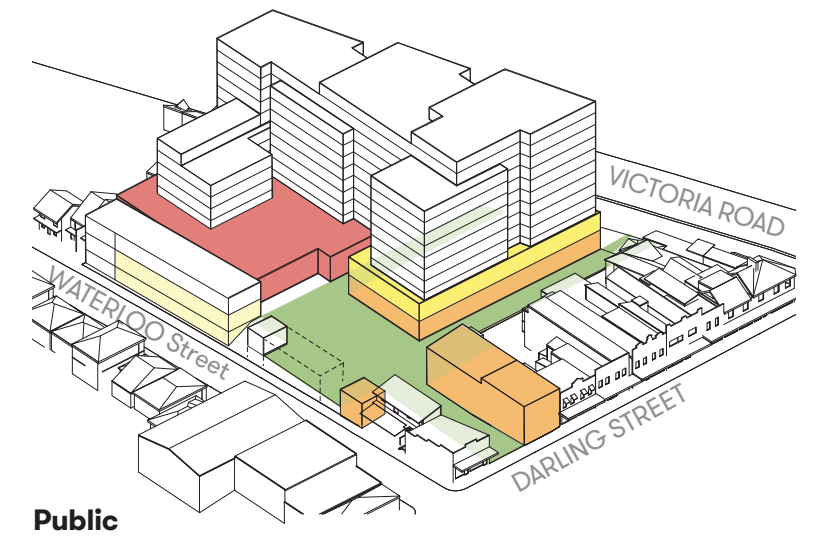


# Concept Design

## [Masterplan Concept]



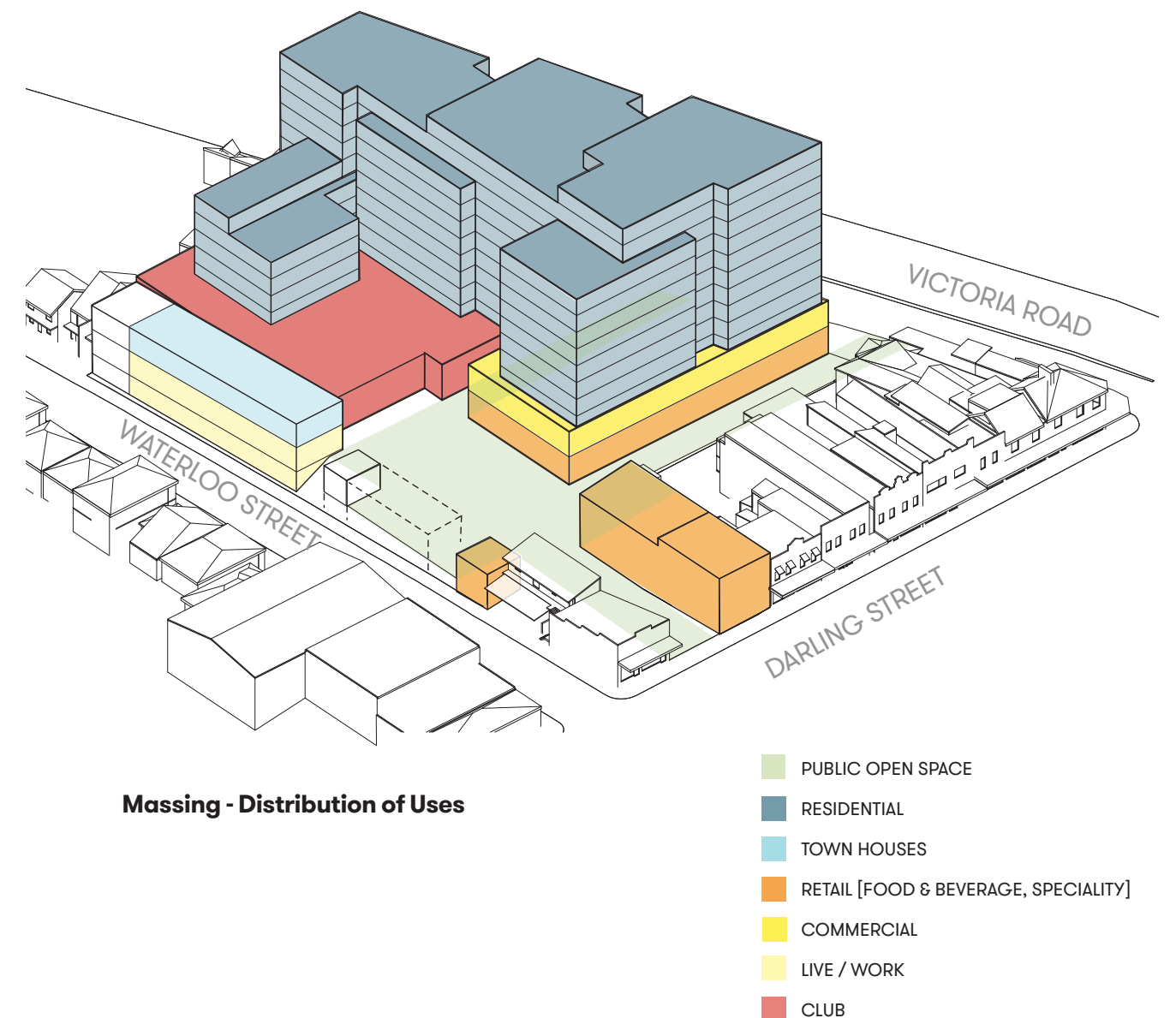
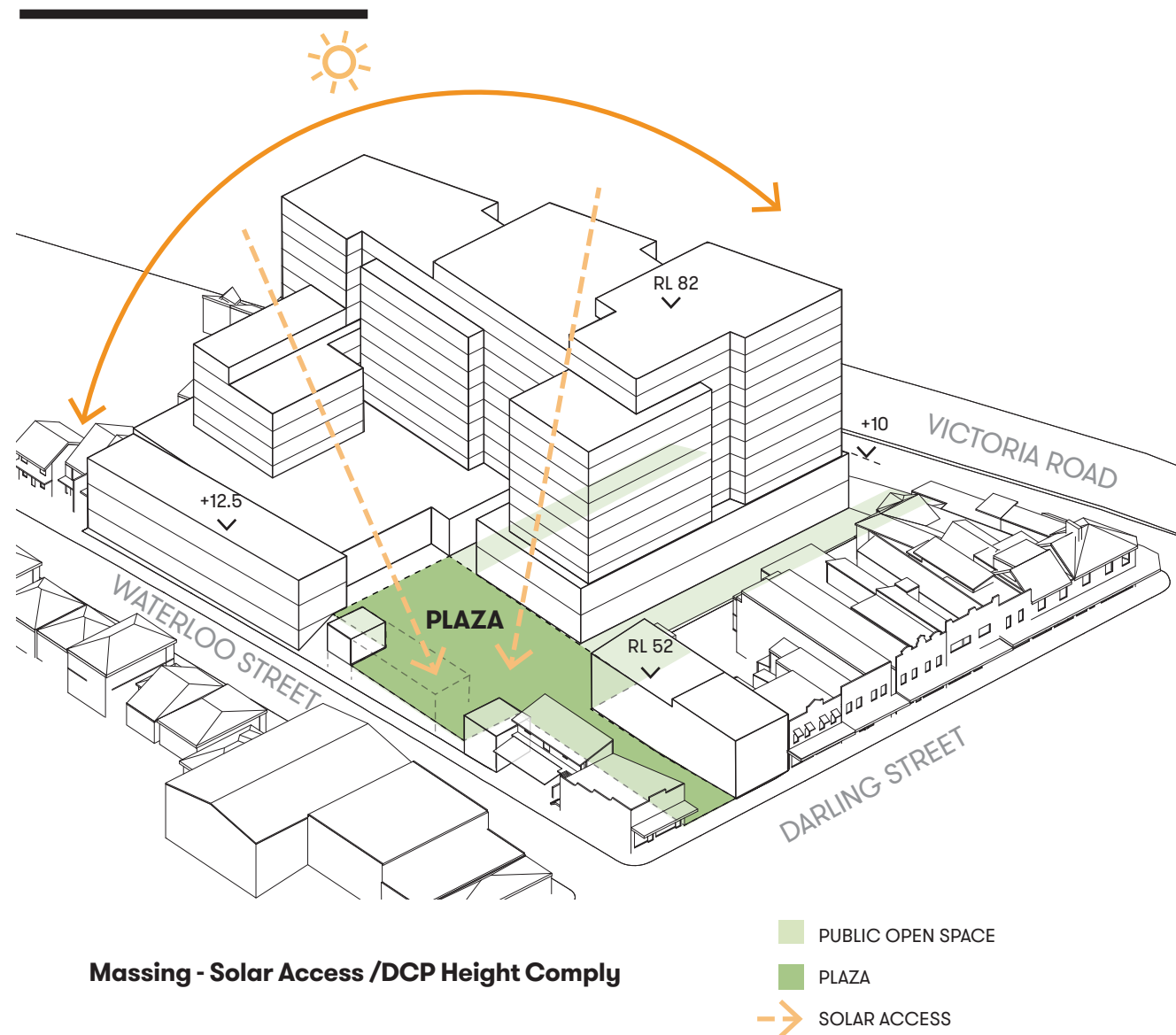
### Separation between Public and Private





# DCP Response

[Study on the development of the building form and key design strategies]






**[Study on the development of the building form and key design strategies]**



- RESIDENTIAL ENTRY
- RETAIL / F&B / SUPERMARKET ENTRY
- CAR PARKING ENTRY
- CLUB ENTRY
- COMMERCIAL ENTRY



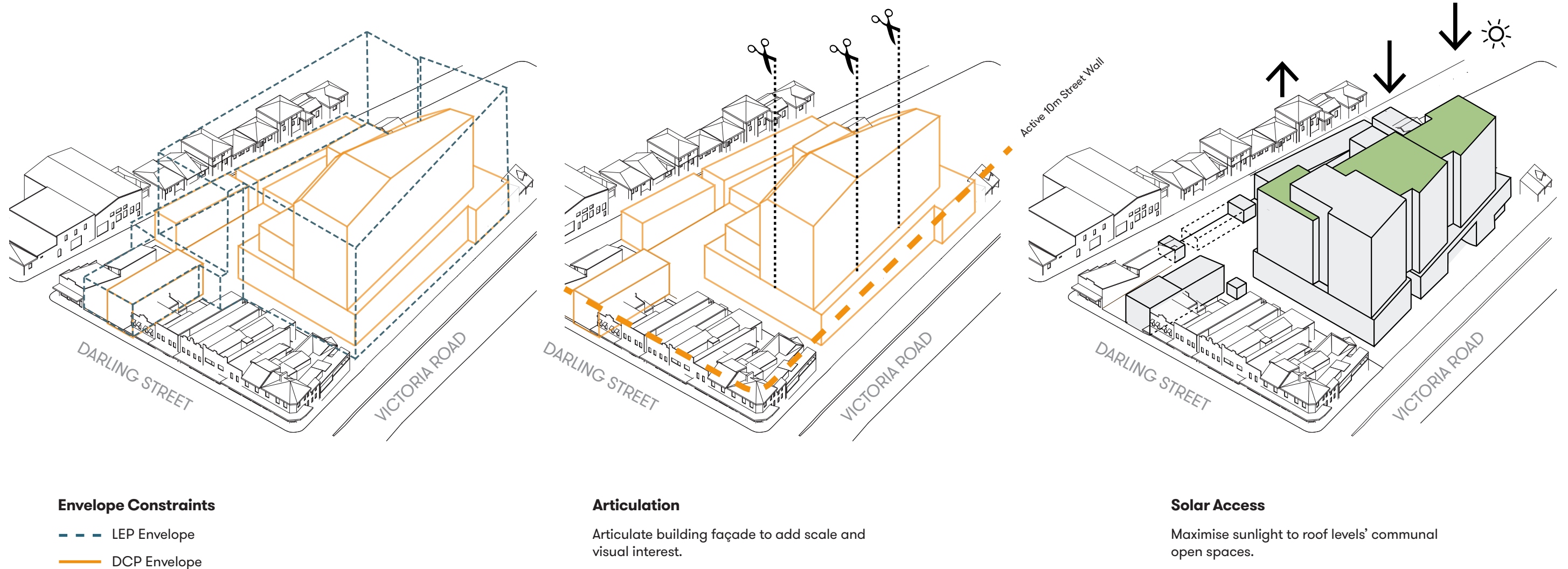
PLAZA AREA: 1400M <sup>2</sup>	[DCP COMPLIANT]
PLAZA DIMENSIONS: 29X45.4 M	[DCP 23M MINIMUM]

1:1000 @ A3 



# Solution + Form

[Study on the development of the building form and key design strategies]





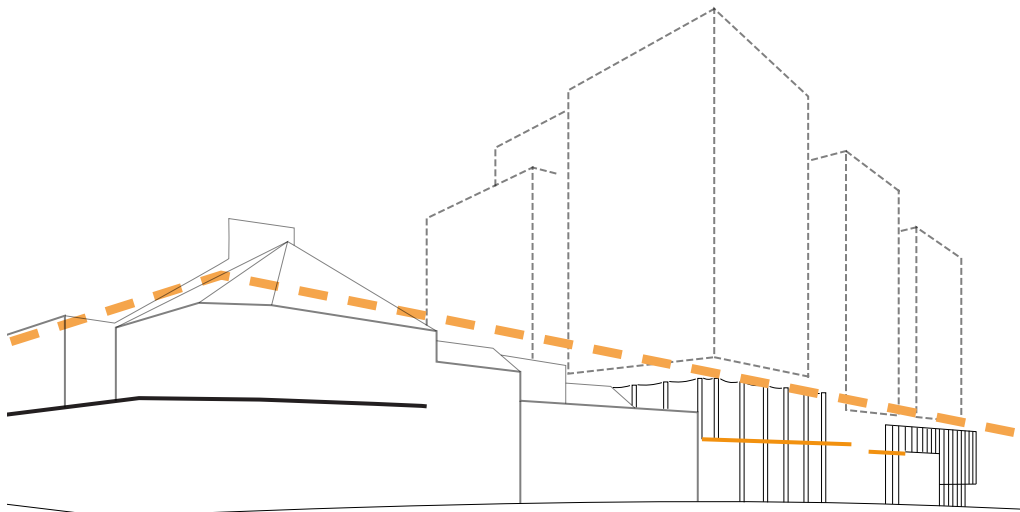
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# Facade Articulation

[Podium ]

- CONTEXTUAL ARCHES
- CONTEXTUAL FINE GRAIN GRID
- RETAIL CURVED GRID
- CLUB SCREEN TO VERANDAH
- GREEN WALL [%15 OF AVAILABLE FACADES]
- PLANTERS AT CLUB FACADE
- 10m STREET WALL
- AWNING

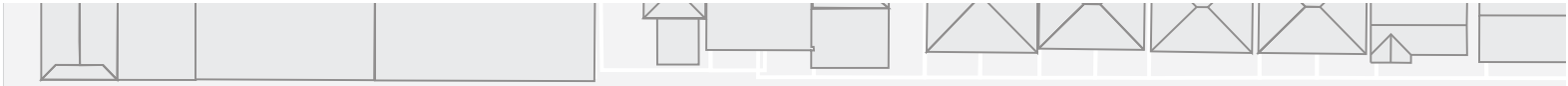




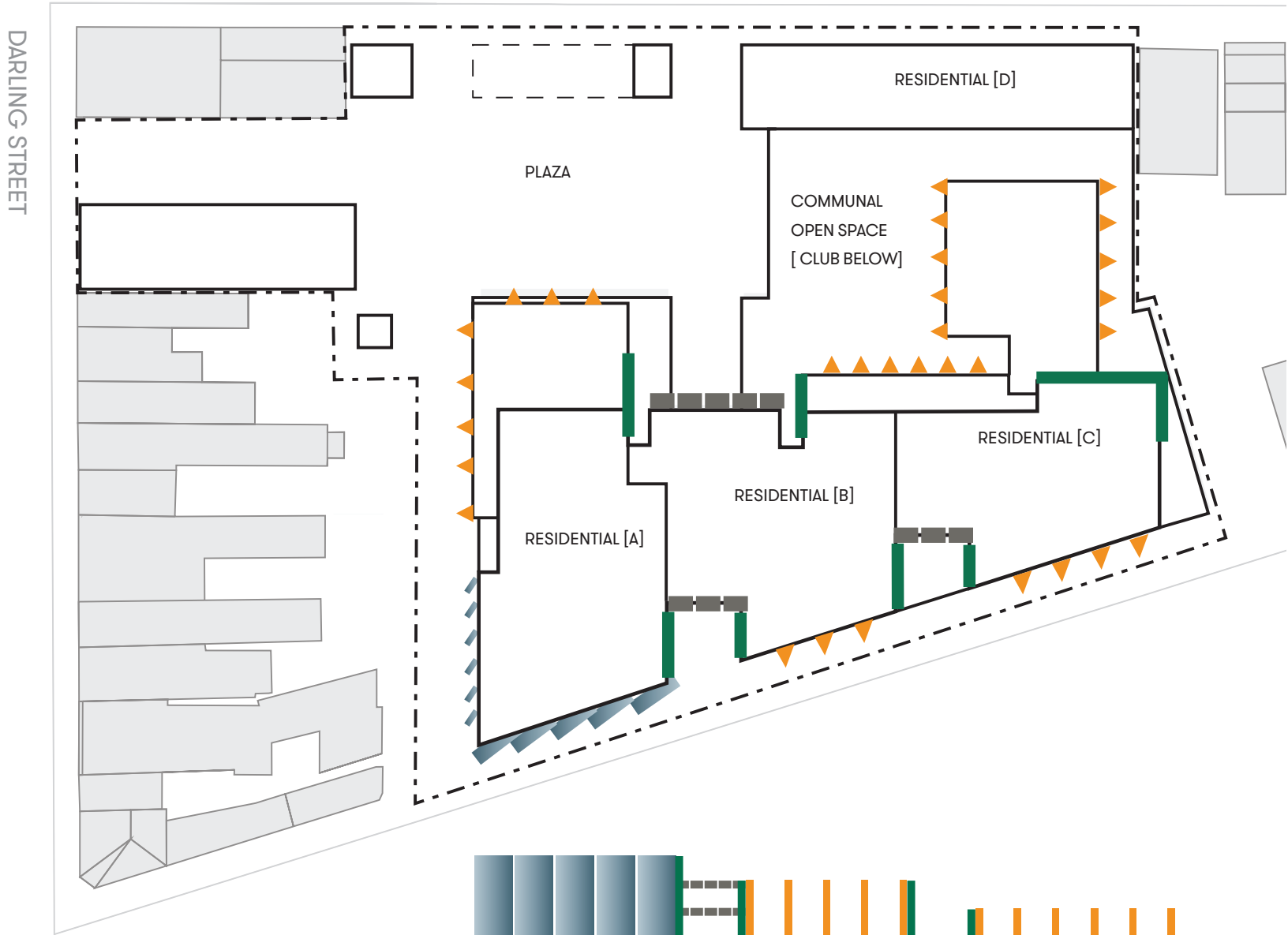
# Facade Articulation

[Residential][Upper Levels]

- VERTICAL SCREEN
- VERTICAL BLADES
- ZINC LOOK RECESS
- GREEN WALL [%15 OF AVAILABLE FACADES]

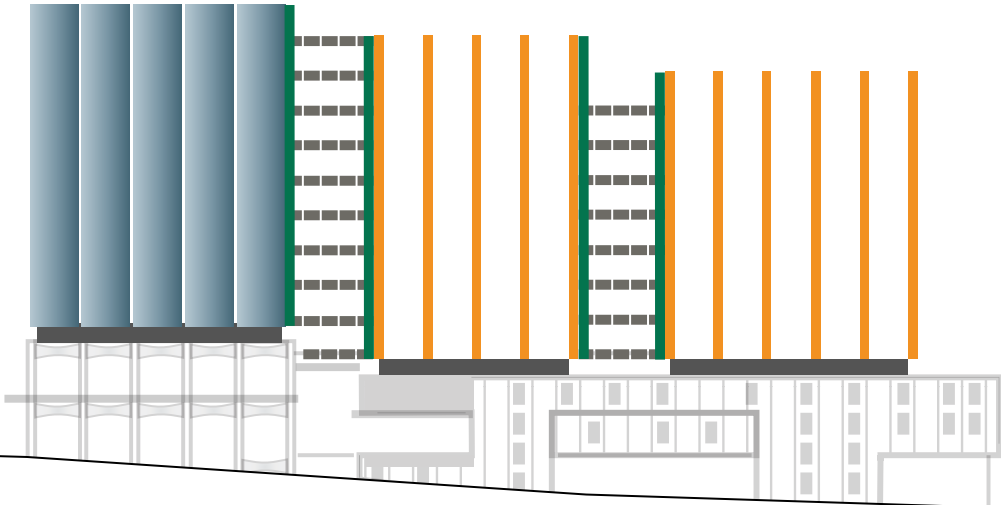


WATERLOO STREET



VICTORIA ROAD

Victoria Road Facade





# Architectural Materiality & Aesthetics

Selection of Materials and finishes for the development have been carefully considered to complement and reinforce the existing street character in Rozelle.

Podium is built of brickwork giving the Street and laneway level facades a material, texture and fine-grained patterning that reflects the local character.

The buildings on Victoria Road are expressive of fine detailed glass screen that reduces traffic noise and timber linings to the balcony spaces providing warmth and detail in the changing light throughout the day. Victoria Road facade achieves a grand statement while at the same time, being composed of smaller scaled elements that enable the massing to transition down to the public plaza at the rear. The metal clad standing seam building recesses and balcony metal work reference contemporary residential extensions locally. On Waterloo Road, low scale brick buildings have been proposed to closely relate to the established surrounding area.



**1 - BRONZE TINT GLASS**

BUILDING [A] GLAZED FACADE  
SCREEN



**2 - BRONZE LOOK**

VICTORIA ROAD VERTICAL  
METAL BLADES



**3 - BEIGE MASONRY**

BUILDING RETURNS TO [A]  
AND [C] VERTICAL BLADES /  
TIGER CLUB BLADE WALLS



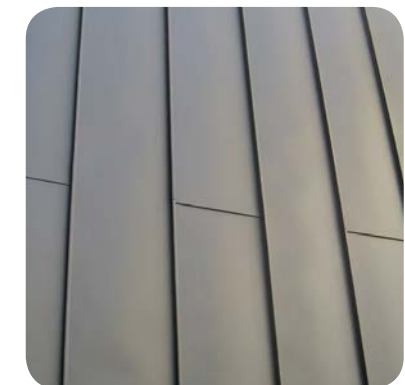
**4 - CONCRETE [OFF FORM]**

EXPOSED SLAB EDGES +  
PLANTERS BETWEEN CLUB  
BRICK BLADES



**5 - TIMBER LOOK CLADDING**

TERRACE AND BALCONY SOFFIT  
/ AWNING SOFFIT

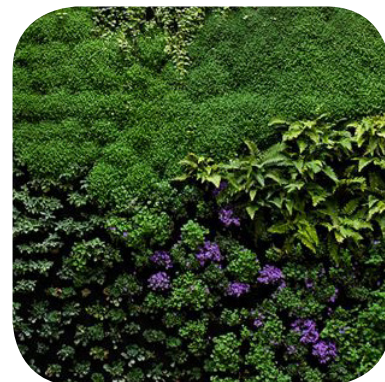


**6 - METAL STANDING SEAM  
PANEL [MATT]**

RECESSED BALUSTRADES  
BETWEEN TOWERS / PLANT  
ROOM FACADE WALLS



**7 - BROWN MASONRY** RETAIL  
/ COMMERCIAL PODIUMS /  
WATERLOO STREET BUILDING



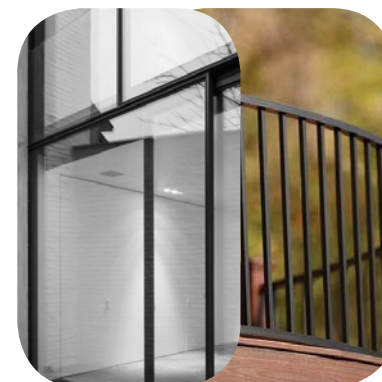
**8 - GREEN WALL**

BETWEEN TOWERS IN FACADE  
RECESSES



**9 - CLEAR GLASS**

WINDOW GLAZING /  
BALUSTRADES



**10 - CHARCOAL METAL WORK**

BALUSTRADES / WINDOW  
FRAMING



**11 - CHARCOAL TINT GLASS**

WINDOW GLAZING





Victoria Road CGI



# Creating a Public Place





# A Vision for a Community Heart

## [Site strategy]

### A Public Place

The proposed development has been generated from a clear site strategy which defines two distinct worlds, the public place, for the whole inner west community, separated by level, from private spaces for the amenity of the apartment residents.

The public offer is generated from the outside, with Street treatments to enhance the presence of the site in its surrounding neighbourhood. Each Street is treated to develop its unique characteristics within the overall local public domain aesthetic.

The Streets are linked via a series of lanes, to each other via a mixed use community heart centred around the new Plaza and anchored by the new Tigers Leagues Club.

### Part of the Local Character

This new public place is designed to complement the existing network of spaces and places in the local area. It aims to create a complimentary offer for the community, a unique outcome, with elements of its character drawn from those which make the existing area of Balmain and Rozelle uniquely special places in Sydney.

### Local Spaces



Outdoor Dining



Family Friendly



Vibrant Lanes



Flexible Space (Market)



Local Produce



Community Events



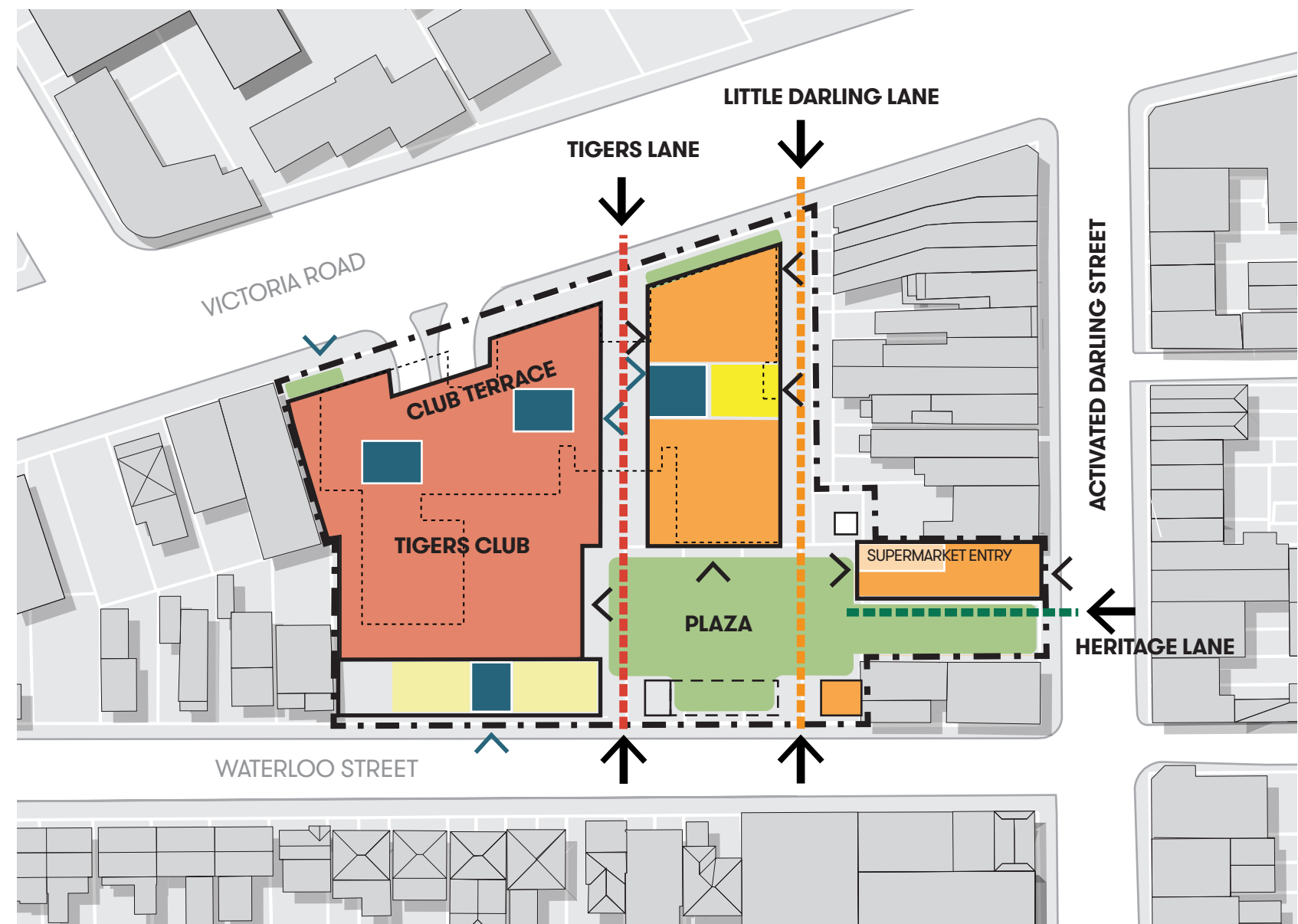
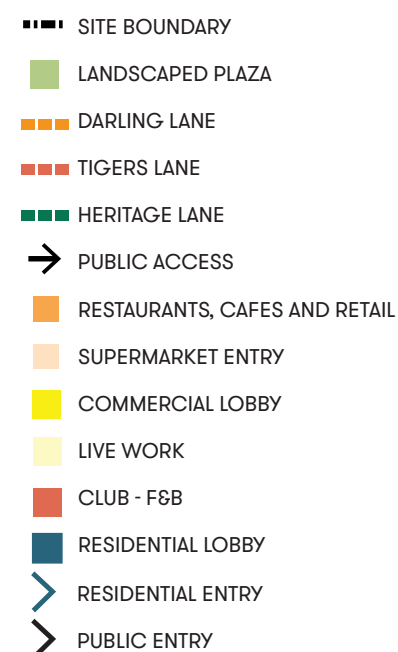


# The Public Place

## [Creating the new Rozelle Plaza and network of Laneways]

### The Public Offer

1. The Club is a key anchor to the Plaza.
2. The through site connections create a series of lanes, providing a range of characters and scale.
3. The Plaza in turn is the access point to the supermarket and F&B offers.



Public Domain Masterplan Diagram

1:1000 @ A3



# The Public Place

[Illustrated Masterplan]



> RESIDENTIAL ENTRY  
 > PUBLIC ENTRY



# The Plaza

## [The Community Heart]



### Key Plan

The community of the Balmain/Rozelle peninsular has access to a range of public spaces including parks and small squares which are well utilised by the community however it lacks sufficient larger plaza spaces for a community of its size. In addition few spaces are available where children can safely play while the family enjoys a meal out. This proposal is an opportunity to provide a public space to fulfil this need.

The proposed Plaza will offer the community a new urban space providing an inviting place to meet, dine, play and enjoy every day, with the flexibility to host larger community occasions - markets,

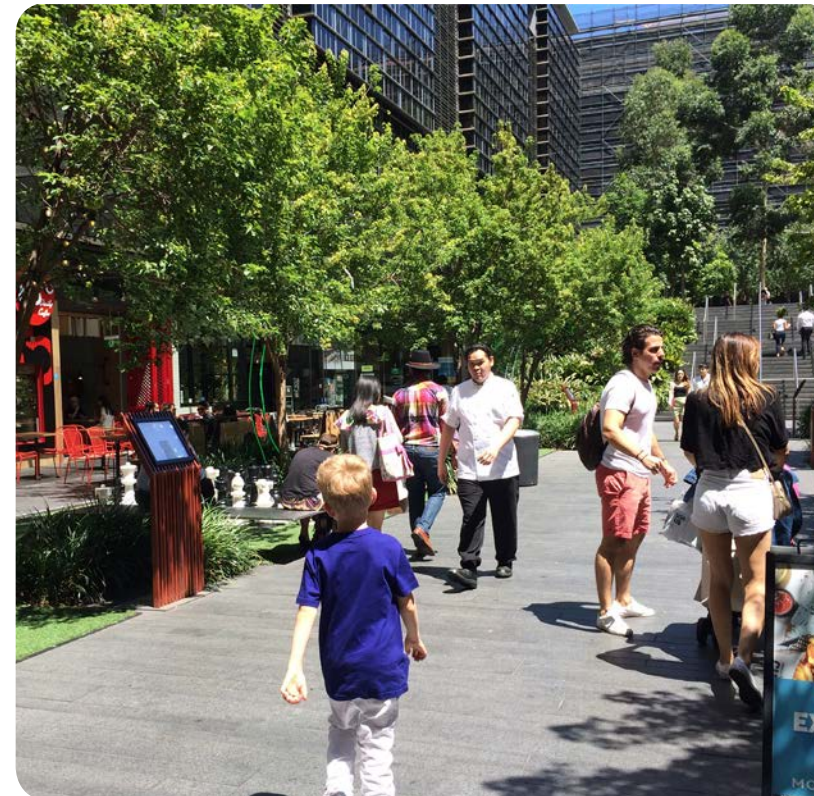
exhibitions, movie nights, sports viewing and much more.

The space is designed to be simple and flexible allowing the community to adapt it to their needs based on the desired function.

Outdoor dining will spill into the space from the surrounding retail offers both under the awnings and into the Plaza itself. Incidental play is offered through the sculptural planters designed for children to climb on, run along and explore through, enhancing the attraction to young families to adopt the place as their own. The planters will also offer ample fixed seating opportunities along with the incorporation of public movable furniture.

Summer shade is provided by a wide canopy of deciduous ornamental pear trees while allowing maximum winter sun within the Plaza.

Layers of art, lighting and historical interpretation will add detail and interest to the space. The materiality will be tactile and inviting drawing from the character of the suburbs with the use of brick, stone and timber adding warmth to its character.



Every Day Public Plaza



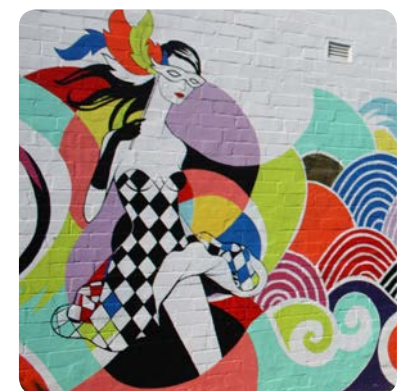
Flexibility for Events



Vibrant Indoor and Dining Offers



Sculptural Planters



Public Art





The Plaza CGI



# The Streets

## [Victoria Road]

In keeping with the traditional zero lot retail Streets of Balmain and Rozelle, the Street address provides an identity for the Tigers Leagues Club and the residential apartments above.

Experienced prominently by people passing in cars, the scale and robust urban character from a distance is then broken down for the pedestrian through materiality and refined detailing, integrated planting and lighting creating a sense of comfort at a very human scale.

The paving of the realigned public footpath will be paved with a high quality unit paver. Street trees have been incorporated where services locations and vehicle sight lines allow.







Victoria Road CGI



# The Streets

## [Darling Street]

The traditional shopping strip along Darling Street is experienced by both pedestrians and cars. It will maintain its strong heritage character and be enhanced by extension of the paving treatment from Victoria Road.

The main intervention on the Street is the removal of one of the two existing buildings to create a link into the Heritage Lane. Where this occurs the facade and awning are maintained for visual consistency and weather protection.

The Heritage Lane provides a view onto the development from the Street and glimpse of the Club beyond the Rozelle Plaza.



Vibrant Shopping Street



Continuing Darling Street Character



Site Entry  
Existing Shopfront Facade

Darling Street Elevation





Plaza Towards Darling Street CGI



Darling Street Entry CGI



# The Streets

## [Waterloo Street]

The new building frontage to Waterloo Street is inspired by the residential scale, character and materials of the existing terraces along the southern side of the Street. The proposed low scale frontage includes a small retail tenancy towards the Darling Street end, residential and live-work units.

The footpaths along Waterloo Street will be paved, up to the entry of Tigers Lane, with the remainder repaved as necessary to match the southern side of the Street. Planting will be incorporated within the building setback zone for provide visual softening and reduce the impacts of low level Street walls and Street trees will be installed.







Waterloo Street CGI



# The Lanes

## [Tigers Lane]



Key Plan

The new Tigers Leagues Club re-imagines the precinct as a dining destination, anchoring Tigers Lane as an exciting restaurant and bar laneway.

Tigers Lane will provide an array of family friendly offers, including laneway dining, hole-in-the-wall cafes which spill into the square providing a vibrant and active place.

The lane will highlight the presence of the Club through the integration of landscape green facades at the entry from both Victoria Road and Waterloo Street.





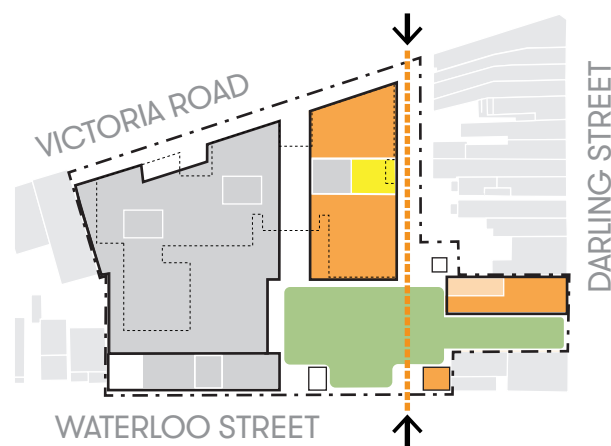


Tiger Lane Entry From Victoria Road CGI



# The Lanes

## [Little Darling Lane]



Key Plan

Little Darling Lane is envisaged as a vibrant space focused on community and arts. The lane provides access to the commercial lobby.

Open on the south to the existing right of way and rear of the Darling Street retail tenancies it is hoped that in the longer term these businesses may open out to the lane and benefit from the additional passing foot traffic. Plans opposite illustrate the temporary treatment as part of the development and how this could be integrated with the private right of way in the future.

Tree planting provides shade and the level difference to the right of way is mitigated by a screen element to be removed in the future.





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# The Lanes

## [Heritage Lane]



Adaptive reuse of the existing two storey building and the creation of a new lane way that serves as gateway to the site, a pocket park and shopfront.

The end of the building facing the square will provide lift and escalator to the supermarket below. At the connection to Darling Street, pedestrian activity will help to strengthen the existing Darling Street businesses and allow Darling Street to anchor the Supermarket under the Square and Club.

Jacaranda trees will provide dappled shade amongst a lush garden with elements of art and heritage interpretation.

Key Plan



Heritage Lane Elevation Towards Waterloo Street





Heritage Lane CGI



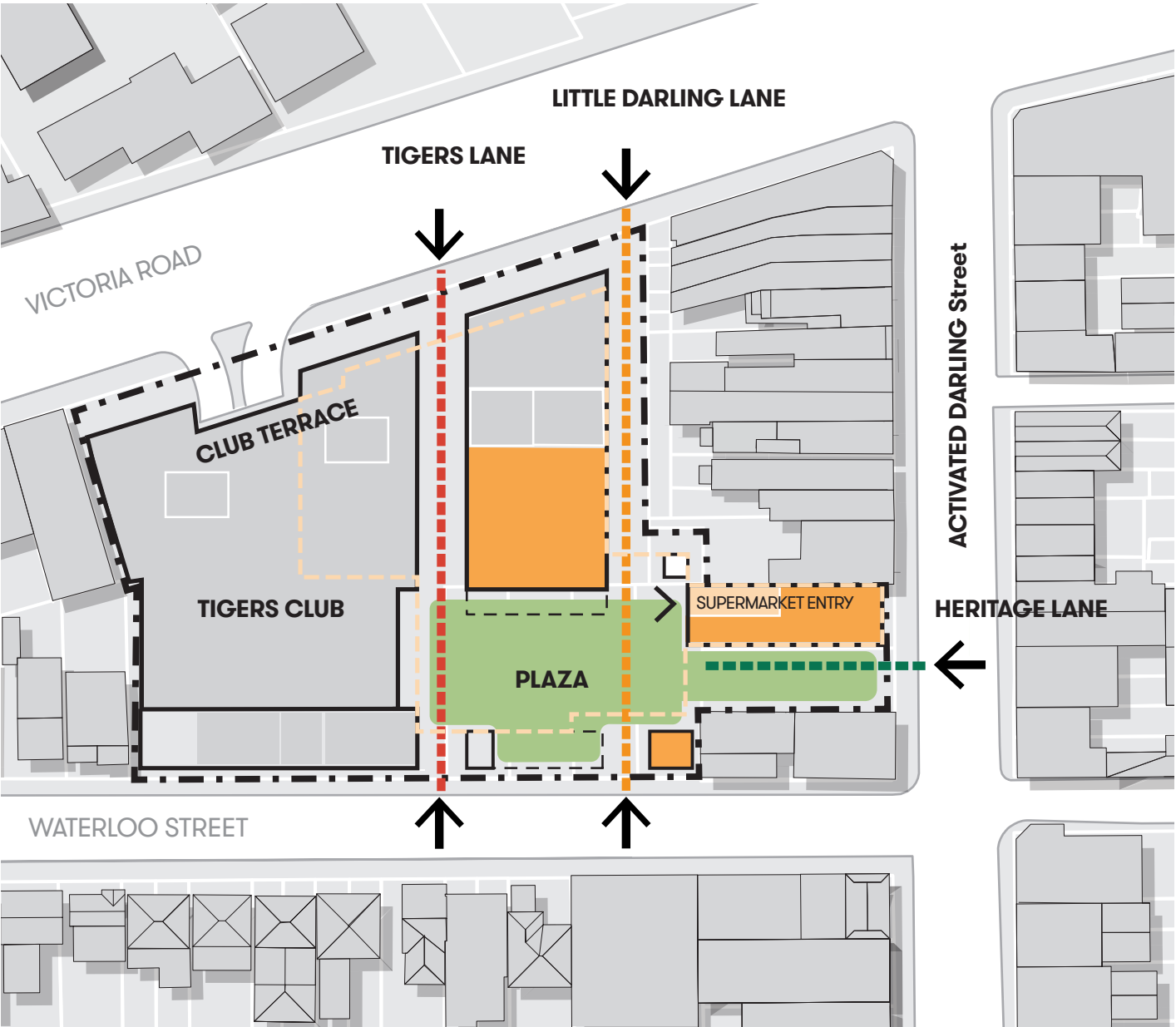
# Retail Amenity

## [The supermarket]

An entry off the Plaza brings you down to the supermarket below. The supermarket will provide convenient retail for residents, commuters and the passerby. The supermarket will provide a complimentary use to the existing Darling Street retail.



- SITE BOUNDARY
- LANDSCAPED PLAZA
- DARLING LANE
- TIGERS LANE
- HERITAGE LANE
- PUBLIC ACCESS
- RESTAURANTS , CAFES & KIOSK
- SUPERMARKET ENTRY
- SUPERMARKET OUTLINE BELOW



1:1000 @ A3



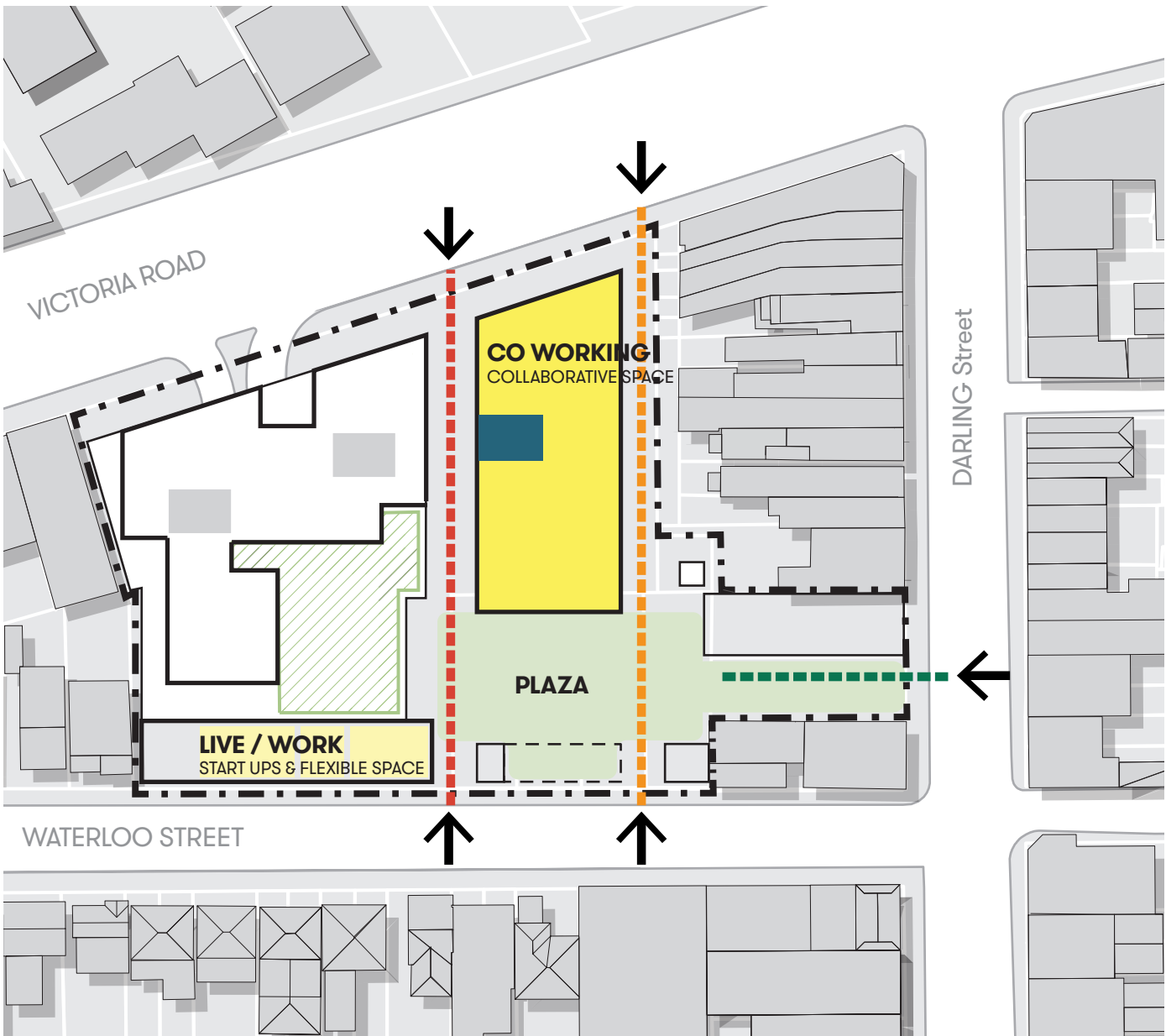
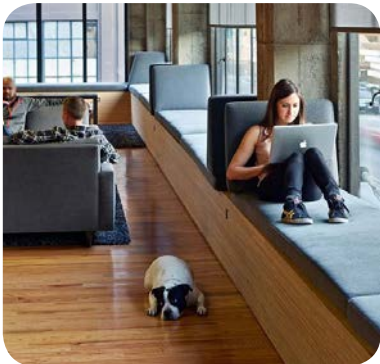
# Co-Work

## [Commercial Activation]

Commercial tenancies, including co working spaces make up a new creative commercial campus on level 1 overlooking and activating the Plaza below.

Live work on Waterloo Street with flexible and accessible ground floor spaces allows for start up business close to Darling Street commercial precinct. This flexible ground floor space can become a second bedroom/Study or home office.

Commercial spaces sit between residential public spaces and the public; a semi private threshold/buffer.



- SITE BOUNDARY
- LANDSCAPED PLAZA
- DARLING LANE
- TIGERS LANE
- HERITAGE LANE
- PUBLIC ACCESS
- COMMERCIAL
- LIVE WORK
- RESIDENTIAL LOBBY
- LEVEL 1 COMMUNAL OPEN SPACE

1:1000 @ A3



# Tigers Leagues Club

## [The Vision]



## [A Club for the Community]

A casual and inclusive space for the community to come together and spend time, share family moments, celebrate events or cheer on the Balmain Tigers.

Communal tables and lounges are provided to encourage groups to get together for a morning coffee or a casual meeting or to enjoy the special events hosted by the club.

There is also the opportunity to find a quiet spot and have a drink or take the opportunity to work away from the office or home.



## [Flexible Spaces]

The club is designed as a venue that works from morning to night with a variety of lounges, seating areas and food and drink offers that can flex between quiet and busy times of day.

Each area has its own identity from the lively sports lounge to the family friendly cafe, but they all work together to provide an all round offer.

The spaces are broken down into areas that can be used to hold small to medium private functions and informal meetings for community and interest groups that keep the club activated.

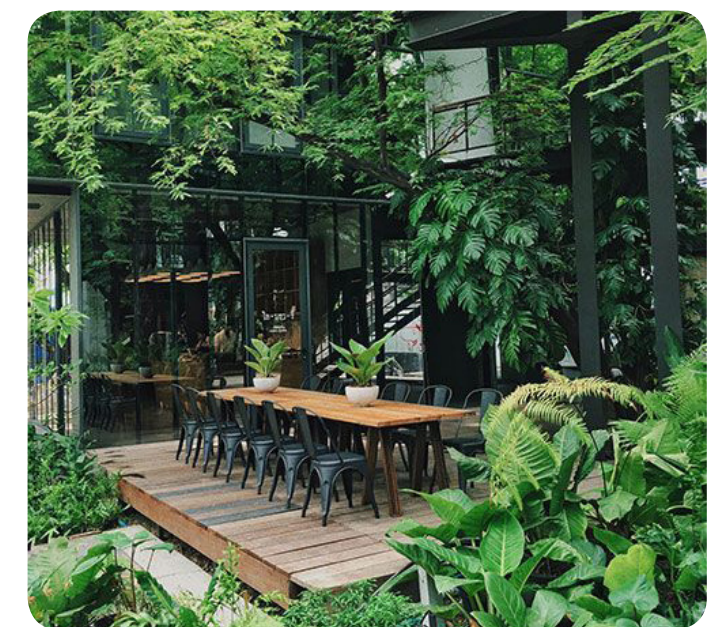


## [Aussie Food]

There would be a number of food outlets including a cafe with takeaway options and a modern restaurant with a beautiful theatre kitchen and banquette seating that can accommodate large or small groups.

A large outdoor terrace is also provided as the perfect setting for a casual weekend barbecue offer surrounded with plenty of outdoor seating.

The flexible day to night operation will provide options from a quick coffee and bite to eat in the morning to casual all day bar dining to a special sit down celebration dinner in the evening.



## [Bringing the Outdoors in]

Inspiration from the beautiful new landscaping in the Plaza and surroundings will be used to create pockets of greenery within the club, creating a natural flow and visual link from the outside to the inside.

The main terrace will also be surrounded by greenery and landscaping creating a beautiful outdoor environment within the urban setting.

The club will appear blended into the new development with the creation of the terraces and outdoor dining, giving an open and fresh feel.



# Re-presenting The Club

**[A community anchor accessed from Victoria Road and the Plaza]**

Highlighting the importance of the return of the Tigers Leagues Club to its historical and spiritual home on this site, it will be visually identified on all of the surrounding Streets through its architectural treatment including integrated planted elements, signalling the presence of the Club within.

Vertical greening is the key identifier of the Club from the public domain with planted green facade providing screening to the terrace along Victoria Road and lead the public into Tigers Lane from both Victoria and Waterloo, to the Club entry within the Plaza. The facade, while performing functional screening, also invokes an abstract vision of a tiger hidden in the jungle. Signage and lighting would further reinforce this theme.

The Club terrace along Victoria Road will perform a particularly important role, highlighting the activity within the Club as a presence in the neighborhood, particularly to those travelling past along Victoria Road in cars.





# Design Specifics

## [Public Realm Design]

### Quality

The design strategy is to provide a durable and high quality public realm with a consistency of quality and treatments across the council owned Streets and throughout the internal site areas including the lanes and plaza.

Material, finishes, furniture and fixtures will be selected with consideration to whole of life costs, detailed and installed to minimise ongoing maintenance needs.

### Accessibility

The entire public realm is designed to allow equitable access throughout. The level changes across the site present challenges to providing full accessibility at every entry point however all spaces can be reached by the mobility impaired.

### Materials

Materiality has been selected to be consistent with and complimentary to, the existing Balmain / Rozelle public domain treatments. The details of the Streetscape design including paving materials, furniture selection and planting will be agreed with Council.

Access within the deep soil zones will incorporate permeable paving with seating spaces on decks, to maintain water infiltration.

Where practical recycled materials may be incorporated into feature elements such as walls and cladding to add to the character and texture of the environment.

All paving materials will conform to relevant standards for durability, non-slip textures, strength and surface treatment to withstand use by light automobiles, service vehicles, pedestrians and bicycles.

### Safety & CPTED

The proposal has considered the principles of Crime Prevention Through Environmental Design (CPTED) and the enhancement of public safety throughout the site.

The activation of the ground level including retail tenancies, residential and commercial lobbies and The Club will provide continual passive surveillance during the day, evening and into the night. The upper level commercial co-work space is likely to be used both day and night and the residents from apartments above will further enhance surveillance and sense of safety.

The main residential lobbies are visible from Victoria Road with the entries to the low scale residences along Waterloo also clearly addressed and visible from the public Street.

Places of concealment have been minimised and clear signage / wayfinding will be incorporated throughout the precinct.

Planting treatments will maintain clear sight lines through the use of clear trunked trees and low level understory species where visibility for safety is required.

A safe lighting level will be maintained to all Streets, lanes and public spaces to encourage surveillance and activation and enhance safety. Entrances to loading docks and basement car parks will also be appropriately lit for safety.

### Sustainability

Enhancing the sites contribution to biodiversity is an important aspect of the design through the incorporation of endemic species and reduction of monocultures. Species will be selected where possible to minimise additional water demand and irrigation which is required will be supplied through stored site stormwater to reduce potable water consumption.

Passive techniques have been employed to enhance comfort

including the provision of summer shade and winter sun in the Plaza and heritage lane through the use of deciduous tree species.

Roof areas include photo-voltaic solar panels providing electricity for external common area lighting.

### Furniture

A design language has been used throughout the public realm walls and stairs which integrate retaining elements, seating and even play. This consistent theme is offset by an eclectic mix of materiality, planting, art, lighting and fixed and movable furniture that allow each space to generate a unique character.

The selection and placement of these items takes into consideration safety, functionality and accessibility. Furniture proposed for use in the public domain will be durable and easily cleaned and include anti-graffiti coatings where necessary to reduce vandalism. Tactiles, handrails and other pedestrian safety devices will be installed as required by AS1428.

### Lighting

The public realm will be lit largely through architecturally integrated lighting with entries and access points given particular predominance. The general lighting levels will be designed to comply with the Australian standards for safety, while allowing the creation of an appropriate night time ambiance.

As a vibrant place for use through the day, into the evening and at night, feature lighting will be an important part of the site's character. Lighting of trees, use of in-ground strip lights, catenary lighting and even temporary installations such as Christmas and Vivid will be allowed for.



# Design Specifics

## [Public Realm Design]



Planting

Planting is utilised through the public realm in vertical and horizontal forms within the lanes and public spaces. Large deciduous shade trees, lush mass gardens, raised planters on slab, green walls, green facades and borrowed green from the podium landscapes above, contribute to the green character.

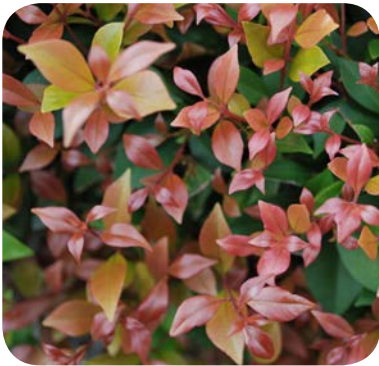
The importance of biodiversity and the reinstatement of endemic plant species on the Balmain Peninsular is recognised through the inclusion of endemic species where suitable.

Exotic tree species have been incorporated for passive solar sun/shade access and reflecting the importance of these exotic species in the local cultural landscape.

The vertical green identifying elements for The Club will utilise a purpose made system including integrated water and nutrient supply. Planting will be designed in detail with a green wall specialist for the particular shade/sun conditions with suitable native and endemic species incorporated where suitable mixed with exotic species to create a lush green character.

Where deep soil is provided multi-layered planting will again incorporate a suitable endemic and exotic species mix. Trees are provided in these areas to meet the DCP requirements, as are soil volumes.

A detailed planting schedule is provided as part of the landscape DA drawing package.



Planting Character and Key Species



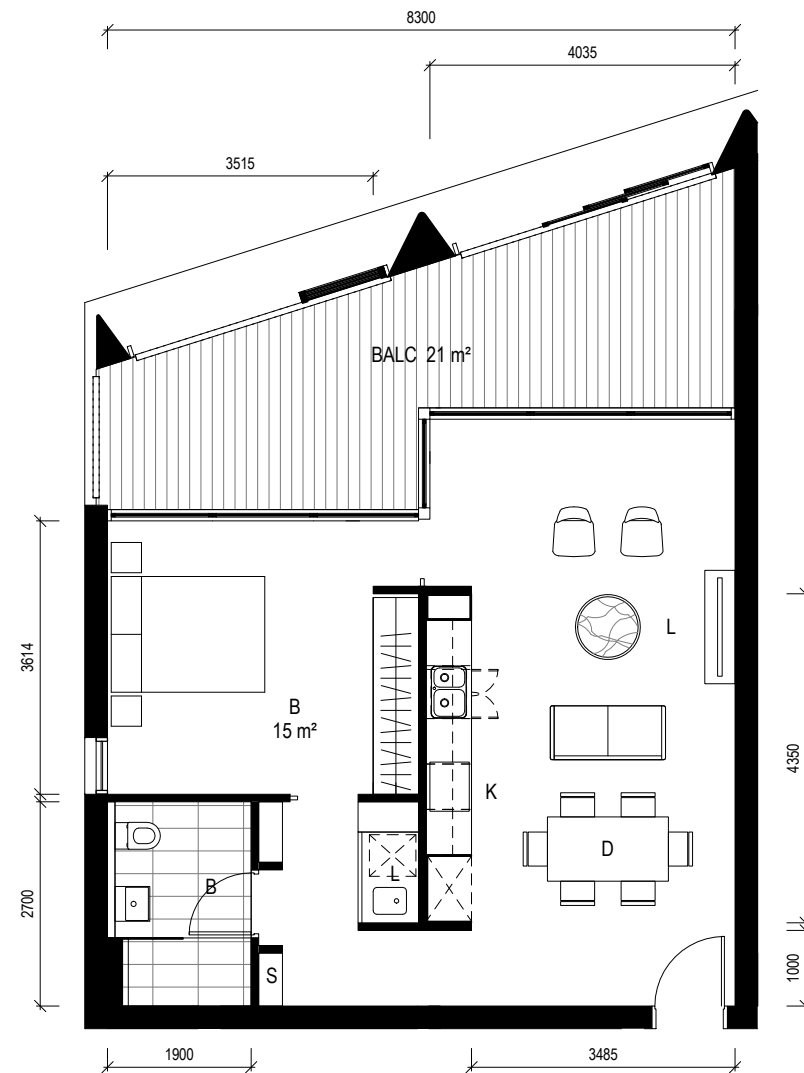
# Residential Amenity



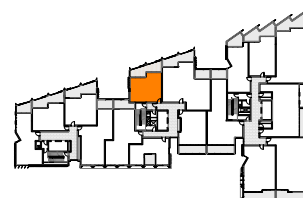


# Apartment Types

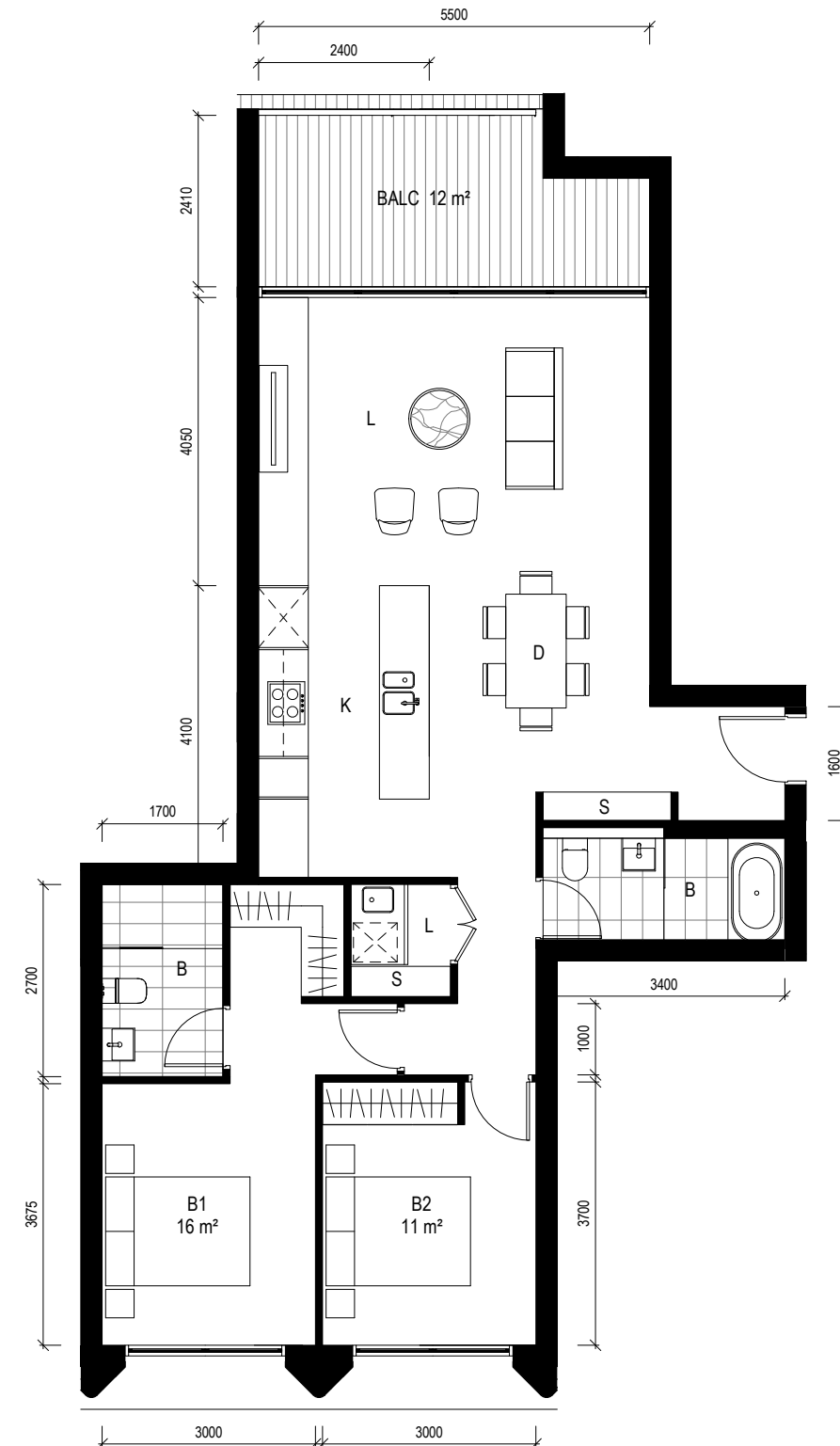
## [Typical Layouts]



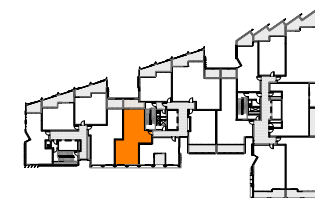
**Typical 1BED**  
**59 m<sup>2</sup>**



**Typical 1Bed L1 - L10**  
Units: B102, B202, B302, B402,  
B502, B602, B702, B802, B902,  
B1002



**Typical 2BED**  
**93 m<sup>2</sup>**



**Typical 2Bed L1 - L8**  
Units: B103, B203, B303, B403,  
B503, B603, B703, B803

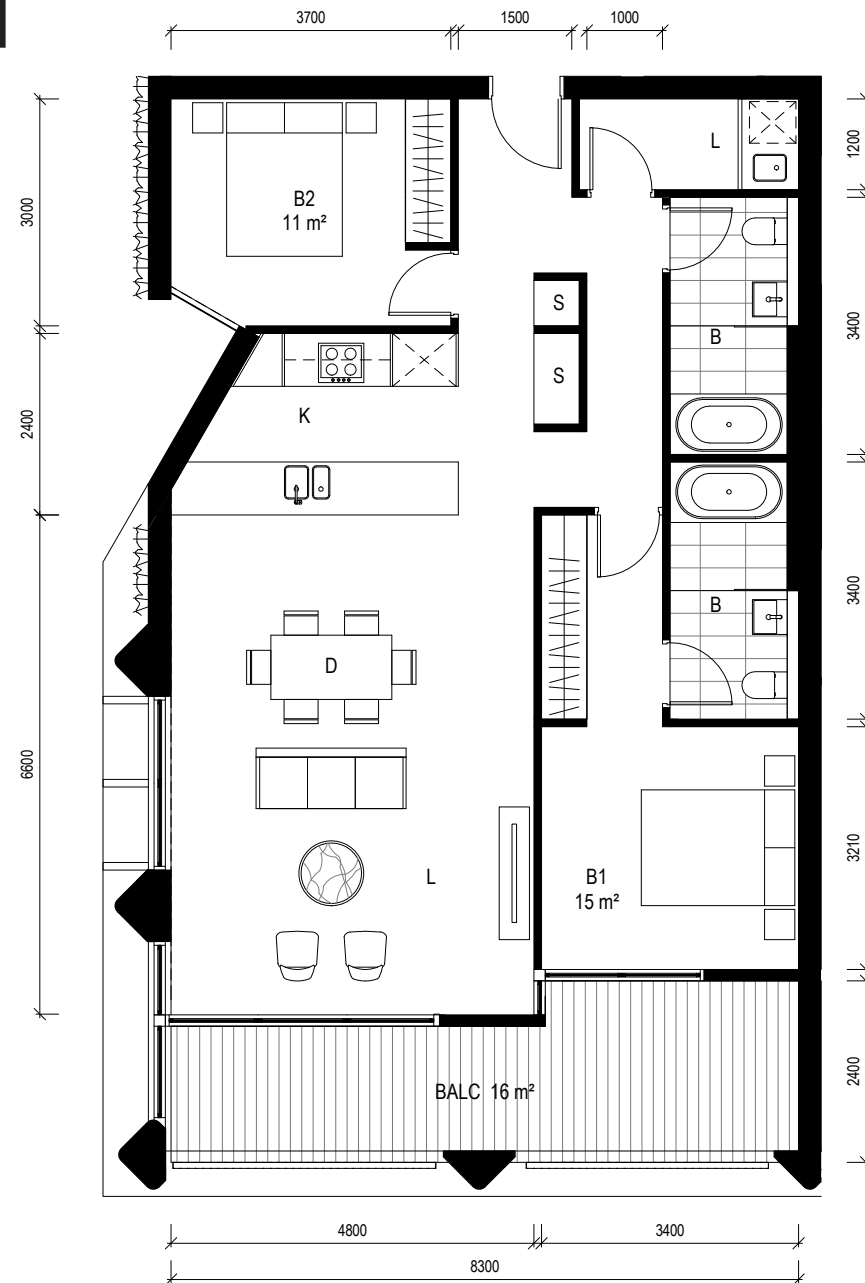
1:100 @ A3



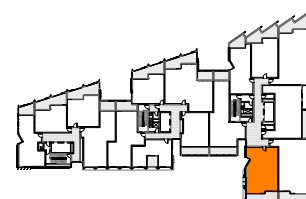


# Apartment Types

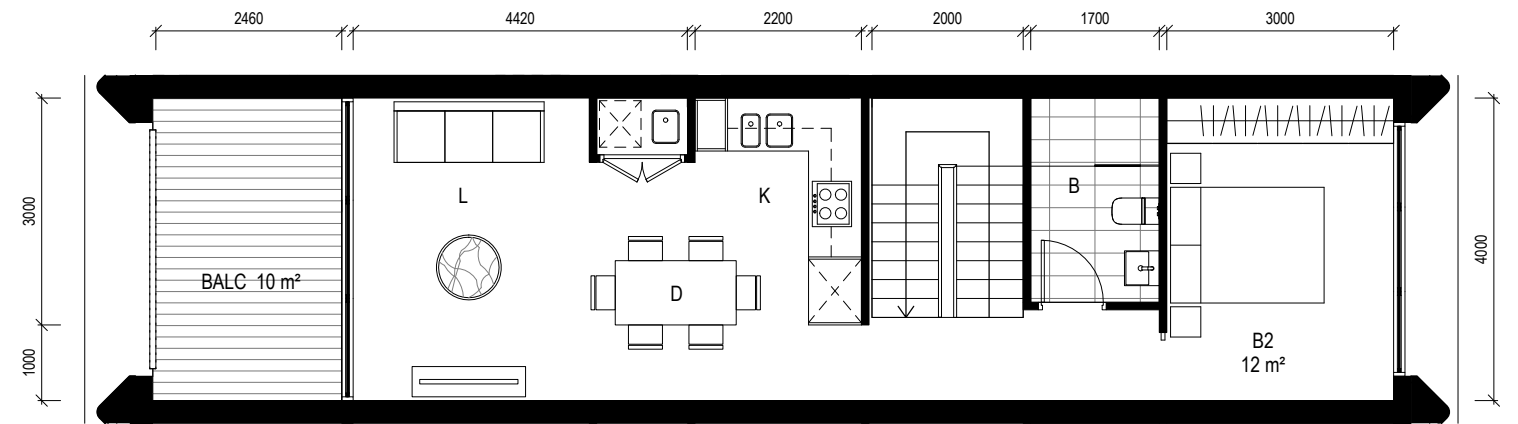
## [Typical Layouts]



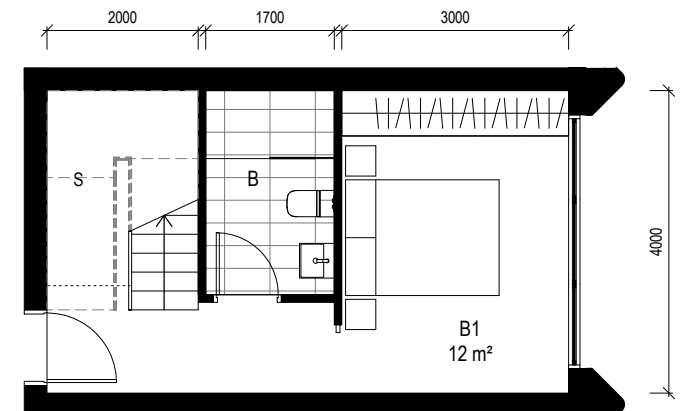
**Typical 2BED**  
**98 m²**



**Typical 2Bed L2 - L9**  
Units: A206, A306, A406,  
A506, A706, A806, A906

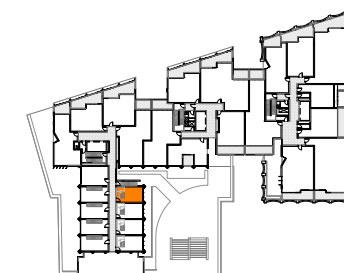


**UPPER**

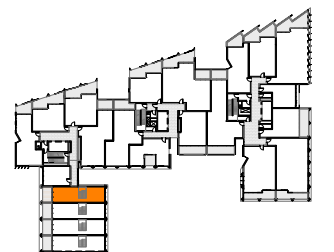


**LOWER**

**Typical 2BED [2]**  
**78 m²**



**Typical 2Bed [2 storey] L2**  
Units: C210, C211, C212, C213



**Typical 2Bed [2 storey] L3**

1:100 @ A3

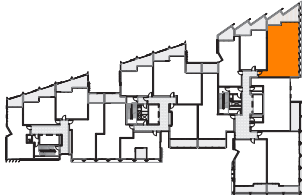
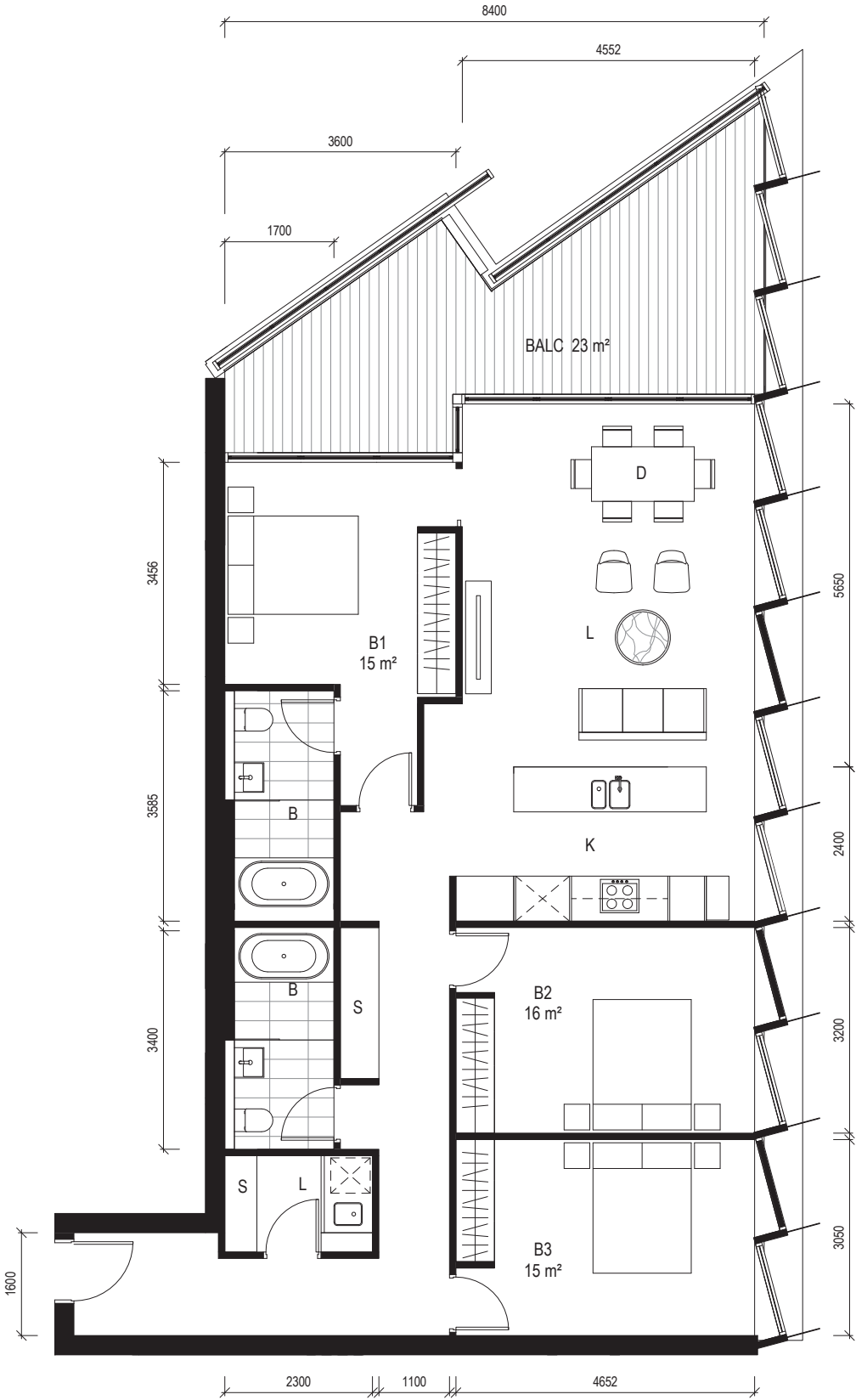




# Apartment Types

[Typical Layout]

Typical 3BED  
124 m<sup>2</sup>



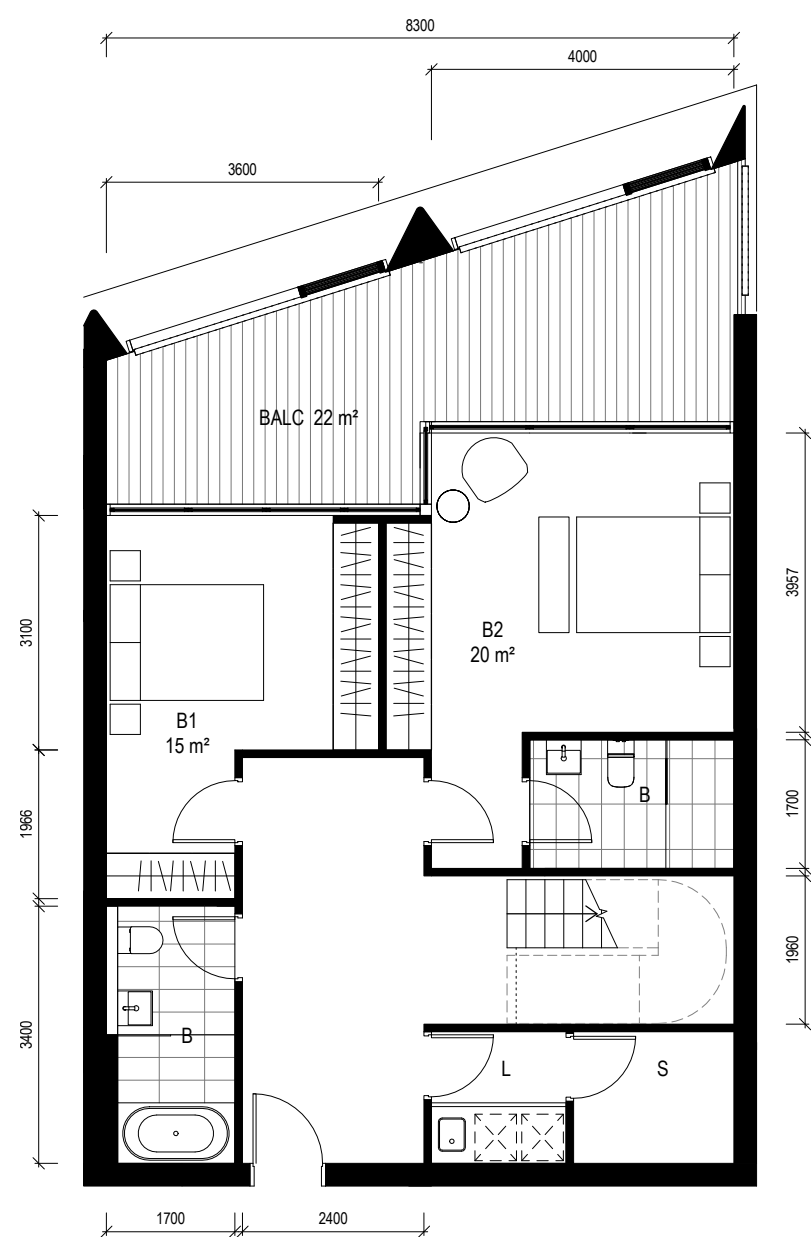
Typical 3Bed L2 - L10  
Units: A202, A302, A402, A502, A602, A702, A802, A902, A1002

1:100 @ A3

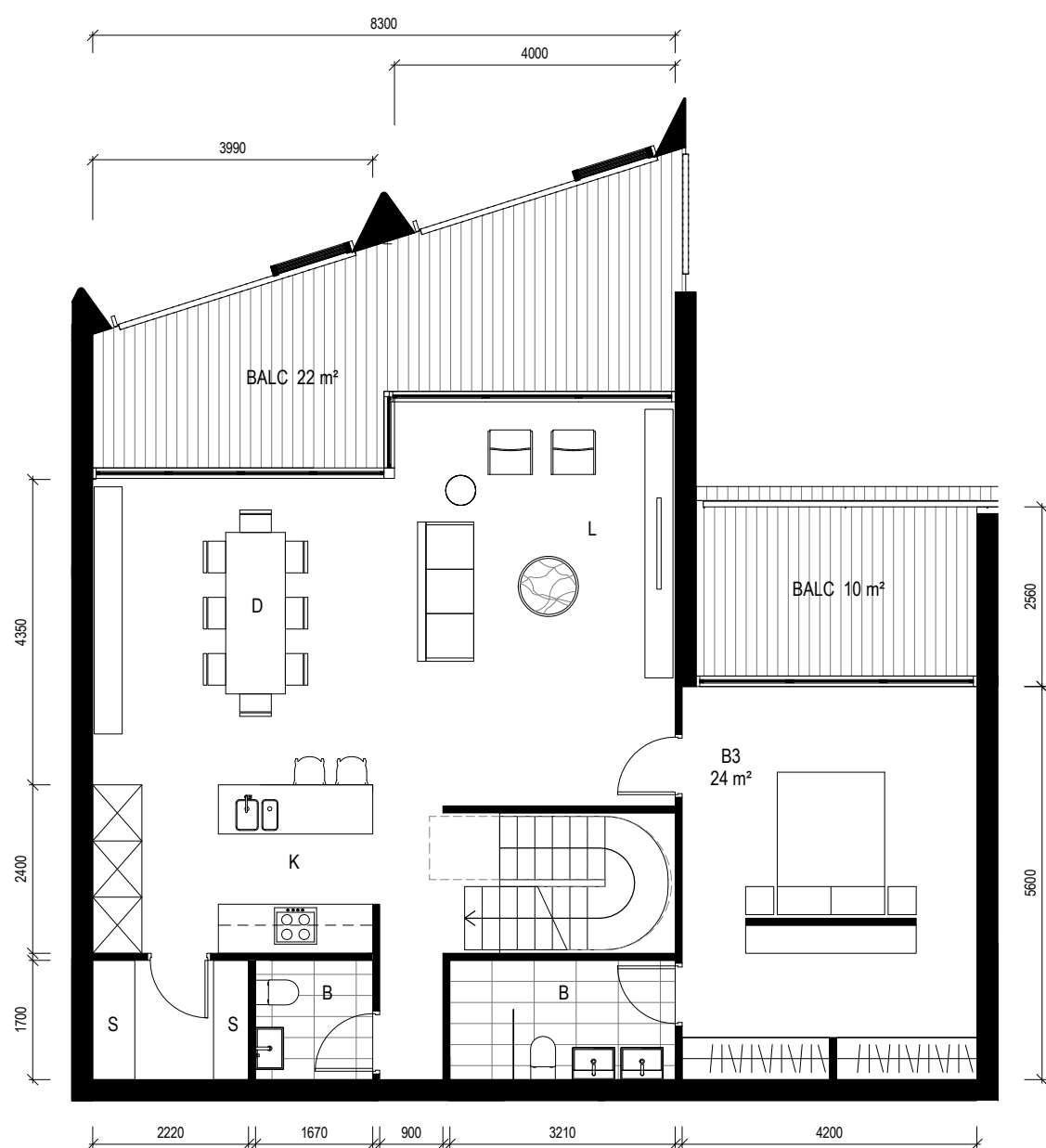


# Apartment Types

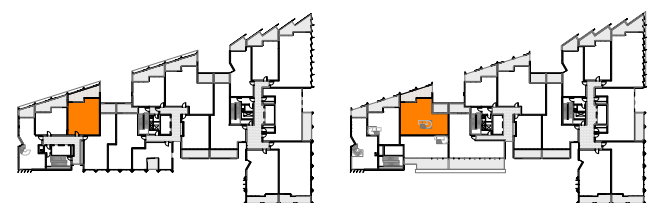
[3Bed - 2 STOREY]



LOWER  
**170 m²**



UPPER



**3Bed L8**  
Unit: C802

**3Bed L9**

1:100 @ A3



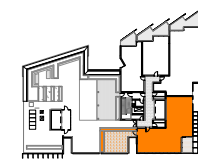
# Apartment Types

## [3Bed Penthouse]



### 3BED PENTHOUSE

**144 m²**



**3Bed penthouse L11**  
Unit: A1101

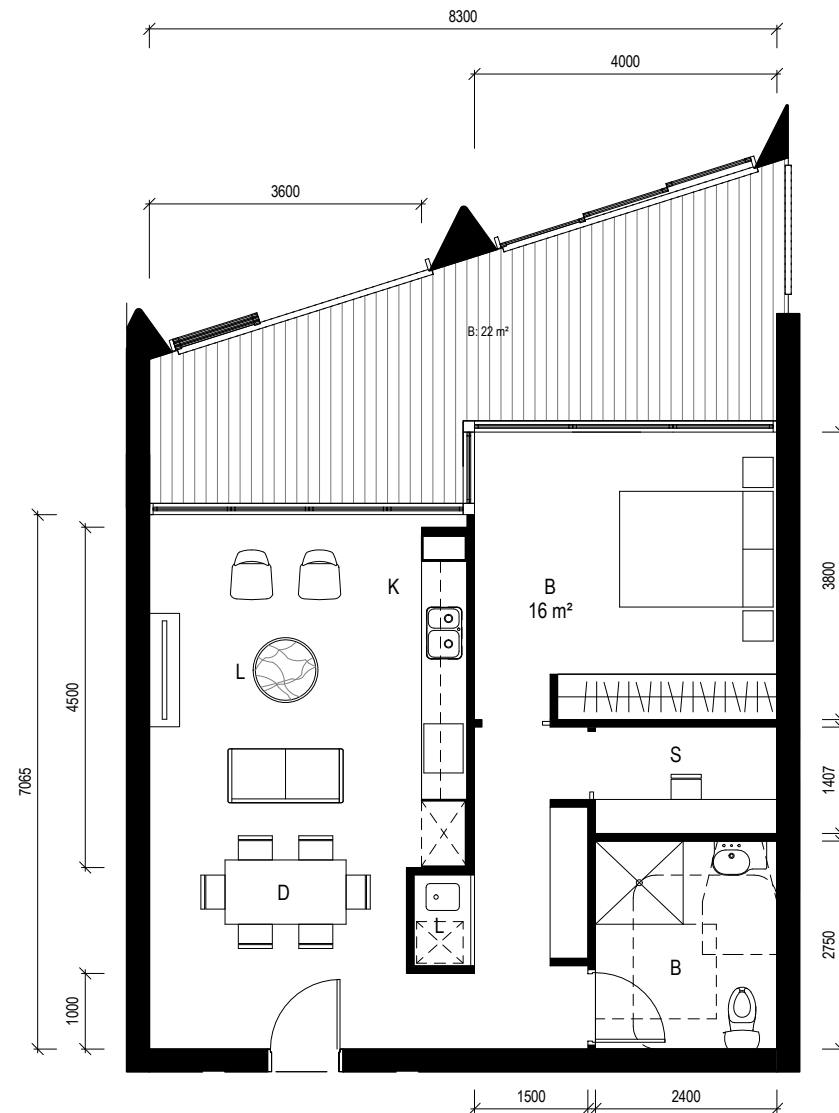
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# Adaptable Layouts

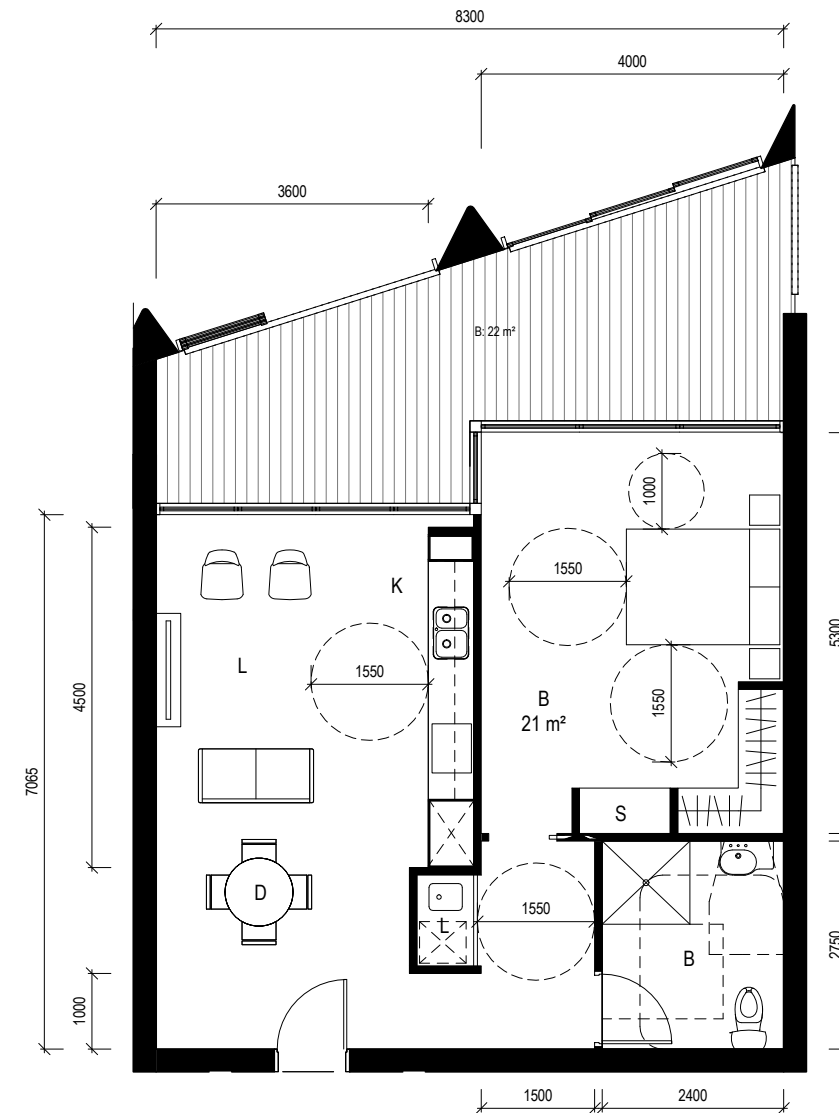
## [Type 1]



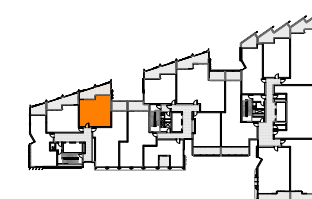
1BED PRE ADAPTABLE

**63 m<sup>2</sup>**

1:100 @ A3



1BED POST ADAPTABLE

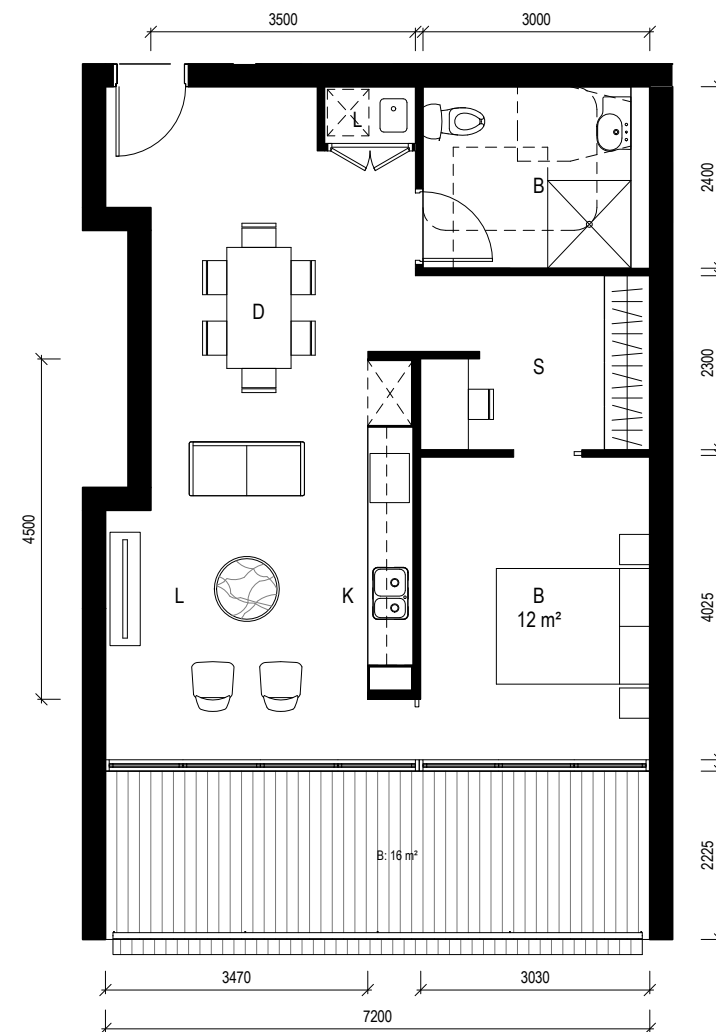


**Typical adaptable1 L1 - L7**  
Units: C102, C202, C302,  
C402, C502, C602, C702



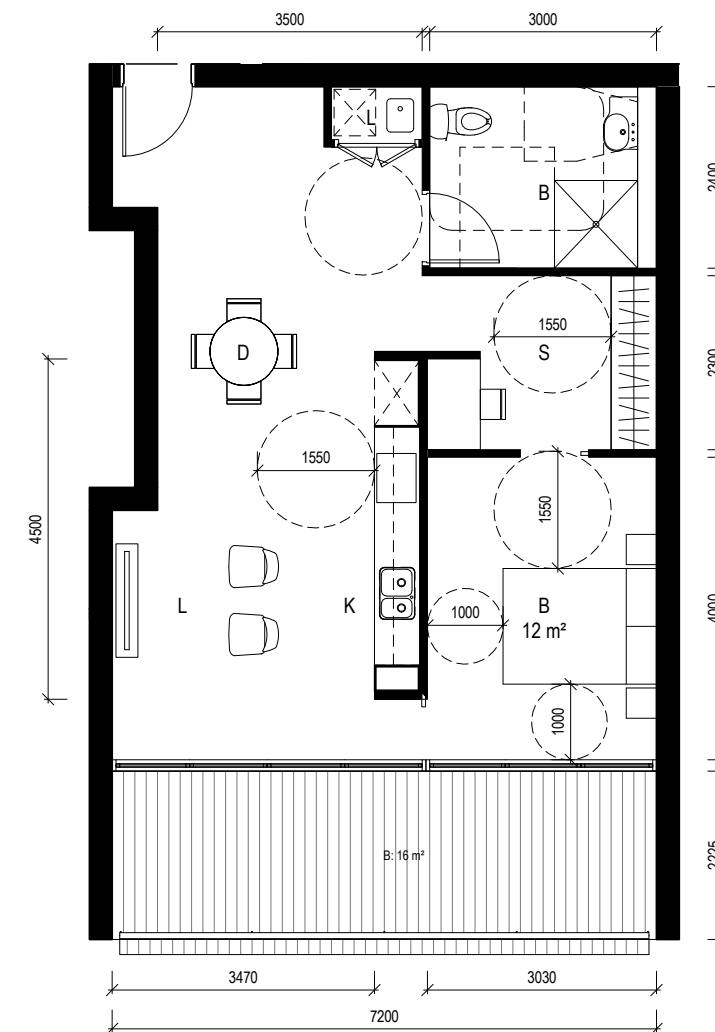
# Adaptable Layouts

## [Type 2]

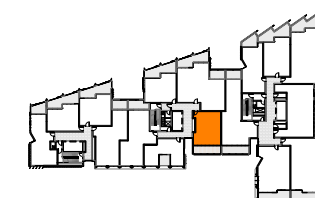


1BED PRE ADAPTABLE

62 m²



1BED POST ADAPTABLE



Typical adaptable2 L2 - L10  
Units: B205, B305, B405,  
B505, B605, B705, B805,  
B904, B1003

1:100 @ A3





# Design Specifics

## [Private Realm Design]

### 

#### Quality

The design strategy is to provide a durable and high quality private realm. Material, finishes, furniture and fixtures will be selected with consideration to whole of life costs, detailed and installed to minimise ongoing maintenance needs.

#### Accessibility

All key areas of the communal spaces are designed to allow equitable access by the mobility impaired.

#### Privacy

The private courtyards to apartments are afforded privacy through a combination of fence screens and layers planting beds both inside and out.

The gardens spaces avoid overlooking or the neighboring properties through the provision of perimeter planting beds with screen planting which provides the additional benefit of softening the view of the development from these properties.

Gathering spaces within the communal gardens are located away from the adjacent apartments and the neighboring properties for acoustic privacy.

#### Sustainability

In addition to the provision of amenity the incorporation of the landscaped roofs and facades enhances sustainability through improved air quality, insulative properties, noise attenuation and biodiversity.

Whether native or exotic, low water planting species will be prioritised and zoned by water needs, serviced by a zoned irrigation system supplied though rain water collection on site to minimise potable water use.

Roof areas at Level 1, Level 5, Level 11 and Level 12 include photo-voltaic solar panels providing electricity for external common area lighting.

#### Environmental Comfort

Passive techniques have been employed to enhance comfort including the provision of summer shade and winter sun within the spaces including the placement of key usable spaces, incorporation of deciduous shade trees and pergola structures.

Wind it mitigated in the communal gardens through a mix of planting and high glass screens to the perimeter of the buildings.

#### Planting

The planting palette includes areas which receive extensive sun through to those which are in almost year round shade. Some areas to the south of the buildings will be significantly shaded and as such a selection of shade tolerant species have been included.

Planting will be zones according to the prevailing solar conditions from lush green undercrofts to sunny native ornamental areas and productive gardens offering a wide variety of characters and spaces to meet the needs of an eclectic community.

#### Biodiversity & Habitat

Enhancing the sites contribution to biodiversity is an important aspect of the design through the incorporation of endemic species the design will help in the wider community efforts to reintroduce more indigenous vegetation to the local area.

The introduction of native species through both the accessible and inaccessible landscaped areas will have the added benefit of providing habitat opportunities for native bees, birds and micro-bats amongst others.

Species in general will be selected where possible to minimise additional water demand and irrigation which is required will be supplied through stored site stormwater to reduce potable water consumption.

#### Materials & Furniture

The materials and fixtures for the podium communal open space and rooftop areas has been selected to compliment the character of the architecture and reflect the quality of the development.

Consideration has been given to durability and practicality for ongoing management and maintenance.

#### Lighting

The communal garden spaces will all be provided with lighting to allow evening use. Lighting will be designed to minimise glare to residences surrounding and above as well as neighbors.



# Design Specifics

## [Private Realm Design]

### Planting

Planting is utilised through the public realm in vertical and horizontal forms within the lanes and public spaces. Large deciduous shade trees, lush mass gardens, raised planters on slab, green walls, green facades and borrowed green from the podium landscapes above, contribute to the green character.

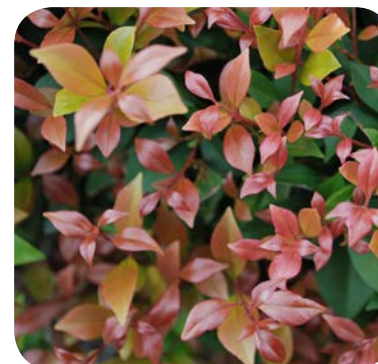
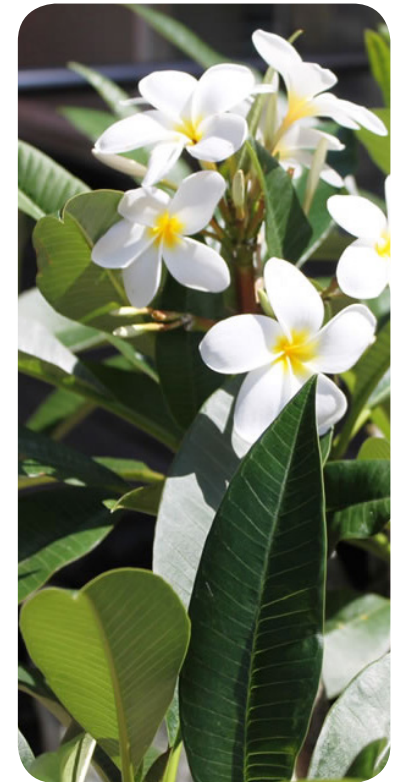
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The vertical green identifying elements for The Club will utilise a purpose made system including integrated water and nutrient supply. Planting will be designed in detail with a green wall specialist for the particular shade/sun conditions with suitable native and endemic species incorporated where suitable mixed with exotic species to create a lush green character.

Where deep soil is provided multi-layered planting will again incorporate a suitable endemic and exotic species mix. Trees are provided in these areas to meet the DCP requirements, as are soil volumes.

A detailed planting schedule is provided as part of the landscape DA drawing package.





# Vertical Landscape & Green Roofs

## [Additional Green]

It is increasingly recognised that the integration of living infrastructure on building contributes a wide array of benefits including and has been incorporated into the proposed development to enhance:

- + Visual Greening and definition of the building forms
- + Key identifying element signifying The Club in the public realm
- + Enhancement of local biodiversity
- + Native fauna habitat including birds and micro-bats.
- + Native bee food source
- + Improved building insulation
- + Increased roof membrane life
- + stormwater collection and reuse
- + Reduced urban head island effects
- + Wind mitigation
- + Reduced noise pollution
- + Increased air quality
- + Attractive green views for residents above

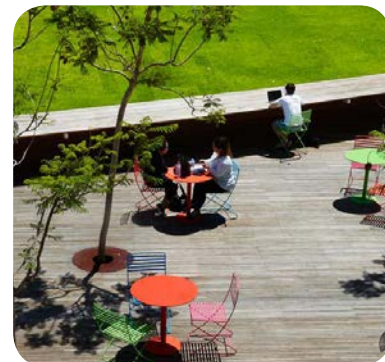
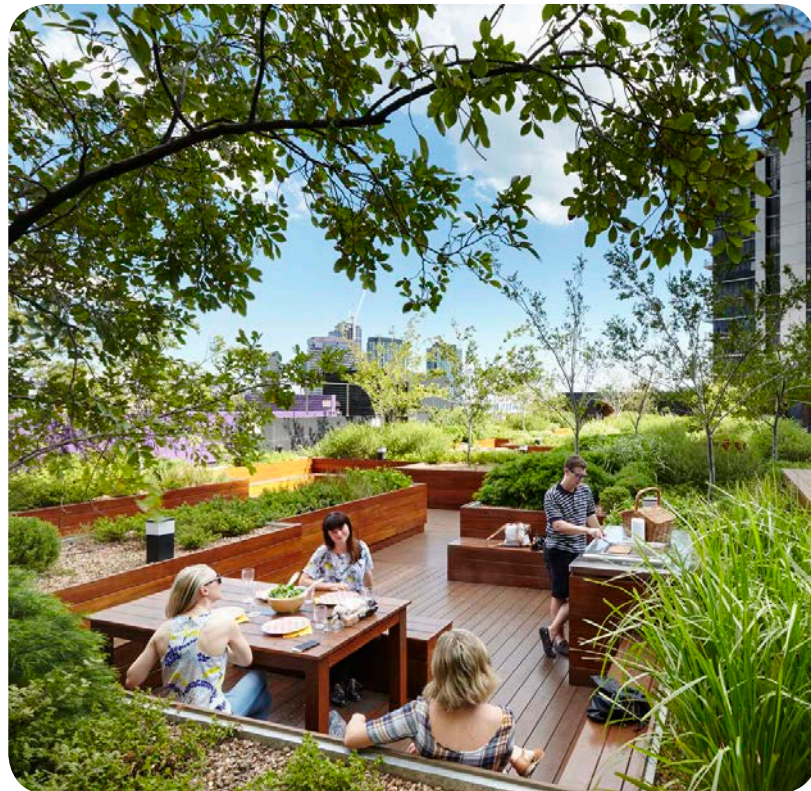


Vertical & Green Roof Systems & Character



# Communal Open Space

[Landscape Character and Materials Level 1]



Gathering Spaces

Lush Shady Areas

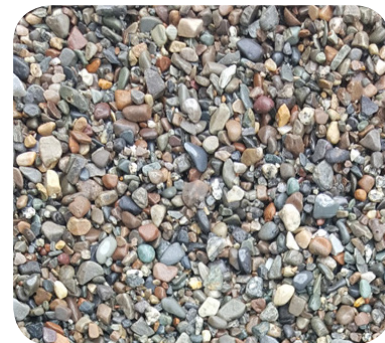


# Communal Open Space

[Level 1, 2 + Mezzanine - Character, Materials and Planting]



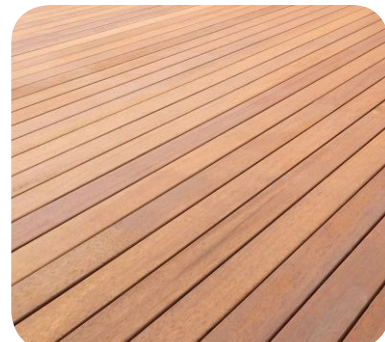
Stone Unit Paving



Resin Bound Gravel



Sandstone



Timber Decking



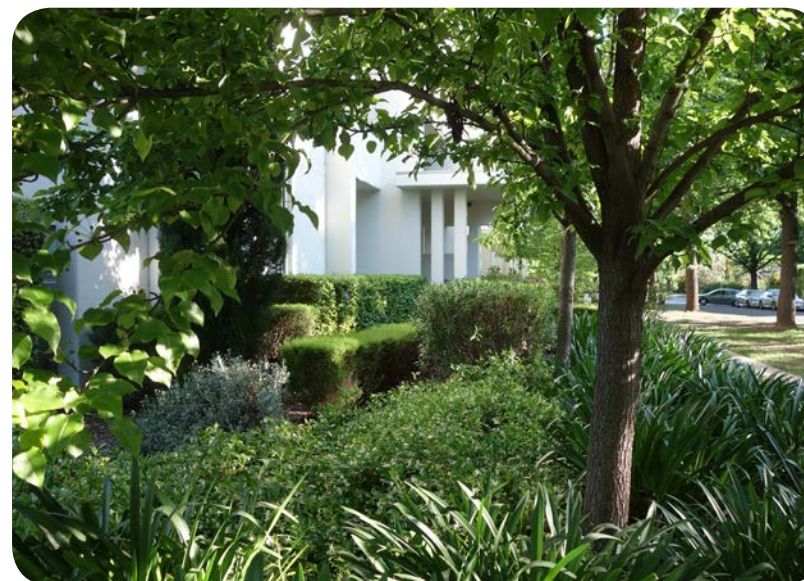
Sculptural Seats



Artificial Turf



Sculptural Play



Large Shade Trees



Pergola structures



Communal Veggie Gardens



# Communal Gardens

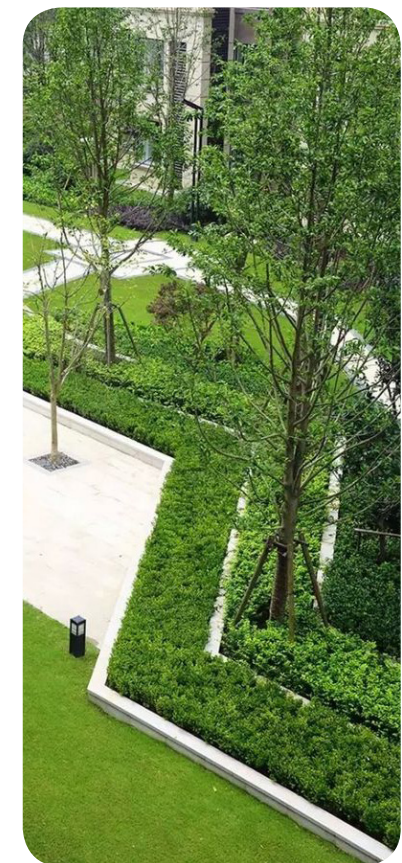
## [Communal Open Space Strategy]

The apartment residents will all have access to a series of communal gardens located on Level 1 & Mezzanine, Level 2 and the residential building rooftops. These spaces will provide significant landscaped open space for the amenity of residents, their families and guests. These spaces and the incorporation of 'low profile green' roofs to lower levels, also provide visual amenity for overlooking apartments.

Apartments on the podium & roof levels will be provided with private courtyards to create a variety of dwelling types and an affordable alternative for families to a house in the area.

The following amenities are provided within these spaces:

- + Community Room - Multifunction space
- + Covered outdoor BBQ and seating areas
- + Lush, dense planting for shade and aesthetic amenity including trees.
- + A variety of timber decks + break out and seating spaces for groups and individuals
- + Communal planting areas for food production
- + Open turf areas for flexible program + recreation





# Landscape Plan

[Level 1 Landscape Plan]



1:500 @ A3



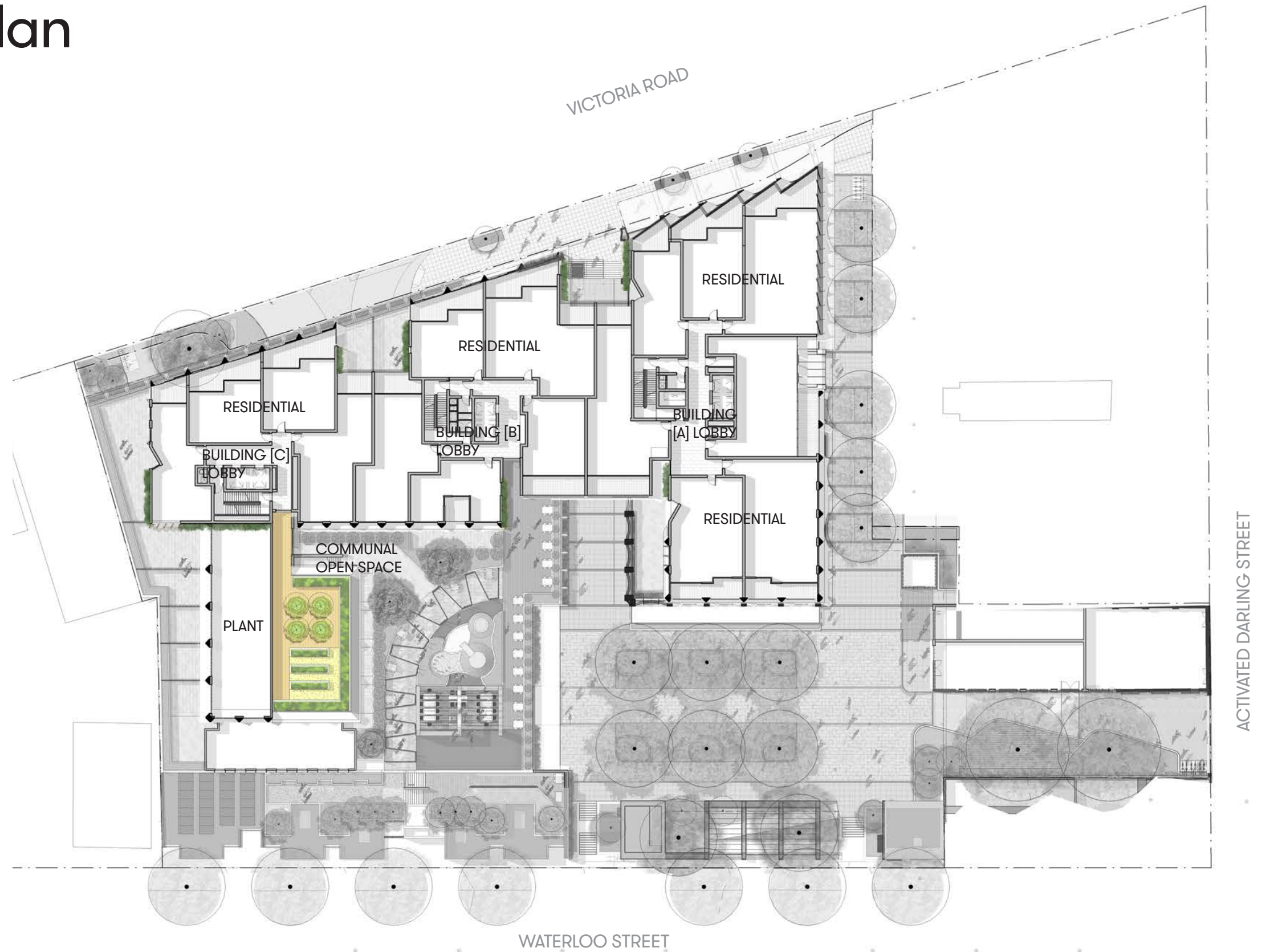
1:500 @ A3





# Landscape Plan

## [Level 5 Landscape Plan]



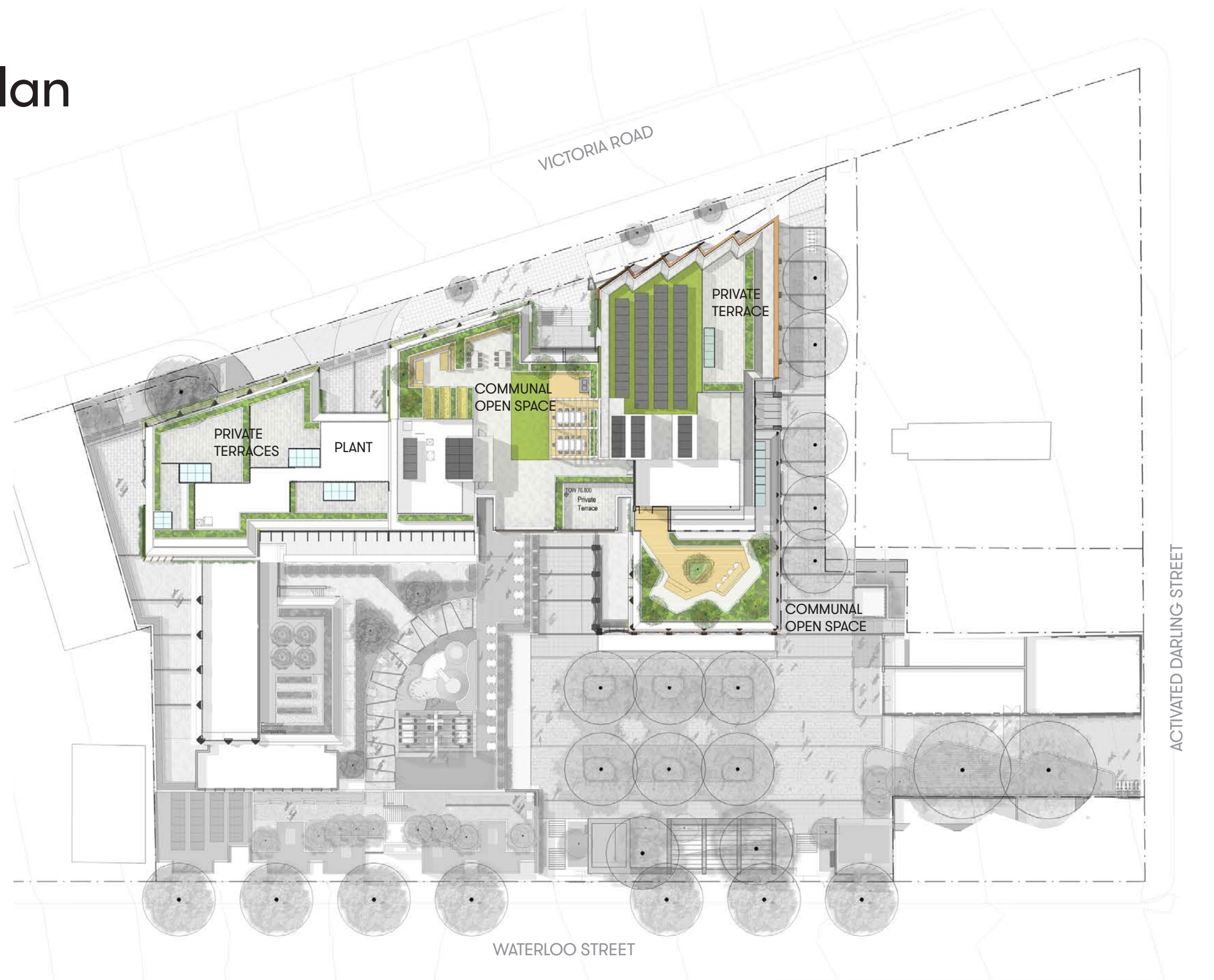
1:500 @ A3





# Landscape Plan

## [Roof Landscape Plan]



1:500 @ A3





# Heritage





# Heritage View 1

[Perspective view from Former Mechanics Institute]



BEFORE PERSPECTIVE VIEW



AFTER PERSPECTIVE VIEW



# Heritage View 2

[Perspective view from York Buildings]



BEFORE PERSPECTIVE VIEW



AFTER PERSPECTIVE VIEW



# Heritage View 3

[Perspective view from Former Police Station]



BEFORE PERSPECTIVE VIEW

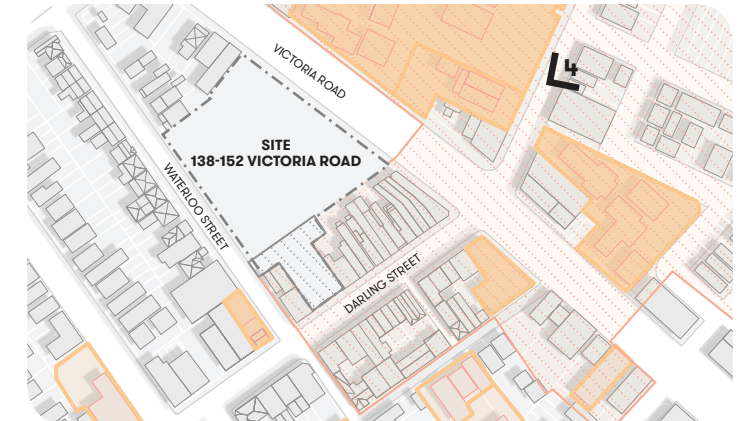


AFTER PERSPECTIVE VIEW



# Heritage View 4

[Perspective view from Street. Paul's  
Church and Rozelle Public School ]



BEFORE PERSPECTIVE VIEW



AFTER PERSPECTIVE VIEW



# Compliance Summary





# Compliance Summary



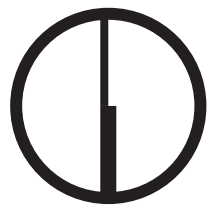
164

Dwelling Number



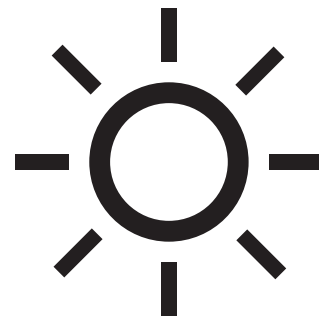
11.6%

Access Requirement



Sole South Facing

[ ADG maximum **15%** of total dwellings ]



70.7%

Solar Access

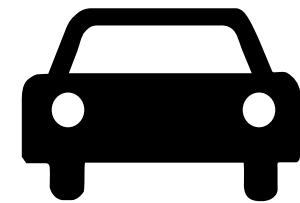
[ ADG minimum **70%** of dwellings ]



62.5%

Cross Ventilation

[ ADG minimum **60%** of dwellings ]



265

Total Car Parking

Residential	96
Commercial	27
Retail	110
Accessible	22
Shared Space	6
Community Bus Parking	2
5min Parking [ Taxi]	2

Dwelling Mix	Total	% Mix
Studio	7	4.27
1 Bed	55	33.54
1 Bed /Study	10	6.10
2 Bed	53	32.32
3 Bed	39	23.78

Dwelling	Total	DA	Requirements
Adaptable	16	10%	10% LEP
Silver Liveable	33		20% [Inc 10% Adaptable] Liveable Housing Design

[LEP 2000 and Liveable Housing]

[ADG Part 4a Solar and Daylight access]

[ADG Part 4a Solar and Daylight Access]

[ADG Part 4b Natural Ventilation]

[DCP D1.15 Parking]



# Compliance Summary



### Total Motorbike Parking

Residential	16
Retail	17

[DCP D1.15 Parking]

### Total Bike Parking

Residential	36
Residential Visitor	6
Retail Staff	30
Retail + Residential Visitor	26
End of Trip Facilities	2

[DCP D1.15 Parking]

### Deep Soil

[ ADG **7%** of site area ]  
  
+ **3%** Supplemented by soil depth on structure =  
[ DCP **10%** of site area ]

[ADG Part 3e Deep soil zones]  
[DCP D1.10 Open space]

### Communal Open Space

[ ADG **25%** communal open space of site area]  
  
**50%**  
**Daylight to C.O.S**  
[ ADG **50%** daylight for 2h to principal usable communal open space]

[ADG Part 3d Communal and public open space]

### Private Open Space

[ ADG minimum area and depth below for dwellings types]

Dwelling	Area	Depth
1 Bed	8	2m
2 Bed	10	2m
3 Bed	12	2.4m

[ADG Part 4e Private open space and balconies]

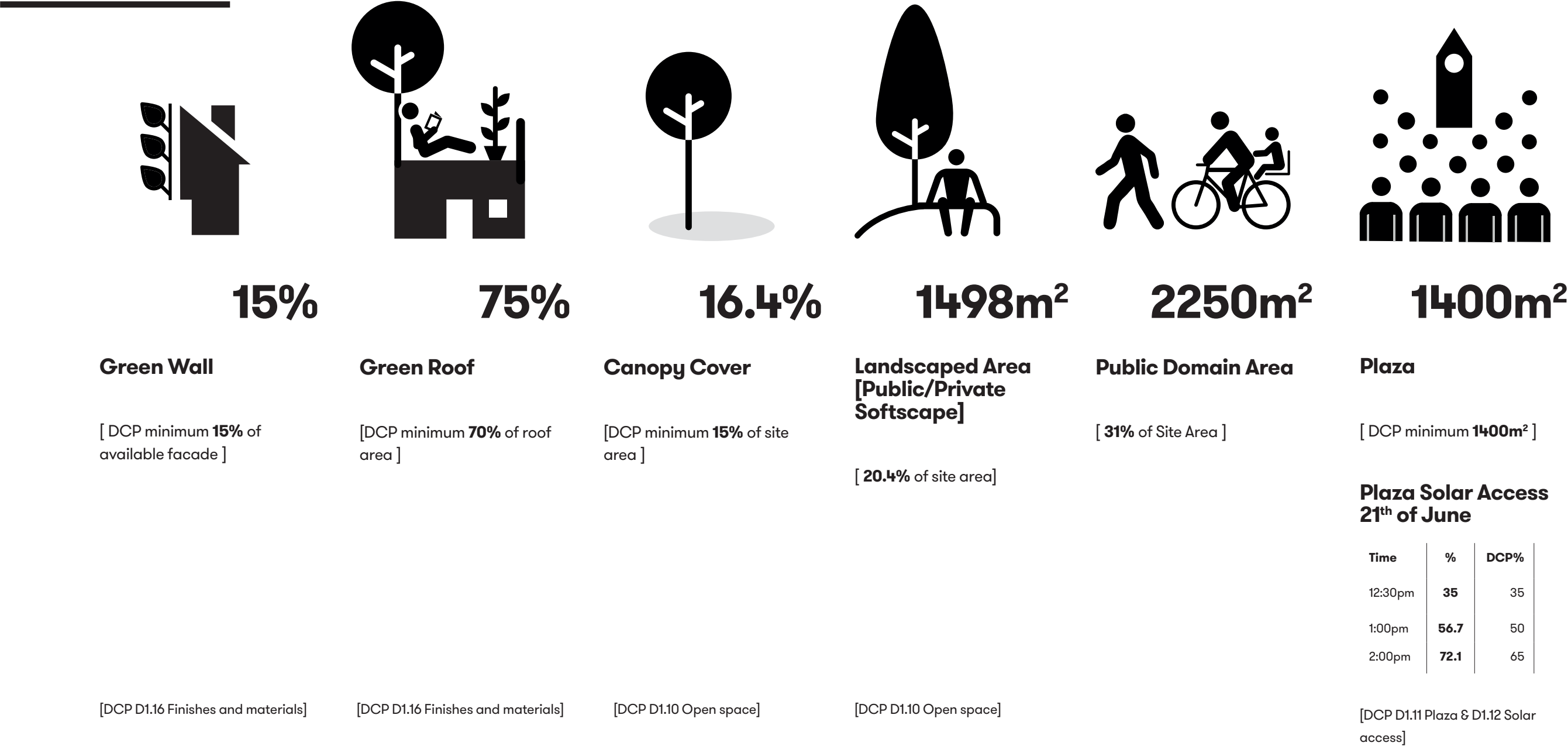
### Courtyard Units Private Open Space

[ ADG minimum Private Open Space area of **15m<sup>2</sup>** and a depth of **3m**]

[ADG Part 4e Private Open Space and Balconies]



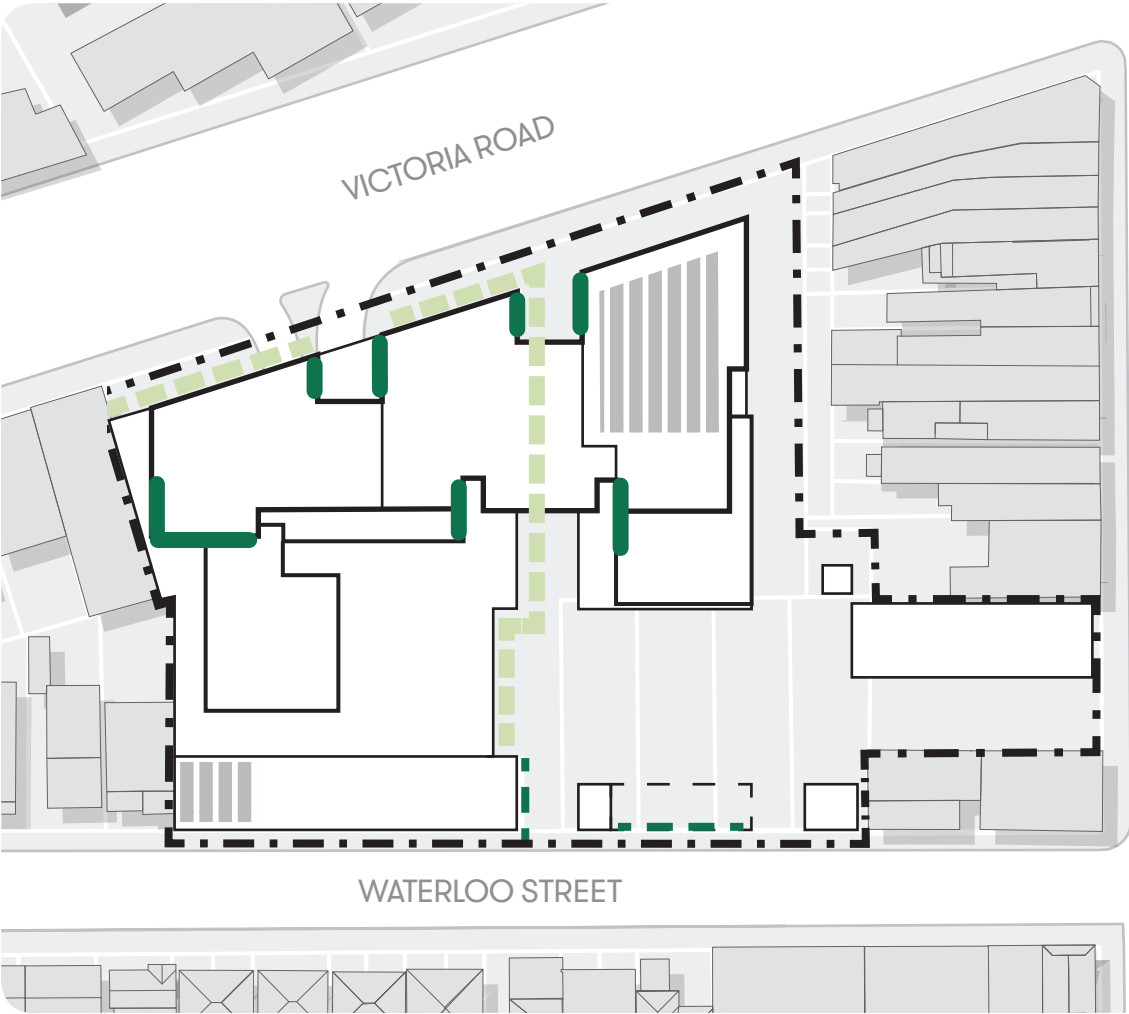
# Compliance Summary





# Landscape Compliance

## [Passive Design Solutions]



Green Walls

- 15% OF AVAILABLE FACADE [DCP]
- GREEN WALL ABSEIL ACCESS FROM ABOVE
- GREENERY IN SCREEN TO CLUB
- GREEN CLIMBERS FROM PODIUM BELOW
- PV SYSTEM



Deep Soil

- SITE AREA: 7330m<sup>2</sup>
- DEEP SOIL AREA PROPOSED: 530M<sup>2</sup> [7% OF SITE AREA + 3% SUPPLEMENTED BY 223M<sup>2</sup> OF CONTINUOUS SOIL VAULT] = [10% OF SITE AREA][ADG/DCP REQUIREMENT]
- DEEP SOIL
- SOIL DEPTH

1:1000 @ A3



# Landscape Compliance

## [Passive Design Solutions]



Green Roof

- ROOF AREA: 4400m<sup>2</sup>
- GREEN ROOF: 3060m<sup>2</sup> [75% OF ROOF AREA][DCP]
- PRIVATE OPEN SPACE
- COMMUNAL OPEN SPACE
- GREEN ROOF



Tree Canopy Coverage

- CANOPY COVER: 1202m<sup>2</sup> [16.4% OF SITE AREA][DCP 15%]
- MATURE TREE CANOPY

1:1000 @ A3



# Landscape Compliance

## [Passive Design Solutions]



### Communal Open Space

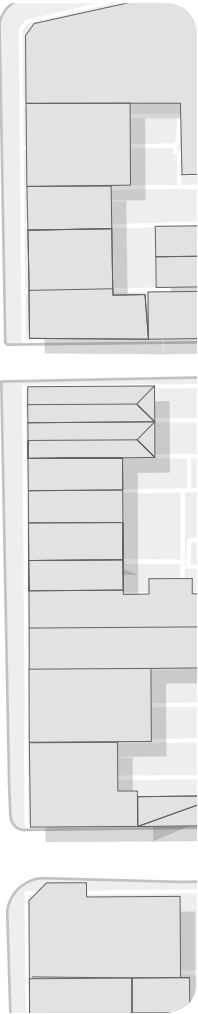
SITE AREA: **7330m<sup>2</sup>**

COMMUNAL OPEN SPACE: **1623m<sup>2</sup>** [22% OF SITE AREA][ADG 25%]

SUPLIMENTED BY PLAZA AT **1400m<sup>2</sup>** = TOTAL **3023m<sup>2</sup>** [41.2%]

■ PRINCIPAL COMMUNAL OPEN SPACE

■ PLAZA



### Public Open Space

SITE AREA: **7330m<sup>2</sup>**

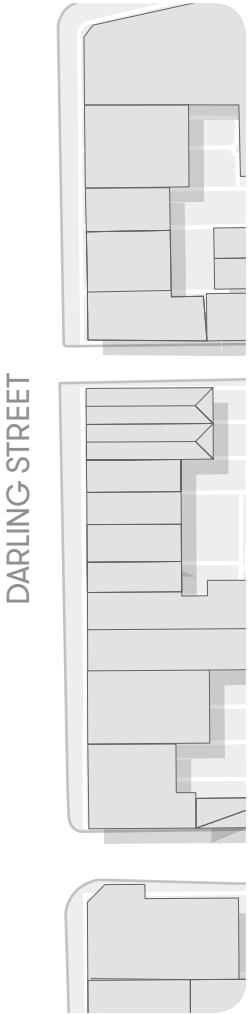
TOTAL PUBLIC OPEN SPACE: **2250m<sup>2</sup>** [31% OF SITE AREA]

UNCOVERED PUBLIC OPEN SPACE: **1900m<sup>2</sup>** [84% OF PUBLIC DOMAIN]

COVERED PUBLIC OPEN SPACE: **350m<sup>2</sup>** [16% OF PUBLIC DOMAIN]

■ PUBLIC OPEN SPACE - UNCOVERED

■ PUBLIC OPEN SPACE - COVERED

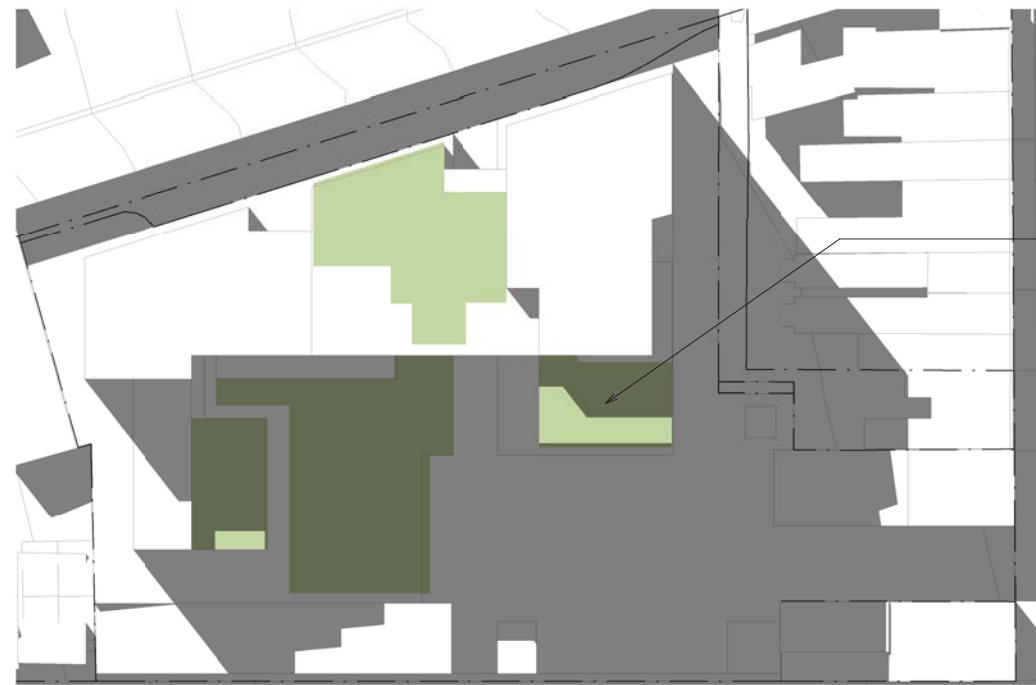


1:1000 @ A3



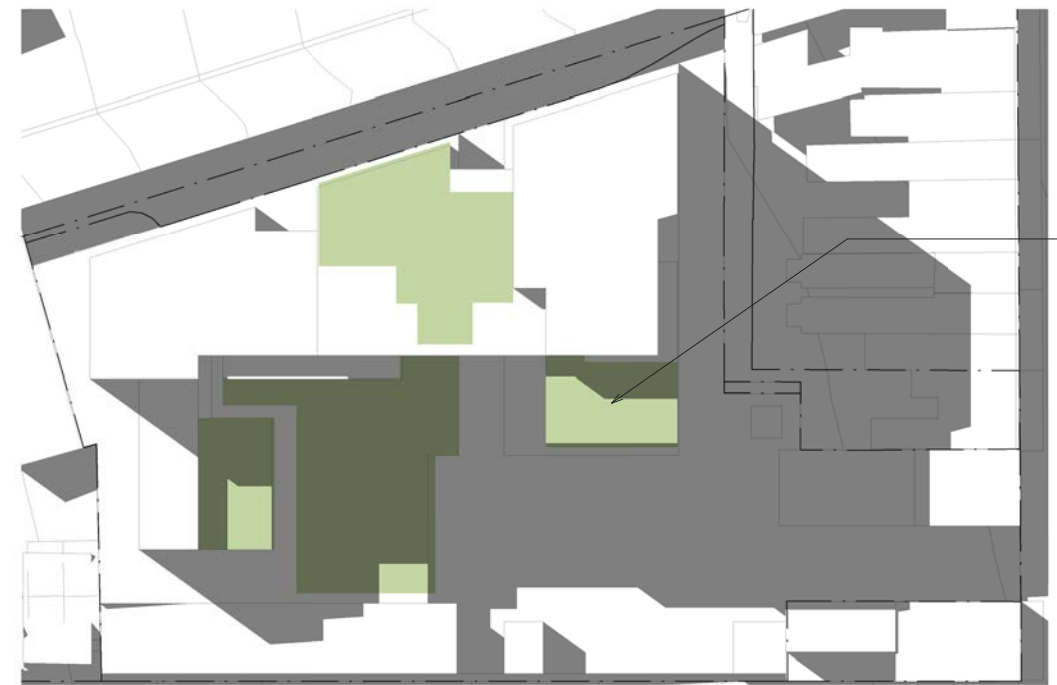
# Solar Access Compliance

## [Communal Open Space]



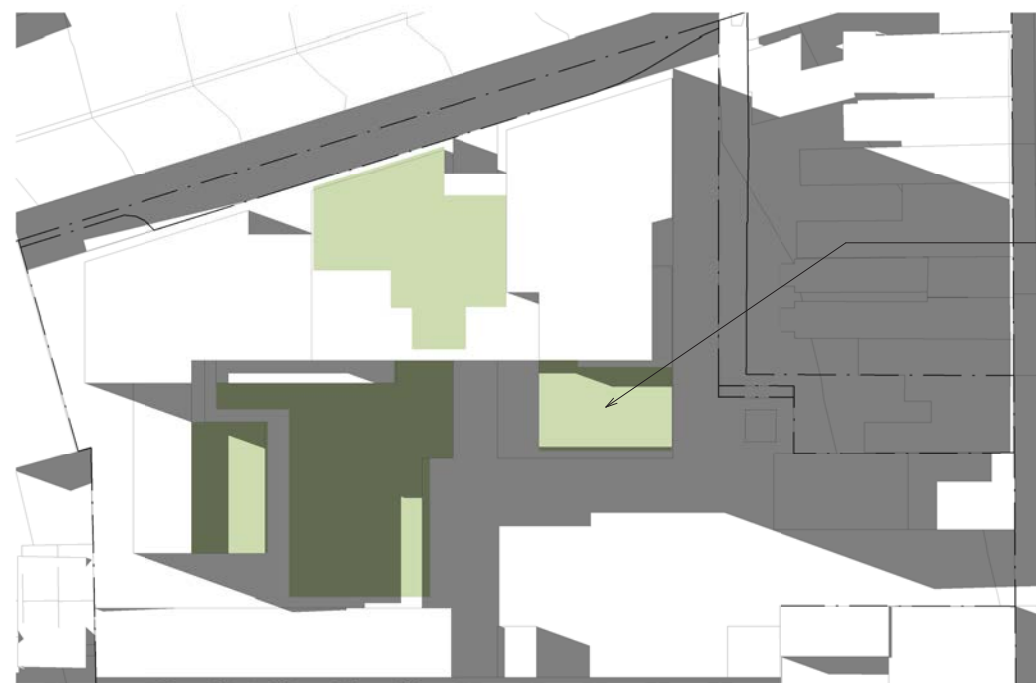
PRINCIPAL COMMUNAL  
OPEN SPACE 1425m2  
SUNLIGHT 495m2 35%

JUNE 21 - 11:00 AM



PRINCIPAL COMMUNAL  
OPEN SPACE 1425m2  
SUNLIGHT 587m2 41%

JUNE 21 - NOON



PRINCIPAL COMMUNAL  
OPEN SPACE 1425m2  
SUNLIGHT 717m2 50%

JUNE 21 - 1:00 PM



PRINCIPAL COMMUNAL  
OPEN SPACE 1425m2  
SUNLIGHT 765m2 54%

JUNE 21 - 2:00 PM



# Appendix 1:

## Design Verification Statement





# Design Verification statement

Level One, One Chifley Square Sydney NSW 2000 Australia [www.scottcarver.com.au]  
Scott Carver Pty Ltd [ABN 38 002 570 854] +61 2 9957 3988

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Inner West Council  
PO Box 14  
Petersham NSW 2049

To Whom It May Concern

14 August 2019



**Project [20170127] = Rozelle Mixed Use Development:  
SEPP 65 Design Verification Statement.**

I, Doug Southwell, confirm that Scott Carver has undertaken the design of the proposed residential and mixed-use development on the existing Balmain Leagues Club site on behalf of Heworth.

This team is familiar with and has worked to achieve the quality principles set out in Part 2 of State Environmental Planning Policy No 65-Design for Quality of Residential Flat Development. We have also achieved the objectives in Parts 3 and 4 of the Apartment Design Guide.

A handwritten signature in black ink, appearing to read "Doug Southwell".

**Doug Southwell**  
[Director | Nominated Architect NSW 7362]  
dougs@scottcarver.com.au  
+61 402 440 204

[Nominated Architects NSW] RodneyPaesler5938, BobPerry3935, DougSouthwell7362,  
JohnFerres4955, RobertSanderson5150 [20170127 - SEPP65 Design Verification Statement Update]  
[14/08/2019]

1



# Shadow Diagram Certification Declaration

Level One, One Chifley Square Sydney NSW 2000 Australia [www.scottcarver.com.au]  
Scott Carver Pty Ltd [ABN 38 002 570 854] +61 2 9957 3988

Inner West Council  
PO Box 14  
Petersham NSW 2049

To Whom It May Concern

21 August 2019



**Project [20170127] = Rozelle Mixed Use Development:  
Shadow Diagram Certification Declaration.**

I, Hon Diec, confirm that we have achieved the objectives in Part 4A – Solar and daylight access of the Apartment Design Guide.

The project has been set up using Autodesk Revit 3D 2019. Solar Access and Shadow Diagrams relate to true north based on Survey Plan provided by LTS LOCKLEY. Existing surrounding buildings along Waterloo Road and Darling Street West have been modelled based on the Survey Plan. Massing of the existing buildings on Darling Street East had been set up using Nearmap, Sixmap and Google Earth.

Should you have any questions, please do not hesitate to contact us.

**Hon Diec**  
[Nominated Architect NSW 9232]  
hond@scottcarver.com.au  
+61 2 9957 3988

[Nominated Architects NSW] RodneyPaesler5938, BobPerry3935, DougSouthwell7362,  
JohnFerres4955, RobertSanderson5150 [20170127 -Shadow Diagram Certification Declaration]  
[21/08/2019]



# SEPP65 Principles

## CONTEXT & NEIGHBOURHOOD CHARACTER

## BUILT FORM & SCALE

<p>Statement of Design</p> <p>Scott Carver has been responsible for the design of the project and it has been designed to respond to the best practice design principles of SEPP65.</p> <p>Scott Carver verifies that the 9 Design Quality Principles set out in the Apartment Design Guide (ADG) are achieved for the proposed building development.</p>	<p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighborhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>The proposed design complies with Principle 1 in that it:</p> <ul style="list-style-type: none"><li>• Responds to the characteristics of Tigers and Rozelle, that celebrates the high street, and the many celebrated and loved public spaces created by lanes, Street gaps and plazas.</li><li>• Creates a public Plaza that has direct access on grade from Darling Street, through and encompassing the existing facades that contribute to the Heritage Conservation Zone.</li><li>• The location of the entrance to the key retail areas is close to Darling Street in order to allow existing business to flourish and become the ‘speciality’ offers of the supermarket. The scheme will help to support the economic viability of these businesses through increased activity, through residents, works, Club and retail patrons.</li><li>• The public Plaza in turn is connected to both Waterloo Street and Victoria Road through a series of open and covered laneways, in order to enable multiple connection points and permeability of the site. This permeability will help to define the plaza as ‘public’ and a space that can be used for community events, child’s play and rest. Importantly it offers a respite or relief from the traffic and noise associated with Victoria Road.</li></ul>	<ul style="list-style-type: none"><li>• The location of the Club allows for the Tigers to be the anchor to the plaza and retail precinct. The historic and social relevance of a community club becomes clear and legible.</li><li>• The predominant bulk and scale of the development sits on Victoria Road in order to allow the development to step down to a maximum of three stories on Waterloo Street; allowing for the detailed design to reflect the scale and materiality of Waterloo Street, as it transitions from larger brick warehouse style buildings (on the corner of Darling Street) into the fine grain residential neighborhood of Rozelle.</li><li>• The introduction of flexible and shared workspaces on Level 1 supports smaller businesses, start ups and local businesses; whilst increasing patronage to the retail offers and the plaza.</li><li>• The residential common open space is located above the Club and on roof levels clearly separate from the public space of the plaza and lanes. Legibility and clarity of ownership is important.</li></ul>	<p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the Street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation 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.</p>	<p>The proposed design complies with Principle 2 in that it:</p> <ul style="list-style-type: none"><li>• Proposes building heights have been retained within the existing permissible heights.</li><li>• Complies with the maximum FSR provisions.</li><li>• Scale and bulk along Waterloo Street is retained as three stories.</li><li>• Heights to Darling Street are comparable to adjoining buildings by virtue of retaining the existing facades and traditional box awnings to the Street.</li><li>• The location of the residential buildings is focused on Victoria Road, broken into three forms, with recessive links between. The location liberates the western half of the site to enable solar ingress into the plaza and reduce overshadowing to Waterloo Street.</li><li>• The laneway connection to the plaza encourage views and vistas from the Streets into the plaza</li></ul>
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# SEPP65 Principles

DENSITY	SUSTAINABILITY	LANDSCAPE
<p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>The proposed design complies with Principle 3 in that it:</p> <ul style="list-style-type: none"><li>Proposes a mix of uses within the maximum floor space allowance under the planning controls. This mix includes Club, retail, commercial and residential and supports a diverse population and mix of potential residents, workers and patrons to the retail and Club.</li><li>Residential development on the site is serviced by an extensive bus network along Victoria Road and back along Darling Street to the east and west.</li><li>Residents on site and in the neighborhood will have improved service amenity through access to the supermarket and social/entertainment choice through access to the community Club and F&amp;B Retail.</li><li>Extensive roof gardens and common open space, coupled with the large plaza provide residents with choice and importantly outdoor areas for passive and active recreation.</li><li>Apartments are afforded significant views and vistas, both to the fine grain neighborhoods of Rozelle and Tigers, but also distant views to the harbor and CBD</li></ul>	<p>The proposed design complies with Principle 4 in that it:</p> <ul style="list-style-type: none"><li>As outlined in the Planning Report accompanying the submission, a range of sustainability commitments are provided.</li><li>The design of the residential buildings allows for morning and afternoon sun to the apartment buildings with the western form of the towers splayed for solar orientation reasons.</li><li>The split into three forms creates additional ‘corners’ for cross ventilation purposes.</li><li>The landscaping to the residential common open space, creates a thermal mass above the Club to reduce heating and cooling loads.</li><li>The plaza includes landscaping and awnings that will provide shade and protection in the summer months.</li><li>Deep soil zones are provided where access to sunlight supports appropriate plant growth.</li><li>Refer ESD and BASIX Assessment prepared by Integrated Group Services.</li></ul> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighborhood.</p> <p>Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbors’ amenity, provides for practical establishment and long term management.</p> <p>The proposed design complies with Principle 5 in that it:</p> <ul style="list-style-type: none"><li>Provides an integrated landscape and architecture solution to the public realm, communal podium and rooftops, private courtyards and additional green roofs and vertical greening.</li><li>The scheme supports a variety of landscaping solutions, that can be designed to suit context, location, solar access and privacy needs and uses within and external to the site.</li><li>Provides a landscaping solution along Victoria Road to create a series of terraces and planted buffer zones between the ground floor uses and Victoria Road.</li><li>Provides a landscape and open space design that will allow for a programmed range of community uses for future occupants. The the communal gardens and rooftops provide a significant amenity and will allow for both active and passive uses through the diversity of open space areas.</li><li>Provides a landscaped solution to the plaza that will encourage community activation and dwell time, to ensure the plaza is occupied at all times of the day.</li></ul>



# SEPP65 Principles

AMENITY	SAFETY	HOUSING DIVERSITY AND SOCIAL INTERACTION	AESTHETICS
<p>Good design positively influences internal and external amenity for residents and neighbors. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.</p> <p>The proposed design complies with Principle 6 in that it:</p> <ul style="list-style-type: none"><li>Provides high quality street amenity with legible laneway connections to the site and opportunities for a range of address points for residents, workers, Club and retail patrons.</li><li>Provides a variety of dwellings, including apartments, live-work and affordable housing product.</li><li>Ensures that apartment living spaces and their balconies are oriented towards views and solar opportunities.</li><li>Proposed recessed windows in facades to ensure visual privacy.</li></ul>	<p>Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.</p> <p>The proposed design complies with Principle 7 in that it:</p> <ul style="list-style-type: none"><li>The centrally located public plaza has a number of uses around it to encourage all day activation. This includes Club, retail and commercial uses. Above this, residential dwellings look out to the plaza and to Victoria Road.</li><li>The laneways connecting from the Streets to the plaza have the capacity to benefit from passive surveillance and appropriately illuminated spaces. These lanes are very lineal and avoid dead ends or entrapment points.</li></ul>	<ul style="list-style-type: none"><li>On the lower Street level of Victoria Road, residential address points share the frontage with terraces to the Club in order to ensure the additional passive surveillance from the Club.</li><li>The building form along Waterloo Street, allows for a series of entrances off the Street for improved activation and passive surveillance.</li><li>Parking connections have been clearly delineated between Victoria Road (Retail and Club) and Waterloo Street (Residents) to ensure a clarity in vehicle connection and access points to the site. A common retail and Club lift ensures all patrons arrive at a common point and clear circulation path in the plaza.</li></ul> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.</p>	<p>The proposed design complies with Principle 8 in that it:</p> <ul style="list-style-type: none"><li>The proposed building floor plates allow for apartments to be planned with a diversity of size and mix.</li><li>The introduction of affordable housing and live-work modules support a broad social mix and flexible housing solutions.</li><li>A large common open space above the roof levels for the residents promotes opportunities for social interaction.</li><li>The plaza acts as a central point for the social interaction of the entire community, by ensuring a diversity of uses around it: Club, supermarket, retail, F&amp;B, commercial and residents.</li></ul> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p> <p>The proposed design complies with Principle 9 in that it:</p> <ul style="list-style-type: none"><li>Provides a diversity of built form and address points, allowing buildings to respond to the varying context of Victoria Road, Darling Street, Waterloo Street and the public plaza.</li><li>Incorporates the retention of building facades to Darling Street in support of the conservation zone.</li><li>Incorporates a building form to Victoria Road that allows for apartments to reach out to views and solar orientation.</li></ul>



# Appendix 2:

## ADG Compliance Checklist





# ADG Compliance Checklist

Part 3 SITING THE DEVELOPMENT		
3A - Site Analysis	Compliance	Comments
<b>Objective 3A-1</b>		
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	Y	Refer to the body of this report for detailed site analysis.
3B - Orientation	Compliance	Comments
<b>Objective 3B-1</b>		
Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Y	Taller buildings are located along Victoria Rd enabling optimised solar access to communal and public open spaces. Lower scale buildings are located on Waterloo St reflecting the scale and materiality of the existing neighbourhood.
<b>Objective 3B-2</b>		
Overshadowing of neighbouring properties is minimised during mid winter.	Y	Current and proposed DCP requires no overshadowing of residential properties opposite in Waterloo St after 10.00am. Proposal complies.
3C - Public domain interface	Compliance	Comments
<b>Objective 3C-1</b>		
Transition between private and public domain is achieved without compromising safety and security.	NA	No apartments are located on street level.
<b>Objective 3C-2</b>		
Amenity of the public domain is retained and enhanced	Y	Refer to the body of this report and the Landscape drawings for detail of the public domain treatment.

3D - Communal and public open space	Compliance	Comments
<b>Objective 3D-1</b>		
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Y	Refer the Landscape drawings and the body of this report for detail of communal open space provision.
<b>Design Criteria 1</b>		
Communal open space has a minimum area equal to 25% of the site.	N	1623 sqm of communal open space provided equating to 22.1% of the site. Proposed 1400 sqm plaza (19% of site area) which is privately owned with public access (POP) is provided to offset the remainder of the provision. Plaza will provide additional amenity to the public and the residents. Which equates to a total of 3023m <sup>2</sup> or 41.2% of site area.
<b>Design Criteria 2</b>		
Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).	Y	Refer to Landscape and the body of the report for analysis of sunlight to the principal usable communal open space.
<b>Objective 3D-2</b>		
Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Y	Refer the Landscape drawings and the body of this report for detail of communal open space provision.
<b>Objective 3D-3</b>		
Communal open space is designed to maximise safety.	Y	Proposed communal open space at podium level above the Club and roof levels ensures access by residents only. The communal open space is overlooked by the apartments above.



# ADG Compliance Checklist

Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	Y	Public open space provided in the form of the Plaza enhances the neighbourhood by providing connections from Darling St and between Victoria Rd and Waterloo St.
---	---	--

3E - Deep soil zones	Compliance	Comments
<b>Objective 3E-1</b>		
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.	Y	Refer the body of this report for commentary.
<b>Design Criteria 1</b> Deep soil zones are to meet the following minimum requirements: Site Area = <650sqm   no minimum dimension   DSZ is 7% of site area Site Area = 650sqm - 1,500sqm   3m minimum dimension   DSZ is 7% of site area Site Area = >1,500sqm   6m minimum dimension   DSZ is 7% of site area	Y	Proposed 530 sqm deep soil equating to 7% of the site area. Plus 223 sqm planting on structure Including the continuous soil vault under the Darling Lane trees equating to 3% of site area.

3F - Visual privacy	Compliance	Comments
<b>Objective 3F-1</b>		
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	Y	

<b>Design Criteria 1</b> 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: - up to 4 levels   6m (habitable rooms and balconies)   3m (non-habitable rooms) - 5-8 levels   9m   4.5m - 9+ levels   12m   6m	Y	Majority living area and main private open spaces are facing Victoria Road, plaza and communal open spaces.  Proposed 6m setback to the north eastern façade of Building A is considered acceptable given the adjacent 3.75m wide lane and 3 storey height of existing retail and commercial premises opposite, whose permissible FSR is restricted by planning controls.  Proposed 6m weighted setback to the north western façade of Building C is considered acceptable. Where building has less than 6m setback, visual privacy is achieved by recessed windows and privacy screens. Furthermore, adjoining sites are subject to planning controls restricting FSR.
---	---	---

<b>Objective 3F-1 [cont]</b>		
<b>Design Criteria 1 [cont]</b> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	Y	Majority living area and main private open spaces are facing Victoria Road, plaza and communal open spaces.



# ADG Compliance Checklist

## Objective 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.	Y	Majority living area and main private open spaces are facing north, north-east (Victoria Road) to maximise sunlight and views. Privacy to courtyard apartments from communal open spaces at podium level is achieved by wall and landscape enclosure. Privacy between adjacent balconies and between apartments is achieved by a combination of blade walls and fixed louvre screens.
--	---	--

## 3G - Pedestrian access and entries

### Compliance

### Comments

## Objective 3G-1

Building entries and pedestrian access connects to and addresses the public domain	Y	Entries to the residential buildings are either at Tiger Lane or at street level.
--	---	---

## Objective 3G-2

Access, entries and pathways are accessible and easy to identify	Y	Entries to the buildings are fully accessible with paths of travel provided from the public domain and street.
--	---	--

## 3G - Pedestrian access and entries [cont]

### Compliance

### Comments

## Objective 3G-3

Large sites provide pedestrian links for access to streets and connection to destinations	Y	Pedestrian linkages are provided between Victoria Rd and Waterloo St as well as to darling St via the public open space Town Square.
---	---	--

## 3H – Vehicle Access

### Compliance

### Comments

## Objective 3H-1

Car park access should be integrated with the building's overall facade. Design solutions may include: - the materials and colour palette to minimise visibility from the street - minimise voids in the facade - where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed.	Partial	Residential and commercial parking access has been designed to minimise visual impact by integration into the scale and materiality of Waterloo St. Retail and Loading Dock vehicle access has been located in Victoria Rd in order not to impact Waterloo St and impact on the Victoria Rd frontage has been minimised in accordance with the traffic Engineer's advice.
--	---------	--

## 3J - Bicycle and car parking

### Compliance

### Comments

## Objective 3J-1

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Y	Refer to Traffic Report prepared by Ason Group.
---	---	---

## Objective 3J-2

Parking and facilities are provided for other modes of transport.	Y	Bicycle provision has been made for staff and visitors in accordance with the relevant DCP. Refer also to commentary within the Traffic Report prepared by Ason Group.
---	---	--

## 3J - Bicycle and car parking [cont]

### Compliance

### Comments

## Objective 3J-3



# ADG Compliance Checklist

Car park design and access is safe and secure	Y	Retail, residential and commercial parking designed in accordance with the requirements of AS2890.1. Refer also to commentary within the Traffic Report prepared by Ason Group.
---	---	---

## Objective 3J-4

Visual and environmental impacts of underground car parking are minimised.	Y	Other than the vehicle entries, no part of the residential, commercial or retail parking is visible.
--	---	--

## Objective 3J-5

Visual and environmental impacts of on-grade car parking are minimised	NA	All residential parking is provided in basement parking.
--	----	--

## Objective 3J-6

Visual and environmental impacts of above ground enclosed car parking are minimised.	NA	All residential parking is provided in basement parking.
--	----	--

## Part 4 DESIGNING THE BUILDING

4A - Solar and daylight access	Compliance	Comments
<b>Objective 4A-1</b>		
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	Y	
<b>Design Criteria 1</b>		
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.	Y	70.73% of apartments receive 2 hours of sun between 9am and 3pm. Refer architectural drawings and the body of this report for demonstration of solar access.

<b>Design Criteria 2</b>	NA	
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 9 am and 3 pm at mid winter.		

## Design Criteria 3

A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Y	11.59% of apartments receiving no direct sunlight between 9 am and 3 pm at mid winter.
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## Objective 4A-2

Daylight access is maximised where sunlight is limited.	Y	All apartments have habitable rooms receiving daylight which exceeds the minimum required by the BCA.
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## Objective 4A-3

Design incorporates shading and glare control, particularly for warmer months.	Y	Substantial balcony overhangs provide shading to a significant number of living rooms and bedrooms. Where living areas are located on the outside face of the façade, maximising solar access, glazing is to be provided in accordance with the BASIX requirements to minimise solar heat gain. Glare control to be by provision of internal blinds. Refer BASIX/ESD reports for vision glazing requirements.
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4B - Natural ventilation	Compliance	Comments
<b>Objective 4B-1</b>		
All habitable rooms are naturally ventilated	Y	Provided greater than 5% of floor area opening to all habitable rooms that meets min BCA's requirement.



# ADG Compliance Checklist

## Objective 4B-2

The layout and design of single aspect apartments maximises natural ventilation.	Y	Apartments depths have been kept to a minimum. The primary living spaces are all within close proximity to openings.
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## Objective 4B-3

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	Y	
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## Design Criteria 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.	Y	62.50% of apartments in the first 9 levels [Level 1 – 8 inclusive] are cross ventilated. Refer architectural drawings and the body of this report for demonstration of compliance.
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## Objective 4B-3 [cont]

## Design Criteria 2

Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Y	Complies
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## 4C- Ceiling heights

### Compliance

### Comments

## Objective 4C-1

Ceiling height achieves sufficient natural ventilation and daylight access	Y	
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## Design Criteria 1.

Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

- Habitable rooms - 2.7m
- Non-habitable - 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 30 degree minimum ceiling slope
- If located in mixed used areas - 3.3m for ground and first floor to promote future flexibility of use

Y

Proposed minimum 3.1m floor to floor heights facilitate the required 2.7m ceiling height for habitable rooms and 2.4m for non-habitable rooms.

## Objective 4C-2

Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms

Y

## Objective 4C-3

Ceiling heights contribute to the flexibility of building use over the life of the building

NA

## 4D - Apartment size and layout

### Compliance

### Comments

## Objective 4D-1

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

Y



# ADG Compliance Checklist

<b>Design Criteria 1</b> Apartments are required to have the following minimum internal areas: Apartment type / Minimum internal area Studio / 35m <sup>2</sup> 1 bedroom / 50m <sup>2</sup> 2 bedroom / 70m <sup>2</sup> 3 bedroom / 90m <sup>2</sup> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m <sup>2</sup> each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m <sup>2</sup> each	Y	Proposed apartments internal areas meet or exceed the minimum ADG requirements.
<b>Design Criteria 2</b> 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	Y	All habitable rooms are provided with windows exceeding the minimum ADG and BCA criteria.
<b>Objective 4D-2</b> Environmental performance of the apartment is maximised		
<b>Design Criteria 1</b> Habitable room depths are limited to a maximum of 2.5 x the ceiling height ( <i>in the case of a 2.7m ceiling height, this would be 2.7x2.5 = 6.75m</i> )	Y	In open plan layouts, where the living, dining and kitchen are combined, maximum habitable room depth is no more than 8m from a window.  One combined habitable room in a cross through apartment at Building A is deeper than 8m (10m to back of kitchen), however borrowed light into rear of kitchen and passage from bedroom window is considered to offset strict compliance.

<b>Objective 4D-2 [cont]</b> <b>Design Criteria 2</b> In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Partial	As above
<b>Objective 4D-3</b> Apartment layouts are designed to accommodate a variety of household activities and needs	Y	
<b>Design Criteria 1</b> Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space)	Y	Complies
<b>Design Criteria 2</b> Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Y	Complies
<b>Design Criteria 3</b> 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	Y	Complies.
<b>Design Criteria 4</b> The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Y	Complies



# ADG Compliance Checklist

4E - Private open space and balconies	Compliance	Comments
<b>Objective 4E-1</b>		
Apartments provide appropriately sized private open space and balconies to enhance residential amenity	Y	Complies. All balconies meet or exceed the minimum criteria.
<b>Design Criteria 1</b>		
All apartments are required to have primary balconies as follows: Dwelling type/Minimum area/Minimum depth Studio apartments/4m <sup>2</sup> /na 1 bedroom apartments/8m <sup>2</sup> /2m 2 bedroom apartments/10m <sup>2</sup> /2m 3+ bedroom apartments/12m <sup>2</sup> /2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m	Y	Complies. All balconies meet or exceed the minimum criteria.
<b>Design Criteria 2</b>		
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 15m <sup>2</sup> and a minimum depth of 3m	Y	Complies
<b>Objective 4E-2</b>		
Primary private open space and balconies are appropriately located to enhance liveability for residents	Y	All primary private open space and balconies are accessed from living spaces.
<b>Objective 4E-3</b>		
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Y	Balcony design is a significant contributor to the overall aesthetic of the building.

4E - Private open space and balconies [cont]	Compliance	Comments
<b>Objective 4E-4</b>		
Private open space and balcony design maximises safety	Y	Balconies and balustrades designed to comply with BCA requirements.
<b>4F - Common circulation and spaces</b>		
<b>Objective 4F-1</b>		
Common circulation spaces achieve good amenity and properly service the number of apartments	Y	Common circulation spaces are of generous width and provided with access to light and ventilation.
<b>Design Criteria 1.</b>		
The maximum number of apartments off a circulation core on a single level is eight.	Y	Complies. Average number of apartments off a circulation core on a single level is less than eight.
<b>Design Criteria 2.</b>		
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Y	Complies. Building A, B, C provided with two lift each servicing 68, 46 and 46 apartments respectively. Average 27 apartments share a single lift. BLD D has one lift for four town houses.
<b>Objective 4F-2</b>		
Common circulation spaces promote safety and provide for social interaction between residents	Y	
<b>4G - Storage</b>		
<b>Objective 4G-1</b>		
Adequate, well designed storage is provided in each apartment	Y	Storage as required is accessed from circulation off living spaces.



# ADG Compliance Checklist

<b>Design Criteria 1.</b> In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type /Storage size volume Studio apartments/4m3 1 bedroom apartments/6m3 2 bedroom apartments/8m3 3+ bedroom apartments/10m3 At least 50% of the required storage is to be located within the apartment	Y	A minimum of 50% of required storage is proposed inside the apartment and the other 50% located at Basement Level 2.
<b>Objective 4G-2</b> Additional storage is conveniently located, accessible and nominated for individual apartments	Y	Additional storage is proposed in the residential parking basement and will be allocated to specific apartments.
<b>4H - Acoustic privacy</b>	<b>Compliance</b>	<b>Comments</b>
<b>Objective 4H-1</b> Noise transfer is minimised through the siting of buildings and building layout	Y	Refer the Noise Impact Assessment prepared by Acoustic Logic.
<b>Objective 4H-2</b> Noise impacts are mitigated within apartments through layout and acoustic treatments	Y	Open plan apartment arrangement groups kitchen and living spaces together. Bedrooms and bathroom spaces generally have offset entries and openings with respect to primary living spaces.

<b>4J - Noise and Pollution</b>	<b>Compliance</b>	<b>Comments</b>
<b>Objective 4J-1</b> In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Y	Refer the Noise Impact Assessment prepared by Acoustic Logic.
<b>Objective 4J-2</b> Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Y	Refer the Noise Impact Assessment prepared by Acoustic Logic.
<b>4K - Apartment Mix</b>	<b>Compliance</b>	<b>Comments</b>
<b>Objective 4K-1</b> A range of apartment types and sizes is provided to cater for different household types now and into the future	Y	
<b>Objective 4K-2</b> The apartment mix is distributed to suitable locations within the building	Y	
<b>4L - Ground Floor Apartments</b>	<b>Compliance</b>	<b>Comments</b>
<b>Objective 4L-1</b> Street frontage activity is maximised where ground floor apartments are located	NA	No ground floor apartments proposed
<b>Objective 4L-2</b> Design of ground floor apartments delivers amenity and safety for residents	NA	No ground floor apartments proposed



# ADG Compliance Checklist

4M - Facades	Compliance	Comments
<b>Objective 4M-1</b>		
Building facades provide visual interest along the street while respecting the character of the local area	Y	Brick podium fine grained façade responds to the character of the local area. Articulated multi-storey residential buildings' facades achieve significant variety and visual interest by the use of cantilevered balconies, sliding screens and glazed window wall corner emphasis. Façade in Waterloo St respond to the scale and materiality of the residential neighbourhood opposite.
<b>Objective 4M-2</b>		
Building functions are expressed by the façade.	Y	Balconies are clearly expressed giving visual depth and contrast to the habitable spaces. Corner living spaces are also clearly expressed through the full height window wall treatment.
4N - Roof Design	Compliance	Comments
<b>Objective 4N-1</b>		
Roof treatments are integrated into the building design and positively respond to the street	Y	Roof edges to the multi-storey buildings are expressed as horizontal edges completing the geometric form of the buildings. Roofscapes in Waterloo St respond to the scale and materiality of the residential neighbourhood opposite.
<b>Objective 4N-2</b>		
Opportunities to use roof space for residential accommodation and open space are maximised.	Y	Communal open space is provided at podium level above the Club, the roof level of Building B, roof level of return buildings accessed from Building C and Building A.

		Access control arrangements will permit all residents access.
<b>Objective 4N-3</b>		
Roof design incorporates sustainability features	Y	Photovoltaic panels incorporated on the roof area of Building A, B and the return building of Building C. Also podium level 1 above plant and lowest roof level to BLD D Townhouses.
4O - Landscape Design	Compliance	Comments
<b>Objective 4O-1</b>		
Landscape design is viable and sustainable	Y	Refer the Landscape drawings and body of this report.
<b>Objective 4O-2</b>		
Landscape design contributes to the streetscape and amenity	Y	Refer the Landscape drawings and body of this report.
4P - Planting on Structures	Compliance	Comments
<b>Objective 4P-1</b>		
Appropriate soil profiles are provided	Y	Refer the Landscape drawings and body of this report.
<b>Objective 4P-2</b>		
Plant growth is optimised with appropriate selection and maintenance	Y	Refer the Landscape drawings and body of this report.
<b>Objective 4P-3</b>		
Planting on structures contributes to the quality and amenity of communal and public open spaces	Y	Refer the Landscape drawings and body of this report.



# ADG Compliance Checklist

4Q - Universal Design	Compliance	Comments
<b>Objective 4Q-1</b>		
Universal design features are included in apartment design to promote flexible housing for all community members	Y	The proposal achieves the required 20% silver level liveable apartments.
<b>Objective 4Q-2</b>		
A variety of apartments with adaptable designs are provided	Y	The proposal incorporates 10% adaptable apartments in accordance with LEP requirements. Refer Accessibility Report prepared by Morris Goding.
<b>Objective 4Q-3</b>		
Apartment layouts are flexible and accommodate a range of lifestyle needs	NA	
4R - Adaptive Reuse	Compliance	Comments
<b>Objective 4R-1</b>		
New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	NA	No existing buildings are proposed for residential accommodation.
<b>Objective 4R-2</b>		
Adapted buildings provide residential amenity while not precluding future adaptive reuse.	NA	No existing buildings are proposed for residential accommodation.
4S - Mixed Use	Compliance	Comments
<b>Objective 4S-1</b>		
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Y	Proposal is for a mixed-use development that includes a club, retail space, commercial area and residential.

## Objective 4S-2

Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Y	Residential lobbies are clearly identified and address the street and laneway, with good visibility from the public domain. Communal open space on the podium roof is accessible to residents only.
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4T - Awnings and Signage	Compliance	Comments
<b>Objective 4T-1</b>		
Awnings are well located and complement and integrate with the building design	Y	Street awnings have been carefully considered and integrate with the building design. Proposed awnings for GF retail component along Victoria Road and Little Darling provide shade and weather protection over public footpaths.
<b>Objective 4T-2</b>		
Signage responds to the context and desired streetscape character.	Can comply	Signage will be dominated by the retail component requirements. Signage subject to future Development Application in accordance with Council Policies.

4U - Energy Efficiency	Compliance	Comments
<b>Objective 4U-1</b>		
Development incorporates passive environmental design	Y	Minimum requirements for natural light to habitable rooms required by the BCA are typically exceeded. Refer the ESD and BASIX Assessment Report prepared by Integrated Group Services



**Objective 4U-2**

Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		Refer the ESD and BASIX Assessment Report prepared by Integrated Group Services
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**Objective 4U-3**

Adequate natural ventilation minimises the need for mechanical ventilation	Y	The proposal exceeds the required 60% of apartments below 9 storey's acting as cross ventilated apartments.
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4V - Water Management and Conservation	Compliance	Comments
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**Objective 4V-1**

Potable water use is minimised	Y	Refer the ESD and BASIX Assessment Report prepared by Integrated Group Services
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**Objective 4V-2**

Urban stormwater is treated on site before being discharged to receiving waters	Y	Refer the Civil Engineering Statement prepared by Webber Design.
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**Objective 4V-3**

Flood management systems are integrated into site design	NA	Site not affected by flooding
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**4W - Waste Management**

Compliance	Comments
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**Objective 4W-1**

Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Y	Refer the Waste Management Plan prepared by Elephants Foot.
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**Objective 4W-2**

Domestic waste is minimised by providing safe and convenient source separation and recycling	Y	Refer the Waste Management Plan prepared by Elephants Foot.
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**4X - Building Maintenance**

Compliance	Comments
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**Objective 4X-1**

Building design detail provides protection from weathering	Can comply	Subject to future construction documentation.
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**Objective 4X-2**

Systems and access enable ease of maintenance	Can comply	Subject to future design development and construction documentation.
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**Objective 4X-3**

Material selection reduces ongoing maintenance costs	Y	Refer digital materials board within the body of this report.
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# Appendix 3:

## Architectural & Landscape Drawings

