

# 8.1

## COMMUNAL SPACES

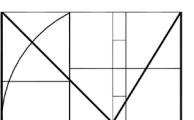
### CENTRAL COMMUNAL AREA

In the centre of the proposed development, sheltered by the Block A and Block B building volumes as well as by the side boundaries change of level caused by the sunken nature of this space, lies the main communal zone.

The central communal zone has been designed as both internal and external zone, blurring the edge of inside and outside. To the south of the central lawn area is a long communal internal room, facing North and featuring a long operable glass line that can be opened when weather permits.

This space has been designed with a range of programmes in mind, the operable sliding screens will allow the communal room to be subdivided into a number of smaller spaces that can be each separately booked by the residents when required.

These spaces include smaller lounge zones, a bar area along the south eastern perimeter of the room, a larger sunroom facing north west, that will enjoy a direct sun access year round, as well as smaller storage areas that will house a number of leasable items (ironing boards, vacuum cleaners, BBQ's, etc.) for use by the residents.





# 8.2

## COMMUNAL SPACES

### CIRCULATION ZONES

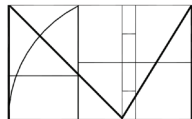
The circulation spaces of both blocks have been designed as landscaped communal zones that feature a series of elevated bridges leading to individual rooms. These spaces are open to sky, somewhat exposed to elements and only sheltered through porous screens, allowing them to be read as a part of landscape.

It is proposed that these spaces will feature a number of trees allowing them to create a sense of vertical connection that will enhance the sense that these spaces are connected into a single volume, continually offering glimpses of people inhabiting or transiting the circulation zone and further fostering a sense of community.

By creating a clear distinction, that the internal space is a private zone, and extending the landscaped, communal realm to these interstitial zones, the communal aspect of the development is carried throughout the site right to the front door of the private realm. This emphasises a sense of safety and communal living, removing a detachment often present in traditional multiunit developments and emphasising the flexible nature of modern living through a high quality environment.



SKETCH PERSPECTIVES SHOWING BLOCK A CIRCULATION    SELECT PRECIDENT IMAGES

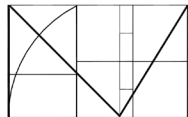






SELECT PRECIDENT IMAGES

MODULARIUM











**9.0**

**PRIVATE  
SPACES**



# 9.0 PRIVATE SPACES CONCEPT

The MicroNest Communities boarding housing typology is based on providing a high quality affordable rental properties without compromising on quality nor amenity.

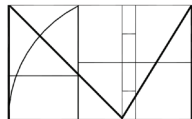
This is accomplish through provision of high quality crafted interior spaces that are more akin to a four star hotel than something typically associated with a typology.

By providing an integrated fitout that comes fully furnished with bespoke joinery and furniture, maximum spacial efficiency can be achieved that doesn't have to cater for various furniture types. In addition through careful design of every single element, excellent spatial utilisation and functionality can be achieved that achieves affordability through small spaces while maintaining extremely high quality.

Each module utilises a system of specially designed joinery elements, that are assembled with consideration of multipurpose use allowing for example the bed area to be utilised as a small work zone (using the kitchen bench and screen as a table), while also featuring extensive storage above and below the bed. Similarly kitchen zone maximises storage with a continuous joinery element that extends into a living space, that also hides the bathroom exhaust duct therefore maximising the ceiling height.

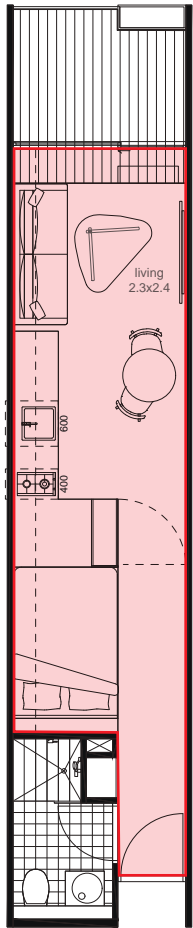
Such a high level of spatial utilisation has also allowed for a creation of a clearly defined living zone as well as dedicated outdoor living area, therefore placing all the spaces typically found in a 50sqm apartment in a unit half that size.

This is mainly achieved through multipurpose use of design elements, so for example, the raised timber terrace extends into the living room zone to create a bench seat as well as additional storage. The raised terrace allows for all the drainage and insulation to be housed within the floor depth (further maximising ceiling heights to units below) while also allowing for a planter box to be integrated with fully incorporated drainage system.

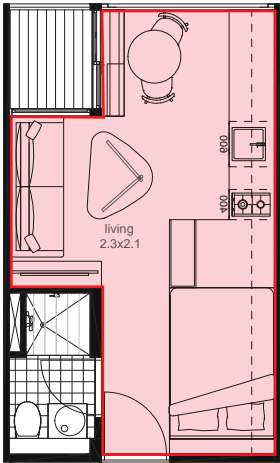




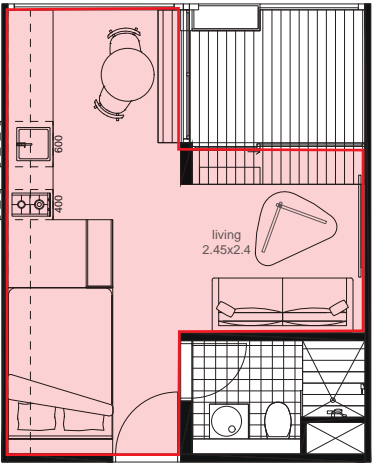
# 9.1 PRIVATE SPACES LAYOUTS AND AREAS



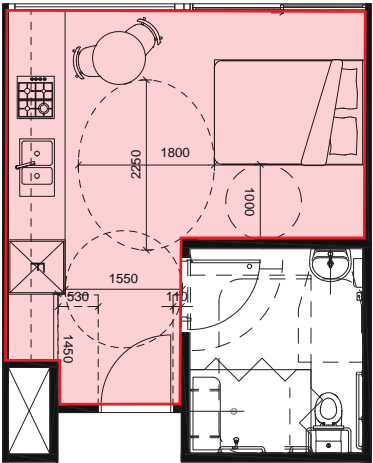
**TYPE 1.0**  
23sqm total; 20sqm nett



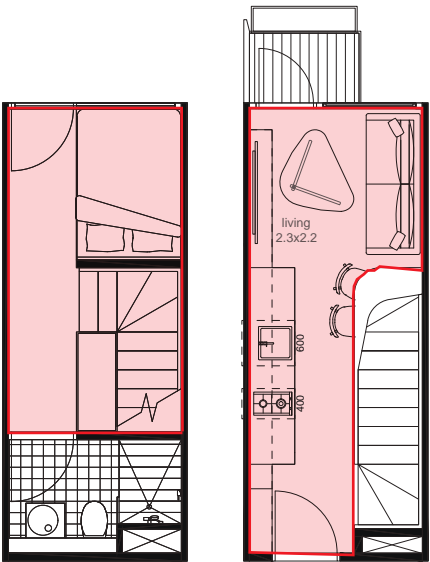
**TYPE 1.5**  
19sqm total; 16sqm nett



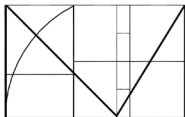
**TYPE 2.0**  
23sqm total; 19sqm nett



**TYPE 2.0 DDA**  
25sqm total; 19sqm nett



**TYPE 2.5**  
24sqm total; 21sqm nett

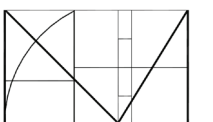




## 9.2 PRIVATE SPACES INTERIOR CONCEPT VIEWS



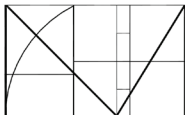
SKETCH RENDERS SHOWING THE INTERIOR CONCEPT







SELECT PRECIDENT IMAGES









**SYDNEY DESIGN  
COLLECTIVE**  
Collaborative Landscape Architecture

# 10.0 LANDSCAPE SPACES



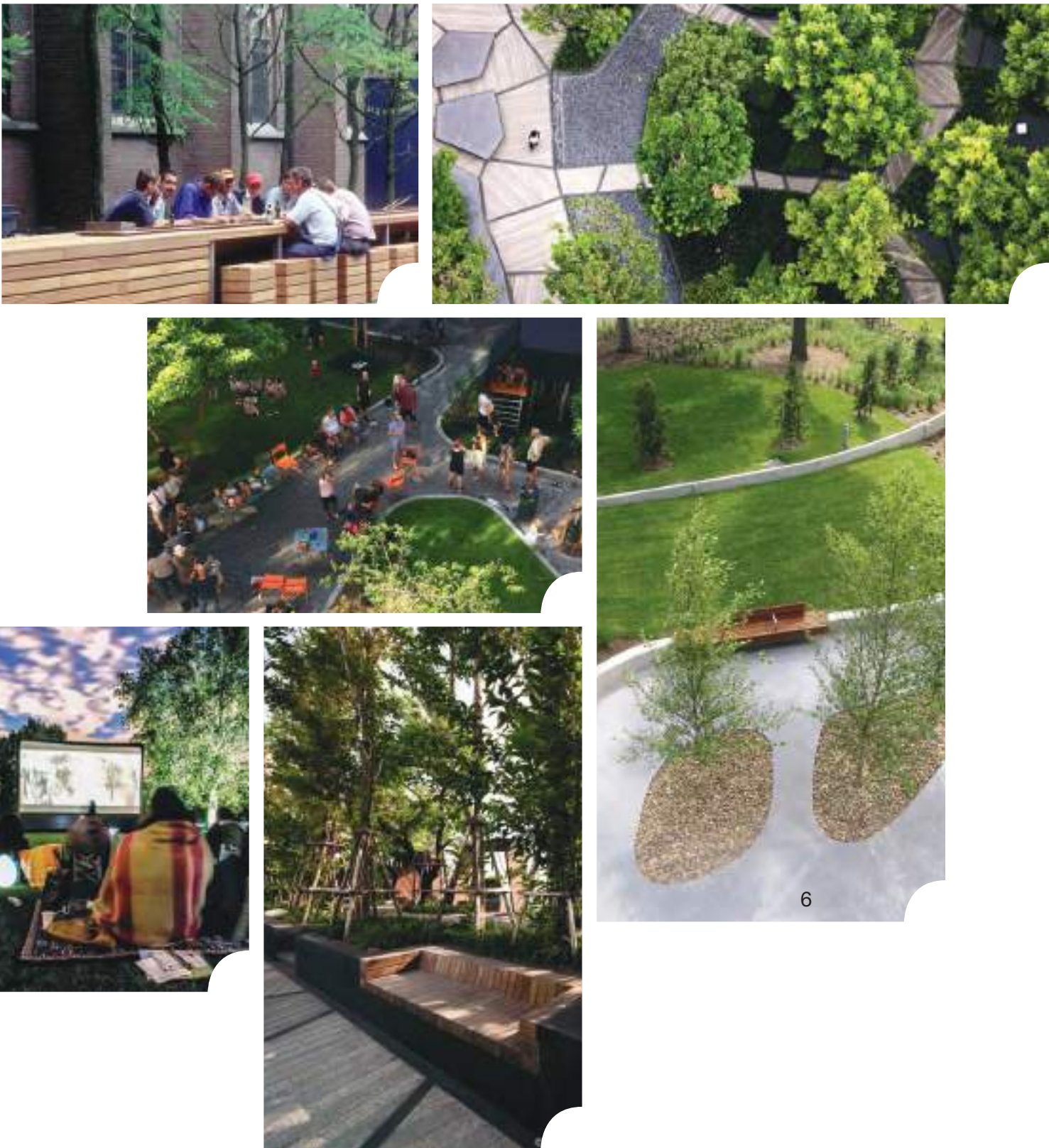
Landscape and Living Architecture

This unique development proposal uses a grouping of apartment modules to create a site responsive and articulated building form. This is a very different concept to the site specific block forms of most residential apartments. The stacking and shifting of these modules up the sandstone slope create many different opportunities for landscape, with a similar innovative approach to how these spaces work.

Most residential unit design has a traditional open communal landscape either on podium or deep soil. There is often a landscape setback for all sides. The resultant spaces are either too large for a number of community uses or too small. There is not the ranges of spaces, in size, microclimate, outlook or programme. The less program a space has (a clear objective and function) the less successful it is likely to be, particularly in communal residential living.

Landscape Spaces

- The angles forms, shifting surfaces and stepping create a variety of communal space types. These range from:
- 1. **Central Communal Space**- a communal ‘heart, where larger groups of people can congregate from all areas within the development. This space is an extension of the indoor/outdoor community room. This space includes cooking and washing facilities. There is a central turf area that allows people to have informal congregations in organised or unorganised activities. Organised activities could include outdoor cinema nights. It is punctuated by a large indigenous Cheese Tree. Timber stepped terraces form a backdrop to this space, giving the open space somewhere comfortable that overlooks the turf zone.
  - 2. **Secondary Communal Spaces**- these smaller spaces relate specifically to the blocks, providing a central open space between Blocks A and B. Smaller than the central space, these relate specifically to the





# Landscape Objective | Design Statement

tenancies that face onto it. More of a 'local's communal space, the clear accessway between units is punctuated by large broad planters that incorporate furniture. These spaces will be a look into garden space with useable function. Each has a different character due to aspect, shade and exposure.

There is the possibility that these spaces could incorporate site stormwater management and treatment.

**3. Landscape Buffers and Privacy-** These landscape spaces are within the 2m setbacks on the eastern. Western and northern boundaries. These are not designed to be used by tenants, the spaces are for circulation and for landscape privacy planting. The path meanders creating large pockets and a more informal landscape quality. A straight path with a constant offset will not be a desired outcome for the quality of landscape.

## Biodiversity and Habitat

The landscape planting on deep soil allow for small to medium sized indigenous trees and large shrubs (from the local sandstone vegetation type) The species of trees and shrubs that are selected attract and benefit wildlife. The informal native planting will attract native marsupials, birds and importantly, beneficial insects.

As we are aware resilient and hardy plant species selection is critical. Particularly with climate change adaption and a reduced availability (and cost) of potable water.

This planting design approach will provide a strong planting character to the site and address with the street.



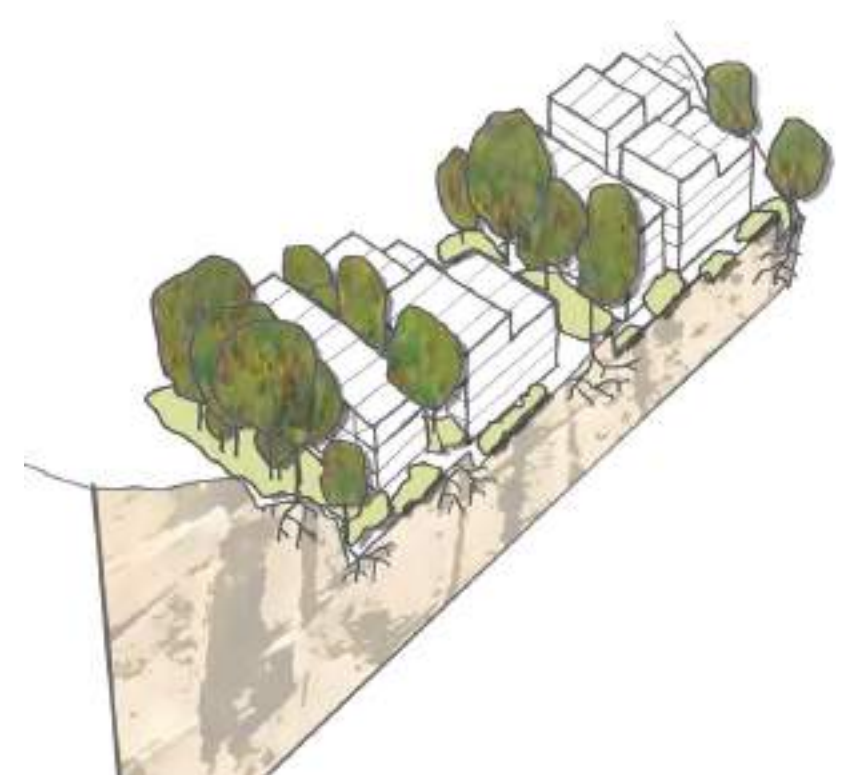


# Landscape Plans | Landscape x 2- Two methods and ideas

## 1. Integrated and connected *with* site and context.

This landscape:

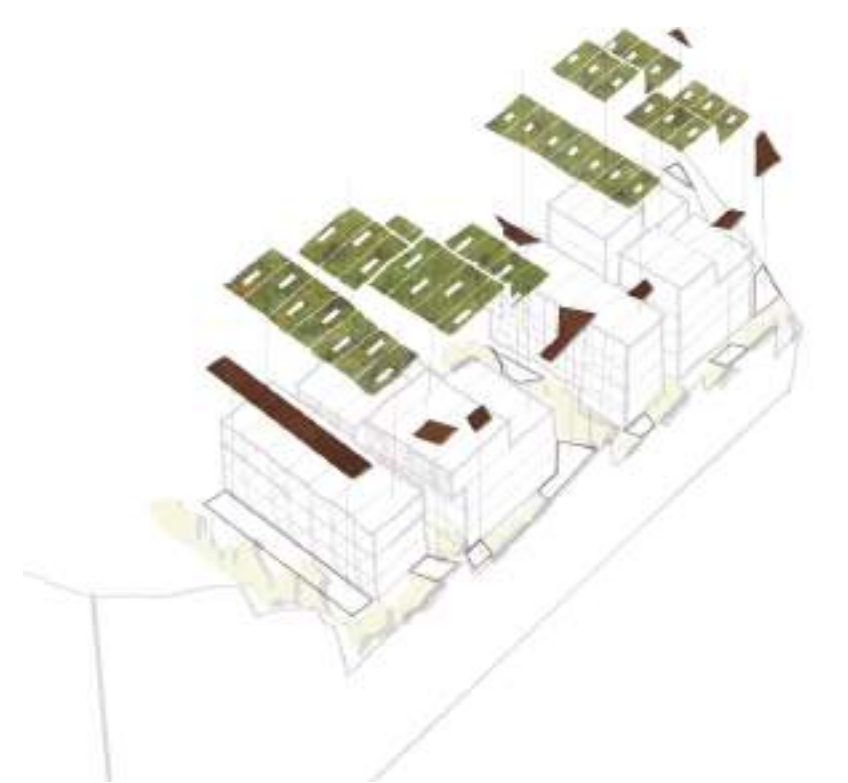
- Responds and grows into the site, its geology, topography and aspect.
- Needs to work within the site constraints and opportunities.
- Gives the site its unique identity and character.
- Solves the problems of the site, such as privacy, providing significant greenery, shade shelter and amenity.
- Connects landscape and architecture to the site and allows a biophilic connection between residents and nature.



## 2. Applied and connected *to* the site.

This landscape:

- Can be designed to work with the site, but it is connected through the building.
- Relates more to the building and its function than the site.
- Can be installed quickly or instantly, it developed and constructed off site.
- Can plug into and solve site problems and contribute to sustainable goals and benefits.
- Connects landscape and architecture to the site.
- Can be adapted to different sites, briefs and objectives.





Green Roofs

The benefits for this project are many. These will include:

- Additional area of landscape that can be prefabricated off site.
- A pleasant green outlook and garden for stepped modules to look out over.
- A better visual impact of the project from surrounding properties. A net improvement.
- Thermal efficiencies and improvement in passive cooling.
- Is a point of difference from anything else on the market.
- Uses low water use and low maintenance native plant species.
- Reduces any risks with waterproofing as the landscape is containerised and separate from the roof structure.
- Low profile and lightweight. 200mm soil depth in 250mm max height ‘trays’.
- Plays an important ecological role providing habitat in the suburbs for pollinating birds and beneficial insects.

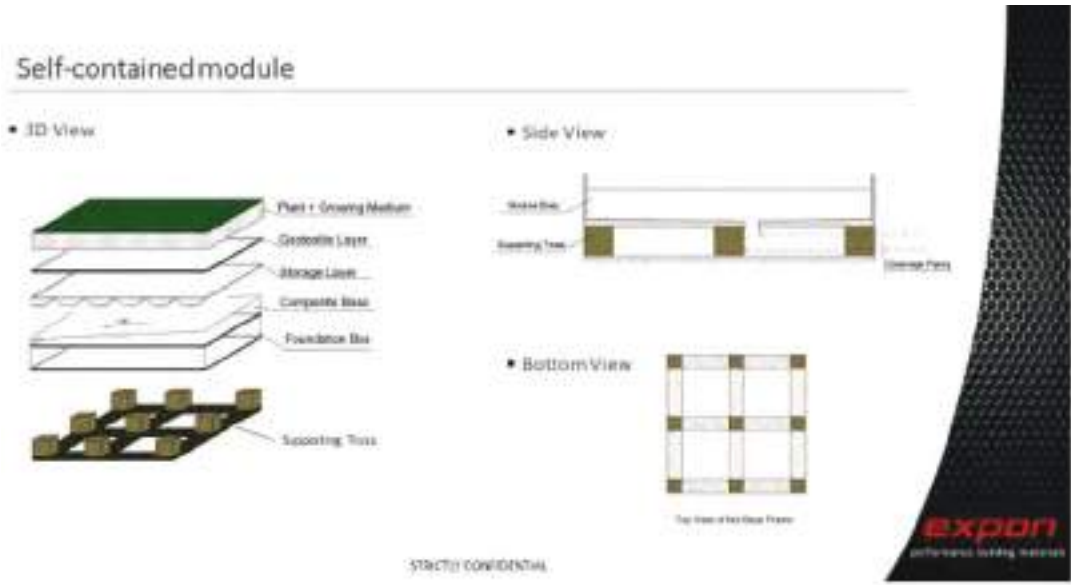




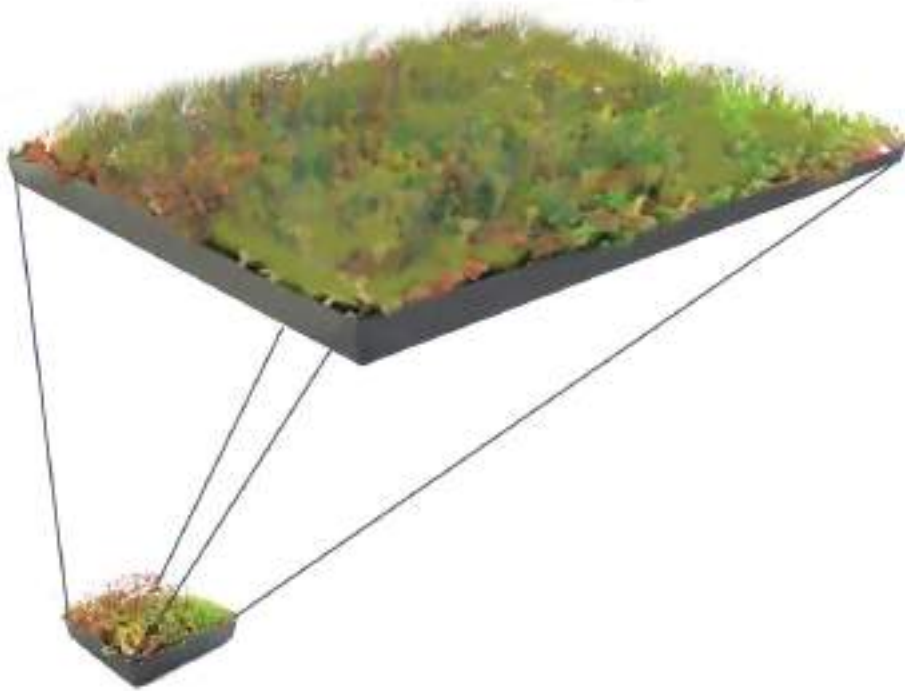
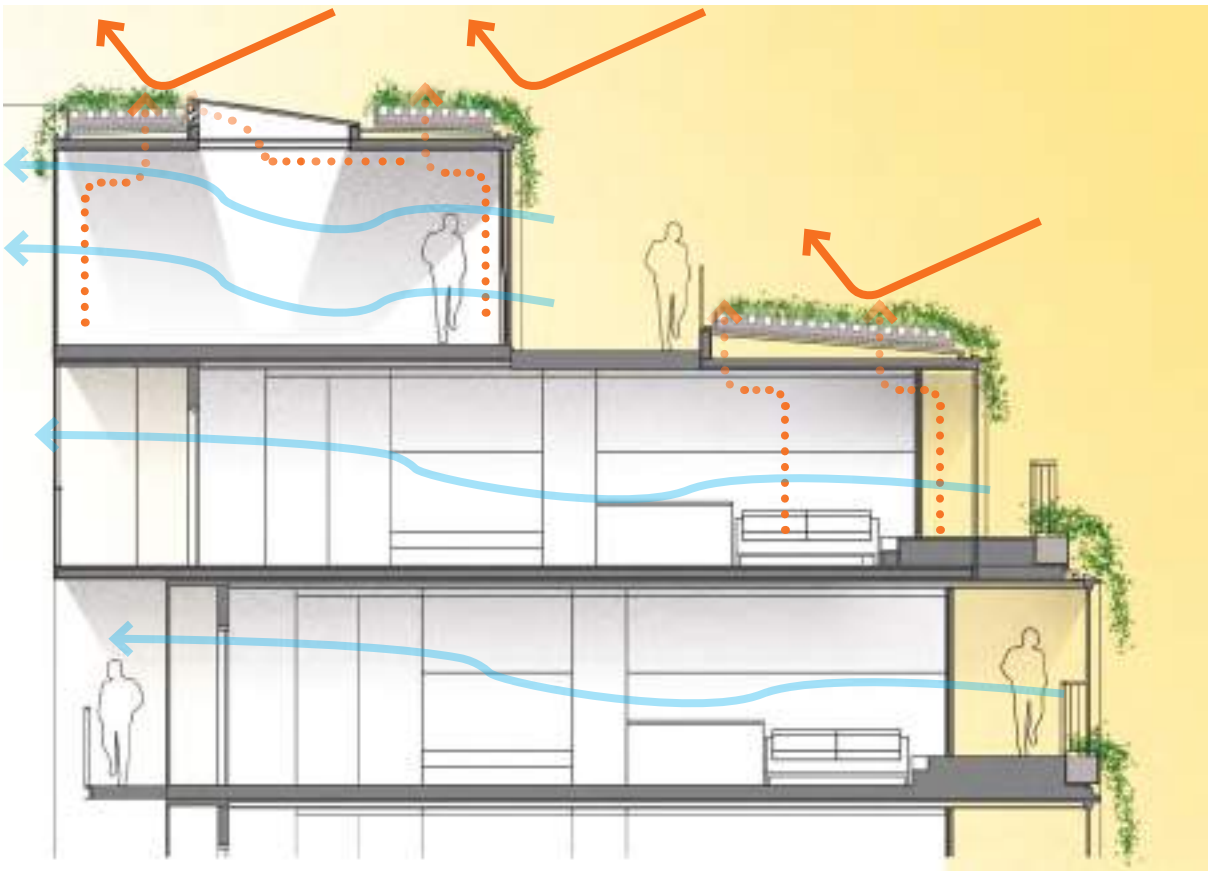
Green Roof Objectives and Outcomes

Green Roofs need clear objectives, measurable outcomes and be feasible to be successful.

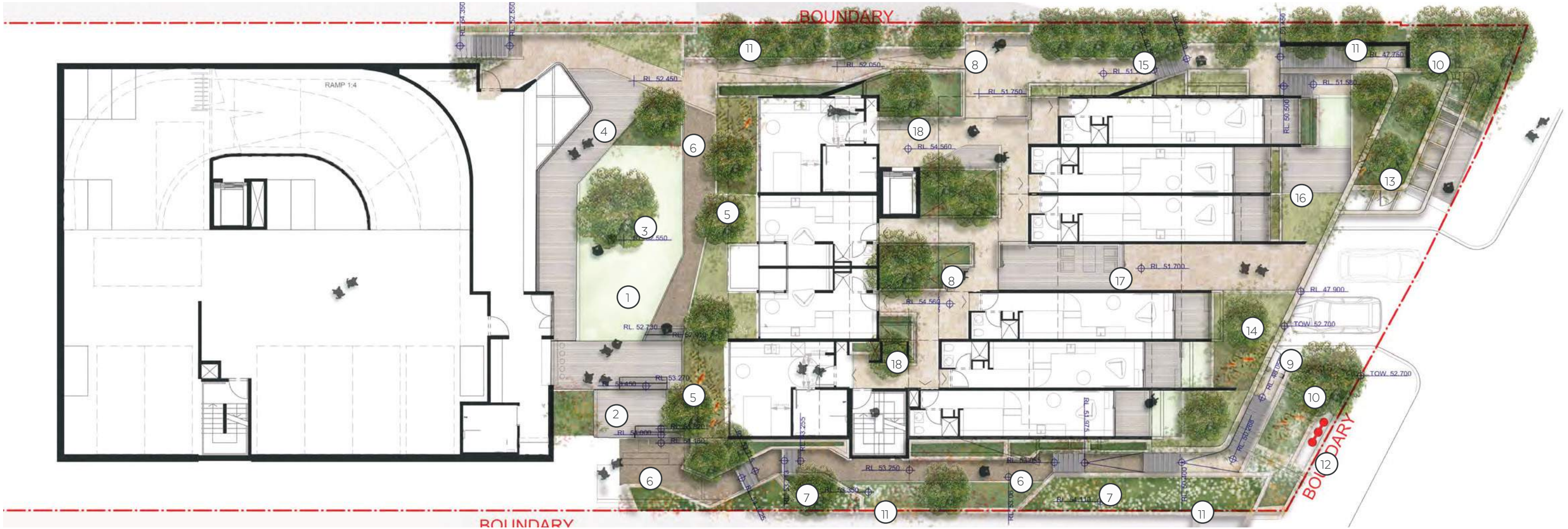
- Affordable technology that provides return (or savings) for the development.
- Can have measurable benefits with cooling, Real efficiencies of targets that can be realistically achieved of 30% cooling and heating cost savings with AC on a metal deck roof in Sydney.
- Improved passive cooling when there are no breezes for cross ventilation\*
- Easy to fabricate and modular for efficiencies.
- Minimise maintenance
- Will contribute to the unique marketing appeal. There is nothing else like this on the market in Australia (as yet).
- Is lightweight at approximately 200kg /saturated weight.
- Will assist with the planning approvals process.
- Green roofs to reduce stormwater tank size and assist stormwater management.
- Green roofs have been costed and determined feasible by a industry leading specialist living architecture contractor.



Proposed living roof module size, profile and composition.



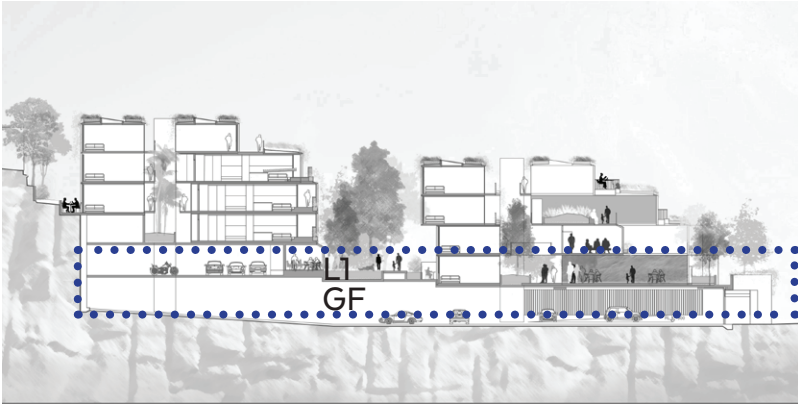




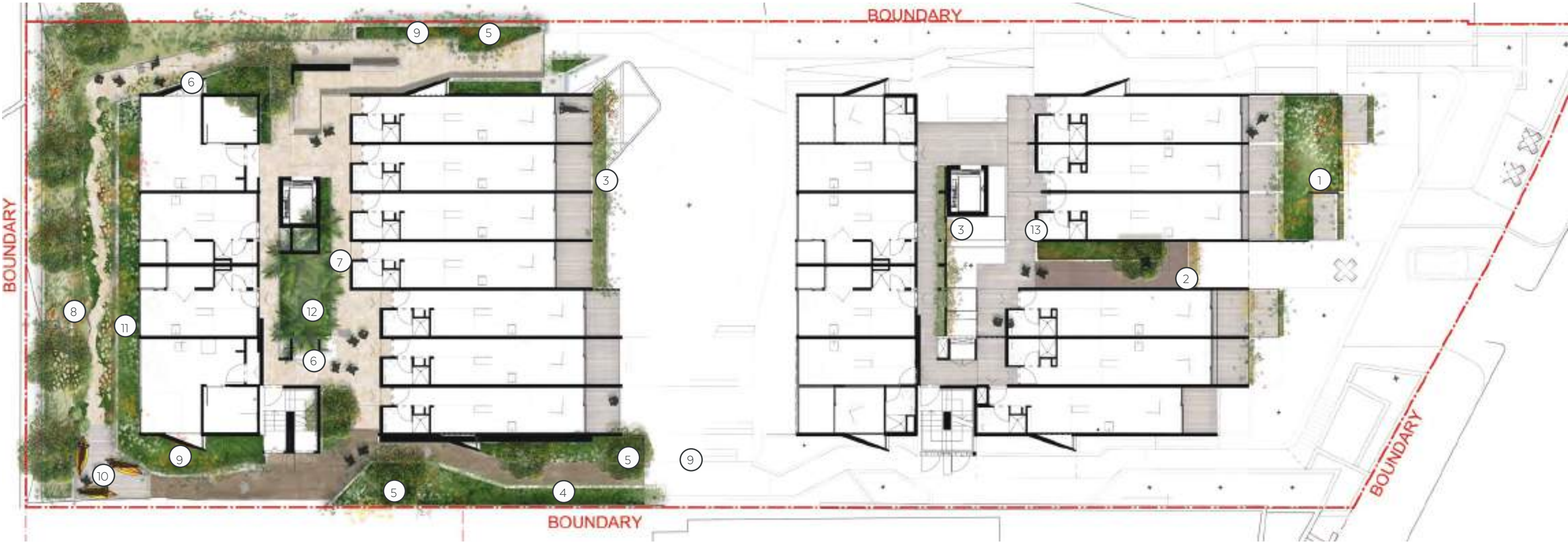
The characteristics of these spaces include:

- 1. A large communal space that with turf and terracing to allow a range of uses.
- 2. Broad timber terraces step up the slope and provide for informal seating or lounging.
- 3. Medium sized feature tree in over-excavated volume of soil, in the centre of the space and to create separation between blocks. Species selection will reference the plant schedule attached.
- 4. BBQ and communal room cooking facilities (by Architect). The external terrace extends the communal room space to outdoors.
- 5. Mass planted zone for seperation and privacy for outdoor terraces.
- 6. Stabilised gravel pathway.
- 7. Side access pathway with steps and alignment that enables deep pockets of planting for tall screening shrubs and small trees.
- 8. Furniture and fixtures that is simple and robust and easy to apply to the site design and conditions.
- 9. Secondary entry security gate.

- 10. Large tree in tree vault in deep soil zones.
- 11. Indigenous sandstone planting in cascading terraces.
- 12. Fire booster valves in well integrated cabinet.
- 13. Concierge entrance and cafe on street frontage. Living roof on top of entry building.
- 14. Large planters in communal zone in front of private terraces (non accessible by tenants).
- 15. Main entry passage way with large landscape planters on deep soil however due to shallow rock, planter walls greater than 1m will be required, where used as a perimeter balustrade barrier.
- 16. Communally accessible terraces with timber decks and turf. Large planters create seperation from terraces.
- 17. Clear passageway with green walls beneath winter-garden on L2 above.
- 18. Large planters with soil volume for planting columnar trees and to integrate seating amongst planting to create a private and relaxed space used by tenants adjacent.





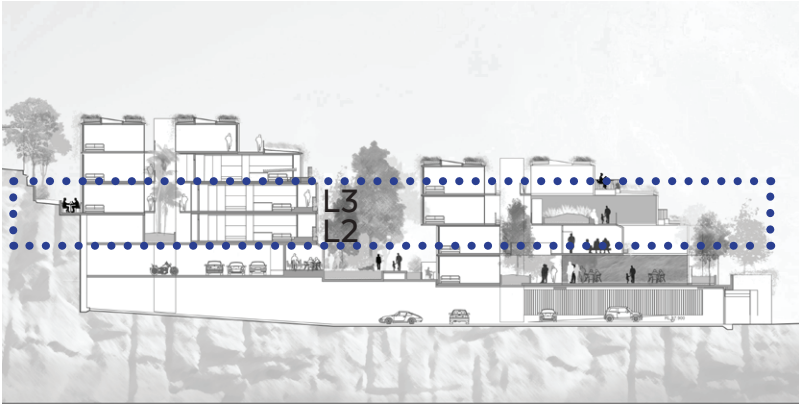


The characteristics of these spaces include:

- 1. Extensive rooftop garden (shallow profile) on top of units to provide all of the benefits that this green roof will have to the development. Living roof is not accessible to the tenants adjacent.
- 2. Large planter and integral seat in north facing breakout space for tenant use on level 3.
- 3. Narrow full height balustrade planters for cascading plants.
- 4. Stabilised gravel pathway.
- 5. Side access pathway with steps and alignment that enables deep pockets of planting for tall screening shrubs and small trees.
- 6. Furniture and fixtures that is simple and robust and easy to apply to the site design and conditions.
- 7. Smaller secondary communal space that is likely to be used by the tenants in the adjacent block. This enables opportunities for interaction and engagement, however in a smaller scale and quiet environment.
- 8. Retaining walls to tie into existing sandstone rock face to create pockets for larger

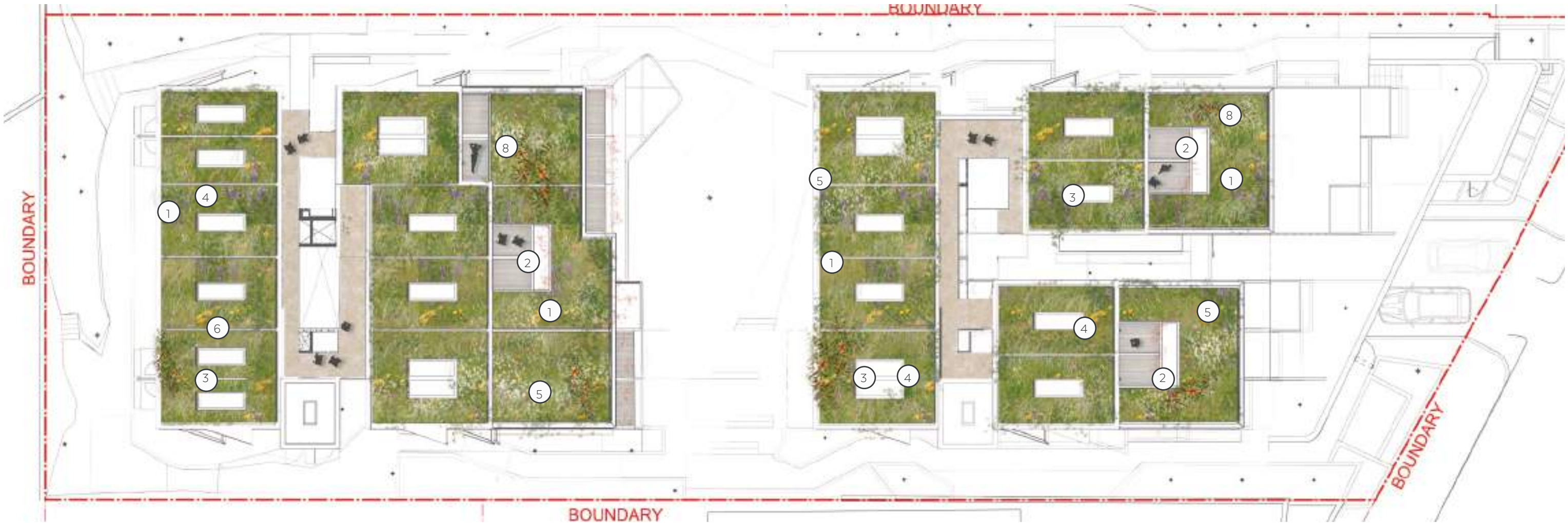
tree planting on the perimeter. Indigenous tree species will be selected for suitability to the site. Please refer to plant schedules.

- 9. Indigenous sandstone planting in cascading terraces.
- 10. Small communal 'hammock garden' in the south eastern corner that receives sun in the morning and is shaded in the afternoon. This is the only space at the rear of the development providing amenity to ensure privacy for rear terraces.
- 11. Large planters to separate terraces from rear landscape.
- 12. Hardy and slender native palms used in the rear courtyard space that can grow upwards through the atrium openings.
- 13. Potential for walkways to be grating type to simplify stormwater management and allow additional light to communal spaces beneath, in addition to the atrium openings.





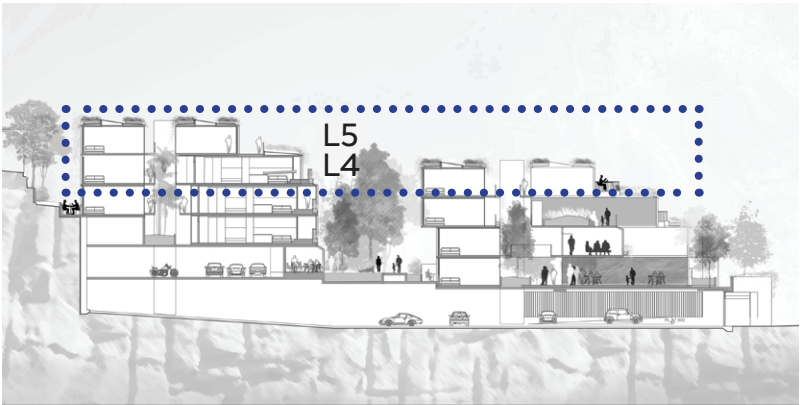
# Landscape Plans | Level 4 + Level 5 (Rooftops)



The characteristics of these spaces include:

1. Extensive rooftop garden (shallow profile) on top of units to provide all of the benefits that this green roof will have to the development. Living roof is not accessible to the tenants adjacent.
2. Narrow full height balustrade planters at edge of terrace to provide greenery in varying heights and modulation. Planters maintained by body corporate and not accessible to tenants.
3. Skylights.
4. Plants adjacent to skylights, climbing species to prevent any overhanging vegetation and simplify maintenance.
5. Stainless steel fall arrest systems built into living roof design with cable tethering connection points to OHS and Australian safety standards.
6. Plant species are all indigenous or native to the Sydney region. Plants are selected to not block views but provide enough habitat and forage for beneficial insects and possibly birds such as honeyeaters. The roofs are intended to be biohabitat as well as the other benefits discussed previously.

7. Irrigation will be required despite low water use indigenous plants. Irrigation is all subsurface soaking type programmed by smart sensors and wifi connection to weather data.
8. Planting design will be a patina effect to create a native 'meadow' made up with benign native grasses, lilies, and flowering perennials. Self regenerating species will be used.







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4. Mass planted zone for separation and privacy for outdoor terraces.
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6. Clear passageway with green walls beneath winter-garden on L2 above.
7. Large planters with soil volume for planting columnar trees and to integrate seating amongst planting to create a private and relaxed space used by tenants adjacent.
8. Extensive rooftop garden (shallow profile) on top of units to provide all of the benefits that this green roof will have to the development. Living roof is not accessible to the tenants adjacent.

9. Large planter and integral seat in north facing breakout space for tenant use on level 3.
10. Smaller secondary communal space that is likely to be used by the tenants in the adjacent block. This enables opportunities for interaction and engagement, however in a smaller scale and quiet environment.
11. Hardy and slender native palms used in the rear courtyard space that can grow upwards through the atrium openings.
12. Retaining walls to tie into existing sandstone rock face to create pockets for larger tree planting on the perimeter. Indigenous tree species will be selected for suitability to the site.







- 1. Small tree and large shrub indigenous planting in deep soil setback zones on eastern and western boundaries.
- 2. Side access pathway with steps and alignment that enables deep pockets of planting for tall screening shrubs and small trees. Indigenous sandstone planting in cascading terraces.
- 3. Large planters with soil volume for planting columnar trees and to integrate seating amongst planting to create a private and relaxed space used by tenants adjacent.
- 4. Extensive rooftop garden (shallow profile) on top of units to provide all of the benefits that this green roof will have to the development. Living roof is not accessible to the tenants adjacent.
- 5. Living roofs on buildings beyond.
- 6. Smaller secondary communal space that is likely to be used by the tenants in the adjacent block. This enables opportunities for interaction and engagement, however in a smaller scale and quiet environment.







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- 15. Large planters in communal zone in front of private terraces (non accessible by tenants).





Modularium Courtyard- Courtyard Planting

Type of Plant	Species	Common Name	Pot Size	Origin	Bird attracting	Insect pollinators
Turf	Zoysia Nara	Nara	Rolls	Eastern Australia		
Accents and Perennials	Alocasia macrorrhiza	Brisbane Lily	25L	Australia and Asia		
	Alpinia caerulea	Native Ginger	25L	Eastern Australia		
	Asplenium australasicum	Birds Nest Fern	25L	Eastern Australia		
	Anigozanthos hybrids	Kangaroo Paw Hybrids	200mm	Eastern Australia		
	Aphenopetalum resinosum	Gum Vine	200mm	Eastern Australia		
	Arthropodium cirrhatum	Renga Renga Lily	200mm	NZ		
	Calochlaena dubia	Rainbow Fern	200mm	Eastern Australia		
	Ceropegia woodii	Chain of Hearts	200mm	Sth Africa		
	Cissus hyperglauca	Kangaroo Vine	200mm	Eastern Australia		
	Davalia fejeensis	Rabbits foot fern	200mm	Eastern Australia		
	Dianella caerulea cultivars	Paroo Lilly	200mm	Eastern Australia		
	Hoya australis	Waxflower Vine	200mm	Eastern Australia		
	Pandorea jasminoides Jazzy Bells	Bower Vine cultivar	200mm	Eastern Australia		
	Plectranthus nituius	Silver Plectranthus	200mm	Eastern Australia		
	Rhipsalis baccifera	Mistletoe Cactus	200mm	Africa		
	Senecio radicans	String of Bananas	200mm	Africa		
Shrubs and Screen Plants	Acacia howittii Honey Bun	Dwarf Wattle	300mm	Eastern Australia		
	Acmena smithii Forest Flame	Dwarf Lilly Pilly	300mm	Eastern Australia		
	Banksia robur	Swamp Banksia	200mm	Eastern Australia		
	Baurea rubioides	Native Dog Rose	200mm	Eastern Australia		
	Carissa macrocarpa Emerald Star	Emerald Star	200mm	NZ		
	Correa baurlenii	Chefs Cap Correa	200mm	Eastern Australia		
	Leionema elatius Green Screen	Green Screen Phebalium	300mm	Eastern Australia		
	Tristania laurina Burgundy Blush	Burgundy Blush Dwarf Water Gum	300mm	Eastern Australia		
	Westringia glabra	Glabra Cadabra Coastal Rosemary	300mm	Eastern Australia		
	Ziera cytisoides 'Grey Ghost'	Ziera	300mm	Eastern Australia		
Trees	Acmena smithii	Lilly Pilly	400L	Eastern Australia		
	Brachychiton acerifolius	Flame Tree	400L	Eastern Australia		
	Backhousia citriodora	Lemon Myrtle	400L	Eastern Australia		
	Glochidion ferdinandii	Cheese Tree	400L	Eastern Australia		
	Stenocarpus sinuatus	Firewheel Tree	400L	Eastern Australia		
	Syzygium australe Pinnacle	Pinnacle Lilly Pilly	400L	Eastern Australia		
	Tristania laurina	Water Gum	400L	Eastern Australia		





Modularium- Planting Schedule Modular Green Roofs

Type of Plant	Species	Common Name	Pot Size	Origin	Bird attracting	Insect pollinators
	<i>Banksia integrifolia</i> Rollercoaster	Prostrate Coast Banksia	150mm	Eastern Australia		
	<i>Brachyscome multifida</i>	Cut leaf Daisy Cultivar	200mm	Eastern Australia		
	<i>Carpobrotus</i> Aussia Rambler	Pigface	150mm	Eastern Australia		
	<i>Dichelachne crinita</i>	Hare tail Grass	150mm	Eastern Australia		
	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	150mm	Eastern Australia		
	<i>Goodenia ovata</i> Gold Cover	Gold Cover	150mm	Eastern Australia		
	<i>Hardenbergia violacea</i> 'Mini Ha Ha'	Happy wander	200mm	Eastern Australia		
	<i>Leptospermum laevigatum</i> (White wave)	Prostrate Coastal Tea Tree	200mm	Eastern Australia		
	<i>Rosmarinus prostratus</i>	Prostrate Rosemary	200mm	Mediterranean		
	<i>Westringia fruticosa</i> Mundi	Prostrate Coast Rosemary	200mm	Eastern Australia		



# Design Concept | Landscape Planting- PERIMETER SCREENING



Modularium Fairlight- Planting Schedule Screening Plants

Type of Plant	Species	Common Name	Pot Size	Origin	Bird attracting	Insect pollinators
Accents and Perennials						
	<i>Babingtonia vigata</i> 'Howies Sweet Midget'	Dwarf Thread barked Honey M	200mm	Eastern Australia		
	<i>Callistemon Great Balls of Fire</i>	Bottlebrush cultivar	200mm	Eastern Australia		
	<i>Lomandra longifolia</i>	Mat Rush	200mm	Eastern Australia		
	<i>Philotheca myoporoides Profusion</i>	Wax Flower	200mm	Eastern Australia		
	<i>Pimelia linifolia</i>	Rice Flower	200mm	Eastern Australia		
	<i>Ozothamnus diosmifolius Radiance</i>	Sago Bush	200mm	Eastern Australia		
	<i>Westringia fruticosa Blue Heaven</i>	Coastal Rosemary	200mm	Eastern Australia		
Screening Shrubs						
	<i>Allocasurina distyla</i>	She-oak	45L	Eastern Australia		
	<i>Banksia asplenifolia</i>	Fern leaf Banksia	25L	Eastern Australia		
	<i>Banksia ericafolia</i>	Heath Banksia	25L	Eastern Australia		
	<i>Kunzea ambigua</i>	Tick Bush	25L	Eastern Australia		
Trees						
	<i>Angophora costata</i>	Smooth Barked Apple	400L	Eastern Australia		
	<i>Angophora hispida</i>	Dwarf Apple	100L	Eastern Australia		
	<i>Eucalyptus leuhmanniana</i>	Yellow Top Ash	100L	Eastern Australia		
	<i>Glochidion ferdinandii</i>	Cheese Tree	400L	Eastern Australia		









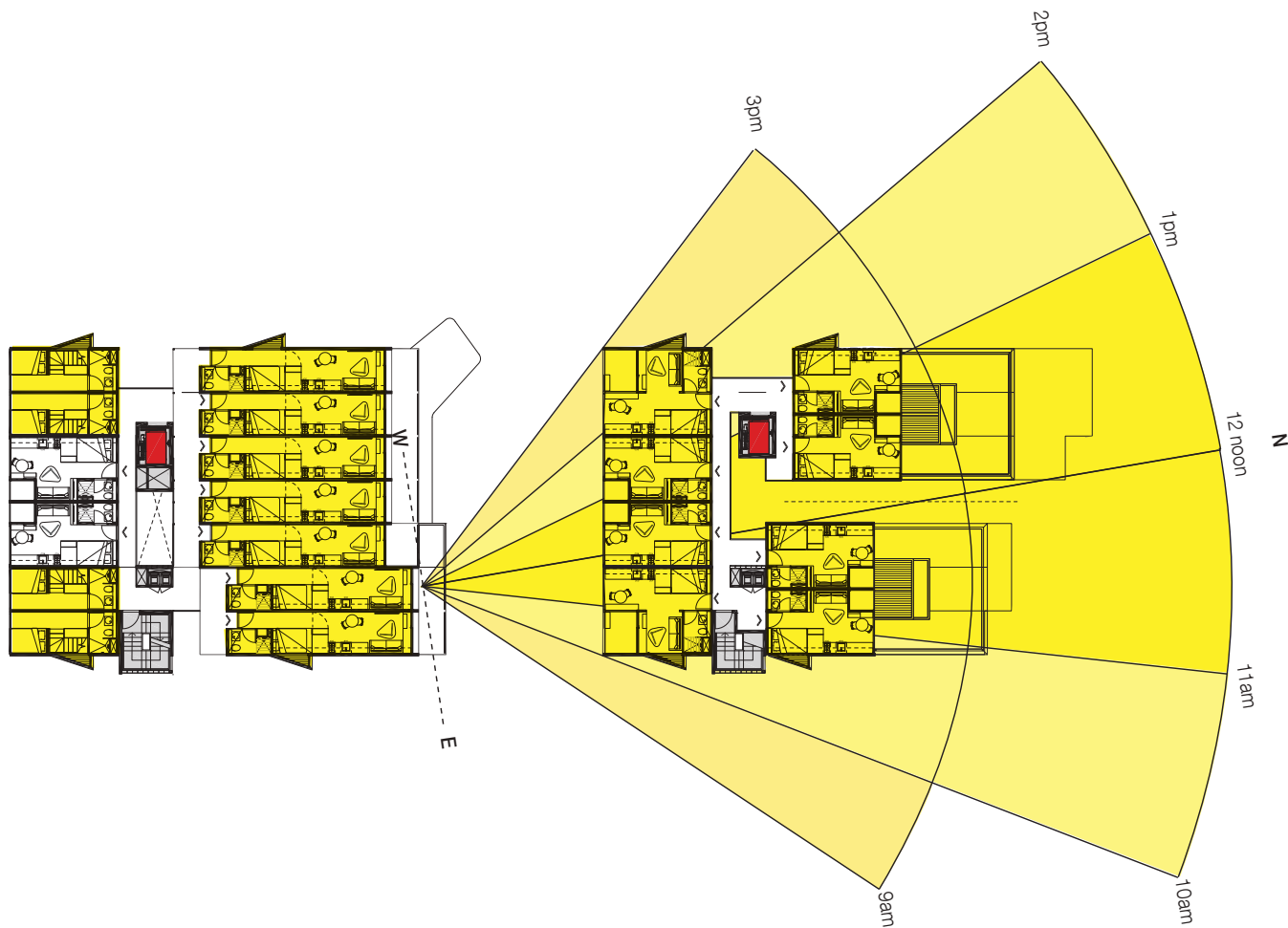
# 11.0 URBAN DESIGN ASSESSMENT



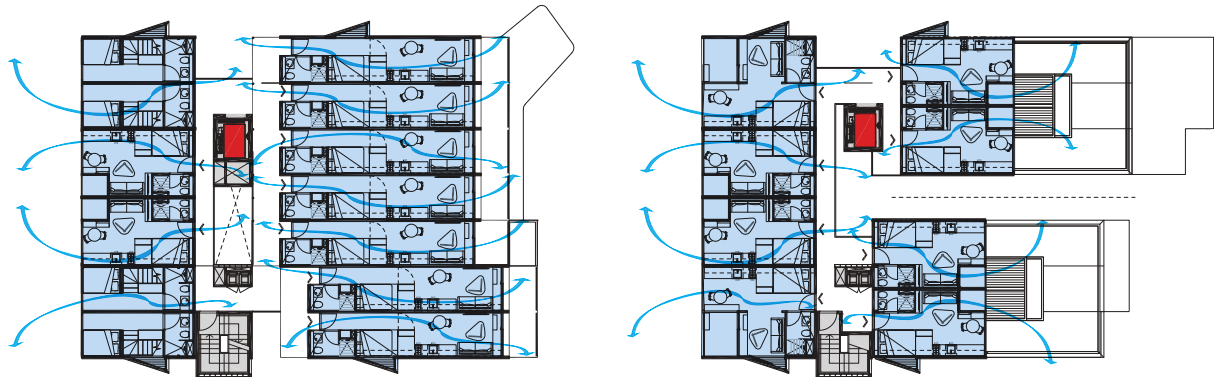
# 11.0

## UD COMMENTS

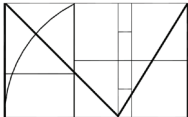
### SEPP 65 ANALYSIS



**SOLAR ACCESS**  
/ The site features a steep slope towards North optimising solar access  
/ 80% of all dwellings enjoy more than 3hrs of direct solar access mid winter and 85% enjoy more than 2hrs  
/ The number of south facing dwellings have been minimised (less than 15%) and through usage of skylights and/or two storey units even some of the south facing apartments will enjoy sufficient solar access.



**CROSS VENTILATION**  
/ The site has been planned as a landscaped park with all circulation externalised  
/ This enables every unit (100%) to be cross-ventilated by virtue of operable grills to rear of each unit allowing for excellent air movement  
/ Together with north aspect and shaded open spaces the passive ESD has been utilised to maximise resident comfort and minimise environmental impacts





# 11.1

## UD COMMENTS

### LANDSCAPE OPEN SPACE

4.1.5 Open Space and Landscaping

4.1/5/1 Residential Open Space Areas at DCP Map B – Area OS3

RESPONSE

Refer figure 34 for percentage of Open Area (55% of total site Area) and Above Ground Landscape Areas (34% of the 55% Total landscaped Area)

Private Open Space for Boarding Houses

Private open space for boarding houses is to be provided in accordance with the following minimum specifications; The areas are to receive a minimum of 3 ours direct sunlight between 9am and 3pm in midwinter.

RESPONSE

There are a number of units in the centre of the site which have private open spaces oriented to the south. The units would benefit from flipping the orientation of the private open space to the north to optimise solar gain in the winter months.

This would also assist to avoid any overlooking of private space issues internal to the site.

The landscaping is a significant part of the overall design strategy and as such the development is well in excess of the minimum requirements for all landscape zones.

However due to the specific nature of the site, steep slope, shallow sandstone and almost no current soil zone as well as the atypical development typology, it is quite difficult to quantify the exact spatial compliance

This is further compounded as all circulation zones are open to air and technically an 'open space' however for the purpose of these calculations they have been excluded. Nonetheless, due to building tiering, extensive ground plane landscaping, private open space associated with each unit and finally heavily landscaped green roofs, the total open space actually exceeds the entire site area (i.e. in excess of 100%)

In response to the council request to change the orientation of the south facing units the design team has reviewed this request, however due to BCA requirements this is simply not possible. The design requires that the open circulation areas be effectively fire separated from all units zones necessitating the fire rating to walls and doors fronting the circulation zone. This prohibits the orientation of these areas towards the central circulation spine.

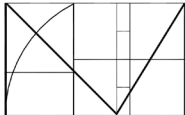
However, where possible, the south facing units have been designed to have north facing windows by having the side pop-out windows oriented north or for middle units to feature north facing skylights that will allow for direct sunlight to primary living areas. In addition some of the south facing units of Block B have been redesigned as two storey units with upper level living and outdoor areas which will receive the direct sunlight in spite of their orientation.



EXTENT OF LANDSCAPE ZONES ON GROUND LEVEL



EXTENT OF GREEN ROOF LANDSCAPE ZONES





# 11.2

## UD COMMENTS

### OVERLOOKING

4.2 Privacy and Overlooking, Overshadowing  
Units to the front western boundaries of the site pose overlooking and privacy issues to the western adjoining residential flat building. Careful planning and articulation of screening elements, windows and doors on these elevations that overlook this area will assist to provide solutions to mitigate these issues.

...Sectional Analysis diagrams showing view corridors from proposed development to adjoining western property windows in accordance with the requirements of SEPP ARH (and Apartment Design Guidelines where possible)

View Corridor diagrams from proposed development demonstrating internal overlooking and amenity is addressed in accordance with the requirements of SEPP ARH (and Apartment Design Guidelines where possible)

The building massing and landscape screening have taken careful consideration of overlooking and privacy concerns towards neighbouring residential properties. As it can be seen from adjacent view analysis there is going to be a significant improvement upon the existing condition when it comes to views towards neighbouring property at No.199 Sydney Road.

This is achieved through the increased setback (3m rather than 0.9m currently), as well as additional parameter screening (currently none) and also lower dwelling being further forward with side walls not allowing for direct overlooking.

The upper levels also rapidly raise in relation to the adjacent dwelling with only limited views downwards with only glimpses of some of the neighbouring kitchen windows possible through landscape screens.

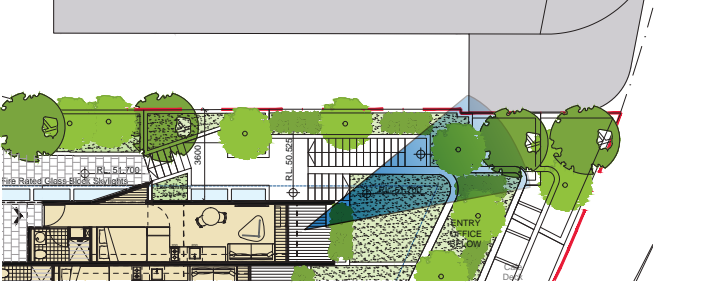
As the landscape elements grow it is envisaged that no views will be possible whatsoever. Should all overlooking be required to be eliminated even in short term additional temporary screens could be erected alongside the site boundary.



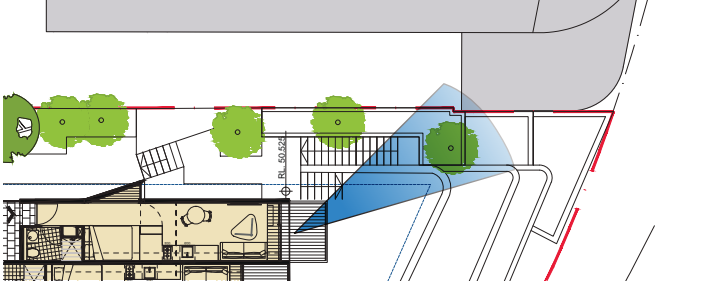
1. Existing view condition with overlooking of No.199 windows from the house at No.197.



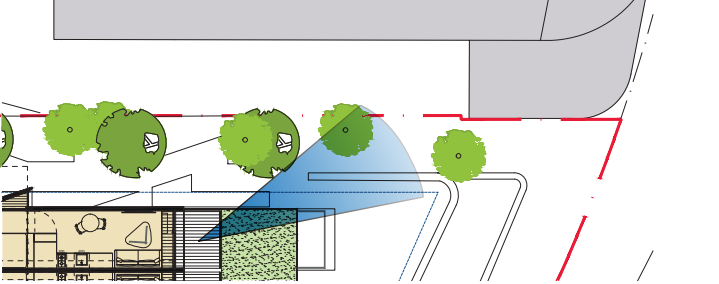
2. Existing view condition with overlooking of No.199 windows from the front yard of No.197, this condition will be remedied by the proposed development.



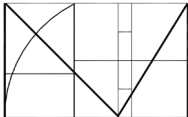
4. View analysis of view from Level 01 west most dwelling being further north and due to side walls not allowing views of Windows on No.199.



5. View analysis of view from Level 02 west with similar view as the current condition, however the new proposal is substantially further east and elevated with screening only allowing glimpses of windows.



5. View analysis of view from Level 03 west with only downward views through perimeter landscaping allowing only glimpses of existing secondary windows.





# 11.3

## UD COMMENTS

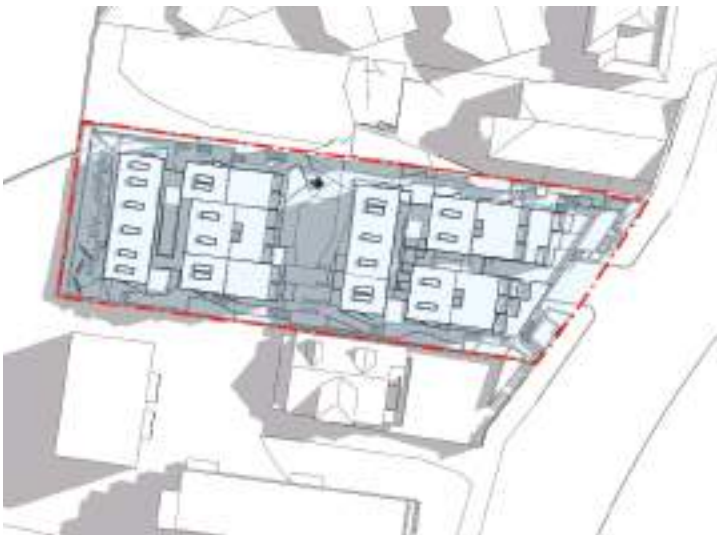
### SHADOW ANALYSIS

*Internal Units shadow diagrams showing solar access is achieved in accordance with the requirements of SEPP ARH (Apartment Design Guidelines where possible)*

*Shadow diagrams showing any overshadowing on adjoining properties in accordance with the requirements of SEPP ARH (and Apartment Design Guidelines where possible)*

Although boarding house developments are not required to comply with SEPP 65 (Apartment Design Guidelines), a detailed shadow analysis has been prepared (please refer to attached documentation) that shows that the proposal conforms both with requirements of SEPP ARH as well as SEPP 65.

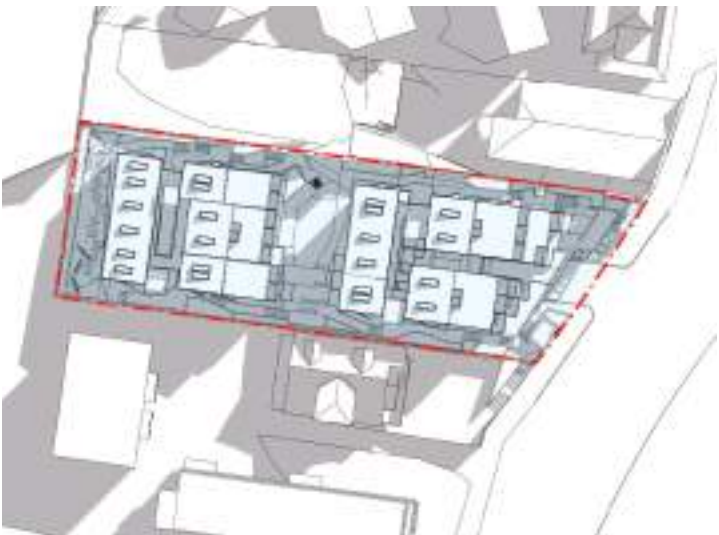
This is predominantly achieved by considered modulation of building volumes facilitated by the northern exposure and slope of the site. In addition greater setbacks to East and West boundary assure compliance to neighbouring developments in spite of greater density of the proposed development compared to the existing condition.



Plan View - June 21st @ 01:00PM



Plan View - June 21st @ 02:00PM



Plan View - June 21st @ 03:00PM



View from the sun:  
June 21st @ 09:00AM



View from the sun:  
June 21st @ 10:00AM



View from the sun:  
June 21st @ 11:00AM



View from the sun:  
June 21st @ 12:00PM



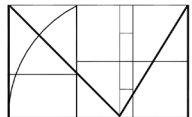
View from the sun:  
June 21st @ 01:00PM



View from the sun:  
June 21st @ 02:00PM



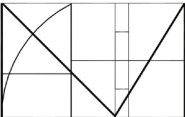
View from the sun:  
June 21st @ 03:00PM





AREA ANALYSIS												BLOCK A										BLOCK B										X-Vent	SOLAR			
RESIDENTIAL												RESIDENTIAL										A+B	BLOCK A + B COMBINED													
level	m	GBA	GFA	NSA	BALC.	TYPE 1	TYPE 1.5	TYPE 2	TYPE 2 DDA	TYPE 3	TOTAL	GBA	GFA	NSA	BALC.	TYPE 1	TYPE 1.5	TYPE 2	TYPE 2 dda	TYPE 3	TOTAL		3hrs	2hrs	0hrs											
level 05	2.96	0	0	0	0						0	185	170	226	20		4	2		4	10	10				10										
level 04	2.96	180	166	166	17		6	2			8	289	266	194	30	7	2				9	17			2	17										
level 03	2.96	252	232	218	34	6	2	2			10	286	263	244	38	7	2		2		11	21			4	21										
level 02	2.96	270	248	218	34	6	2	2			10	222	204	154	27	7					7	17			2	17										
level 01	2.96	274	252	222	34	6	2		2		10	82	75	0	0						0	10			3	10										
level 00 - Ground	3.25		28																																	
level LG	0																																			
TOTAL	18.1	976	926	824	118	18	12	6	2	0	38	1,063	978	818	113	21	8	2	2	4	37	75	60	4	11	75										
																						100%	70%	5%	15%											

DEFINITIONS							
GBA - Gross Building Area		GFA - Gross Floor Area		NLA - Net Lettable Area	# apts w/ solar	# apts w/ CV below level 09	# apts no solar
Total building area measured from external face of the external walls includes: / basement & carpark areas (including perimeter plenums / lobbies / plant room / gym & Pool / storage Room / lift & Stair shafts / all structure elements (internal & attached perimeter elements)		<b>(NSW Department of Planning Standard Instrument - Principal LEP 2006)</b> gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or H31from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, including: / the area of a mezzanine / habitable rooms in a basement or an attic / any shop, auditorium, cinema, and the like, in a basement or attic  It excludes: / any area for common vertical circulation, such as lifts and stairs / any basement / storage / vehicular access, loading areas, garbage and services / plant rooms, lift towers and other areas used exclusively for mechanical services or ducting / car parking to meet any requirements of the consent authority (including access to that car parking) / any space used for the loading or unloading of goods (including access to it) / terraces and balconies with outer walls less than 1.4 metres high / voids above a floor at the level of a storey or storey above		NLA measured from internal face of perimeter walls of dwelling. NLA includes some structural elements if located within the internal walls of the dwelling.  It excludes: / service Risers / intertenancy party walls / internal voids, stair voids / balconies	apartments receiving min. 2hrs direct sunlight between 9am-3pm at mid winter	apartments cross ventilated in the first 9 storeys. Apartments at 10 storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allow adequate natural ventilation and cannot be fully enclosed	apartments receiving no direct sunlight between 9am-3pm at mid winter
It exludes: / unenclosed or enclosed balconies & terraces / void components (double height spaces) / non useable areas (eg crawl spaces) / detached external structural elements / external blade walls							













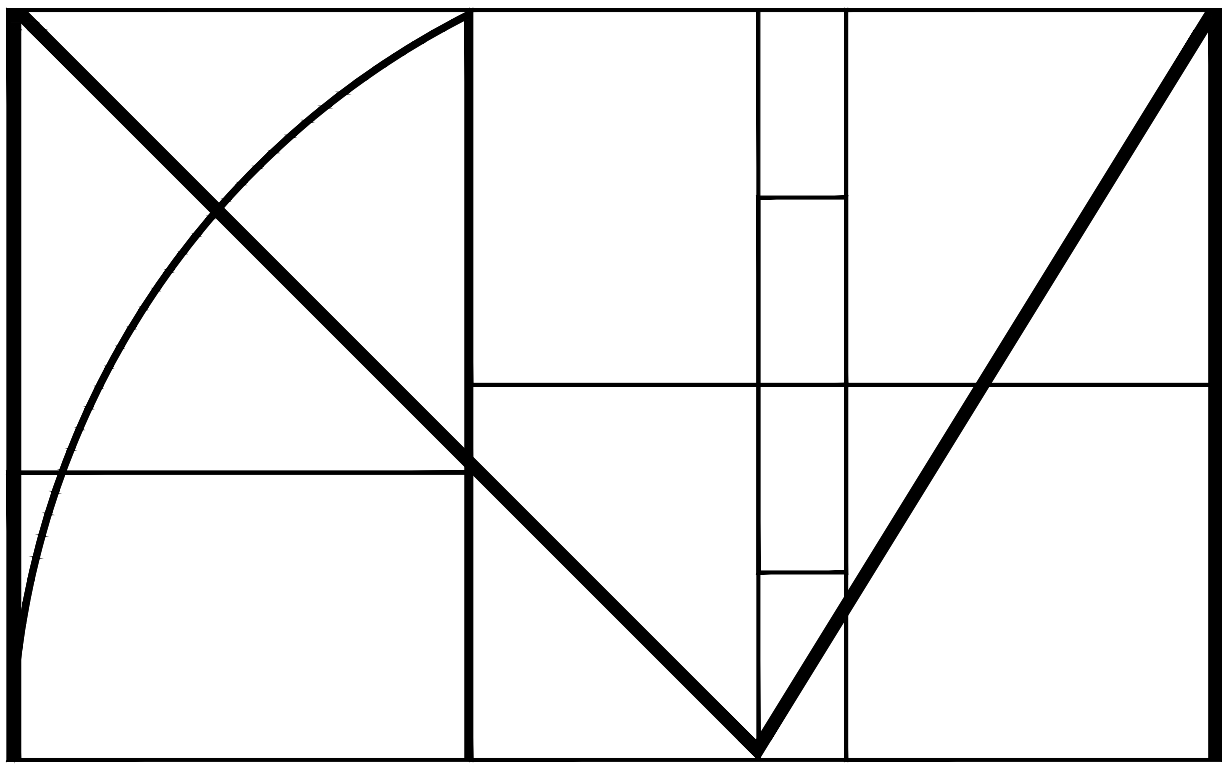


# APPENDIX A ARCHITECTURAL DRAWINGS



Development Application Drawing List

A 00.01	Site Plan
A 01.00	Level 00
A 01.01	Level 01
A 01.02	Level 02
A 01.03	Level 03
A 01.04	Level 04
A 01.05	Level 05
A 01.06	Roof Plan
A 02.01	Typical Unit Layout Plan
A 03.01	Elevation North + South
A 03.02	Elevation East + West
A 04.01	Section A - A + Secton B-B
A 04.02	Courtyard Sections
A 08.01	Demolition Plan
A 08.02	Excavation Plan
A 08.03	Gross Floor Area Plans
A 08.11	Shadow Dlagrams (Winter Solistice - June 21st) Views From the Sun - Proposed
A 08.12	Shadow Dlagrams (Winter Solistice - June 21st) Views From the Sun - Existing
A 08.13	Shadow Dlagrams (Winter Solistice - June 21st) Shadow Study - Proposed
A 08.14	Shadow Dlagrams (Winter Solistice - June 21st) Shadow Study - Existing
A 08.15	Shadow Dlagrams (Spring Equinox -Sep 22nd) Shadow Study - Proposed
A 08.16	Shadow Dlagrams (Summer Solistice - Dec 22nd) Shadow Study - Proposed



MODULARIUM

M21701      195-197 Sydney Rd,Fairlight

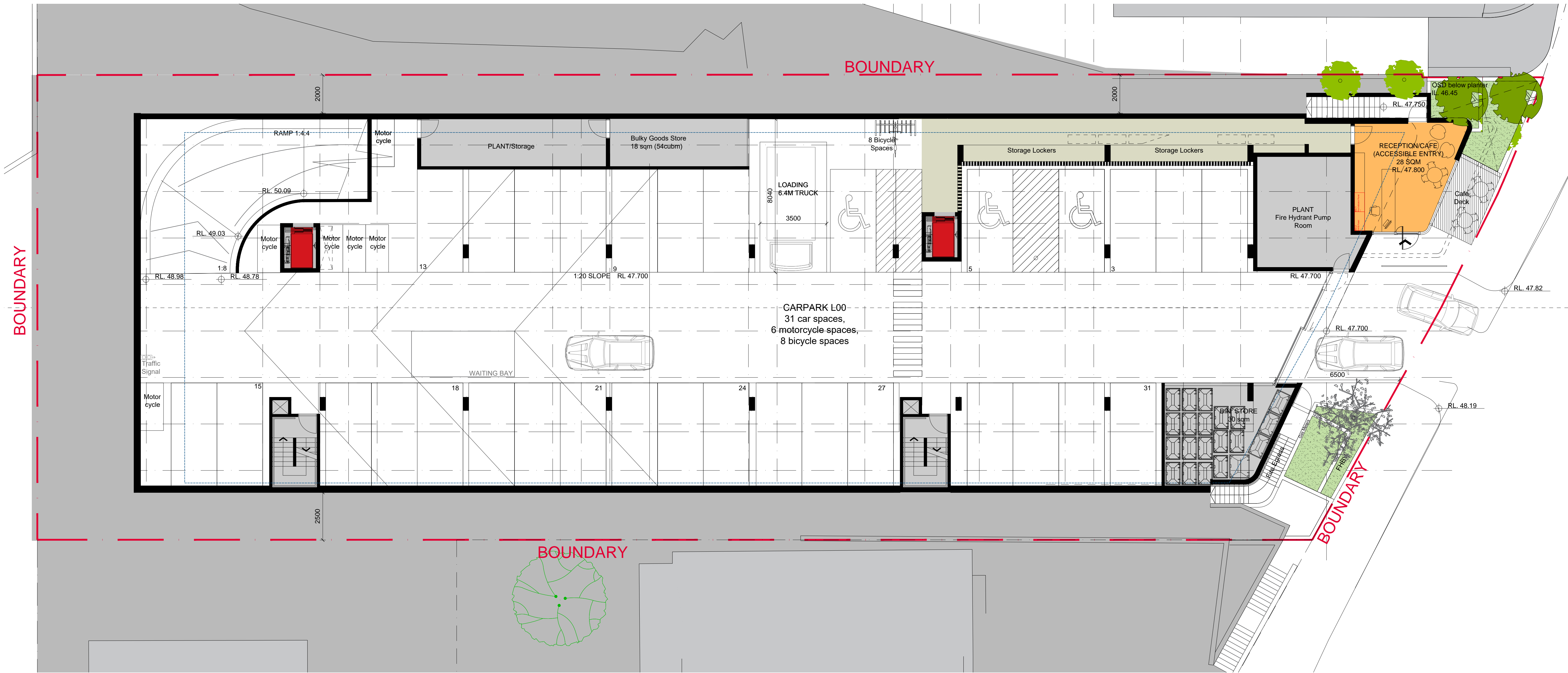
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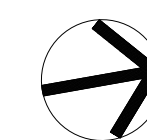




01 Level 00 Plan  
Floor Plan 1:200 @a3

A	25-09-2018	Development Application Issue	DS	MD	
P2	10-07-2018	Preliminary Council Issue	MD	MD	
Revision	Date	Description	Initial	Checked	

195-197 Sydney Road  
Fairlight  
LEVEL 00 PLAN

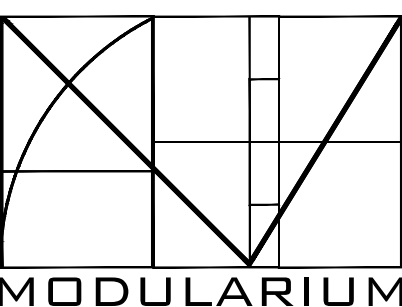


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Project No. M21701  
Status  
Plot Date 14/10/2018 5:15 PM  
Plot File  
Drawing No. [Revision]  
A01.00[A]

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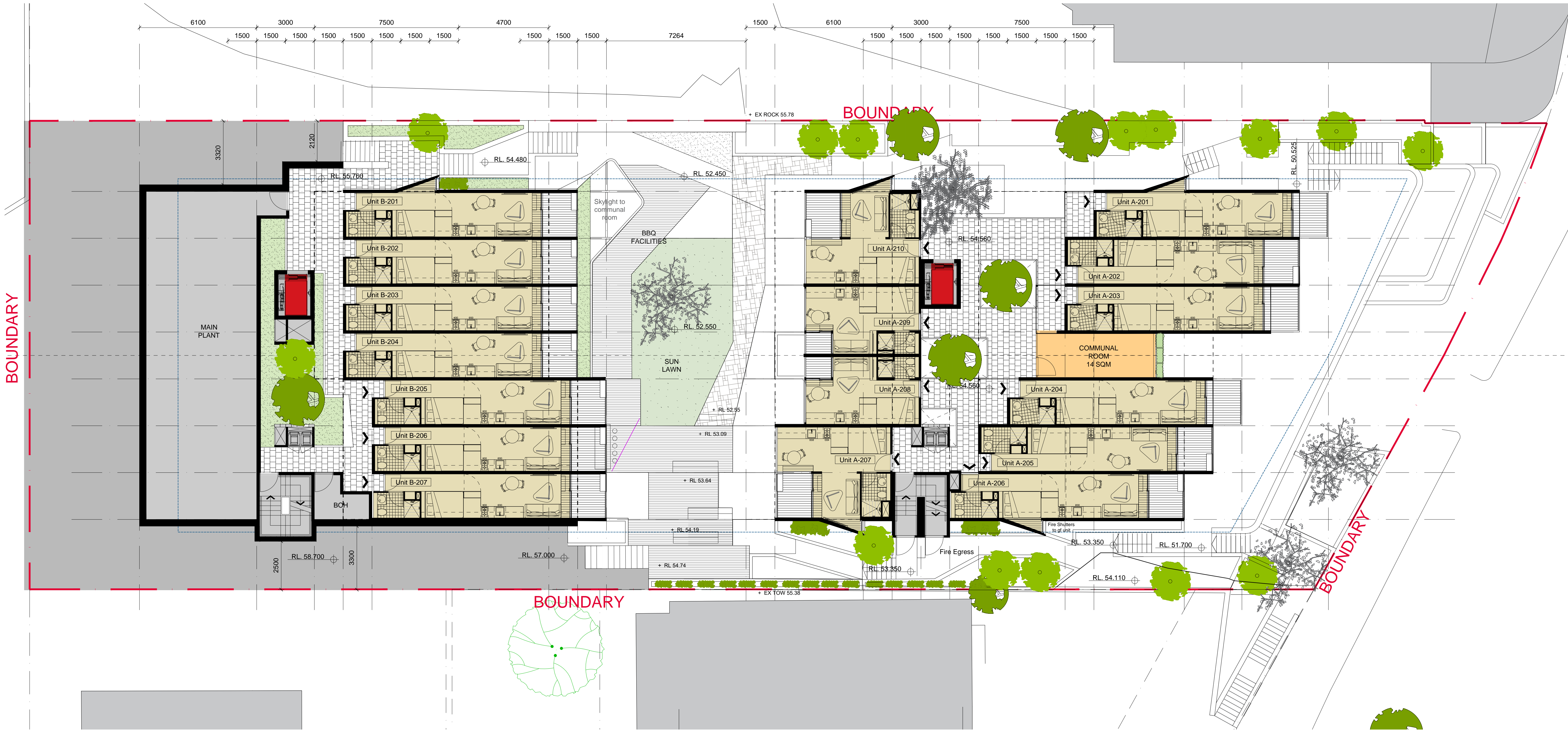


Nominated Architect: Marko Damic Reg 8730





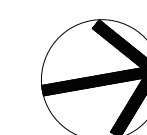




01 Level 02 Plan  
Floor Plan 1:200 @a3

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LEVEL 02 PLAN

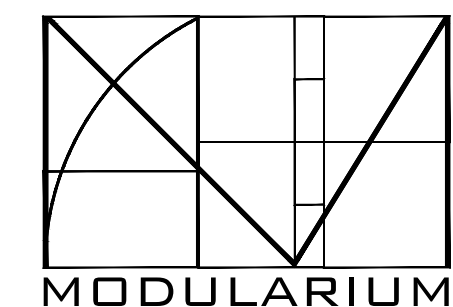


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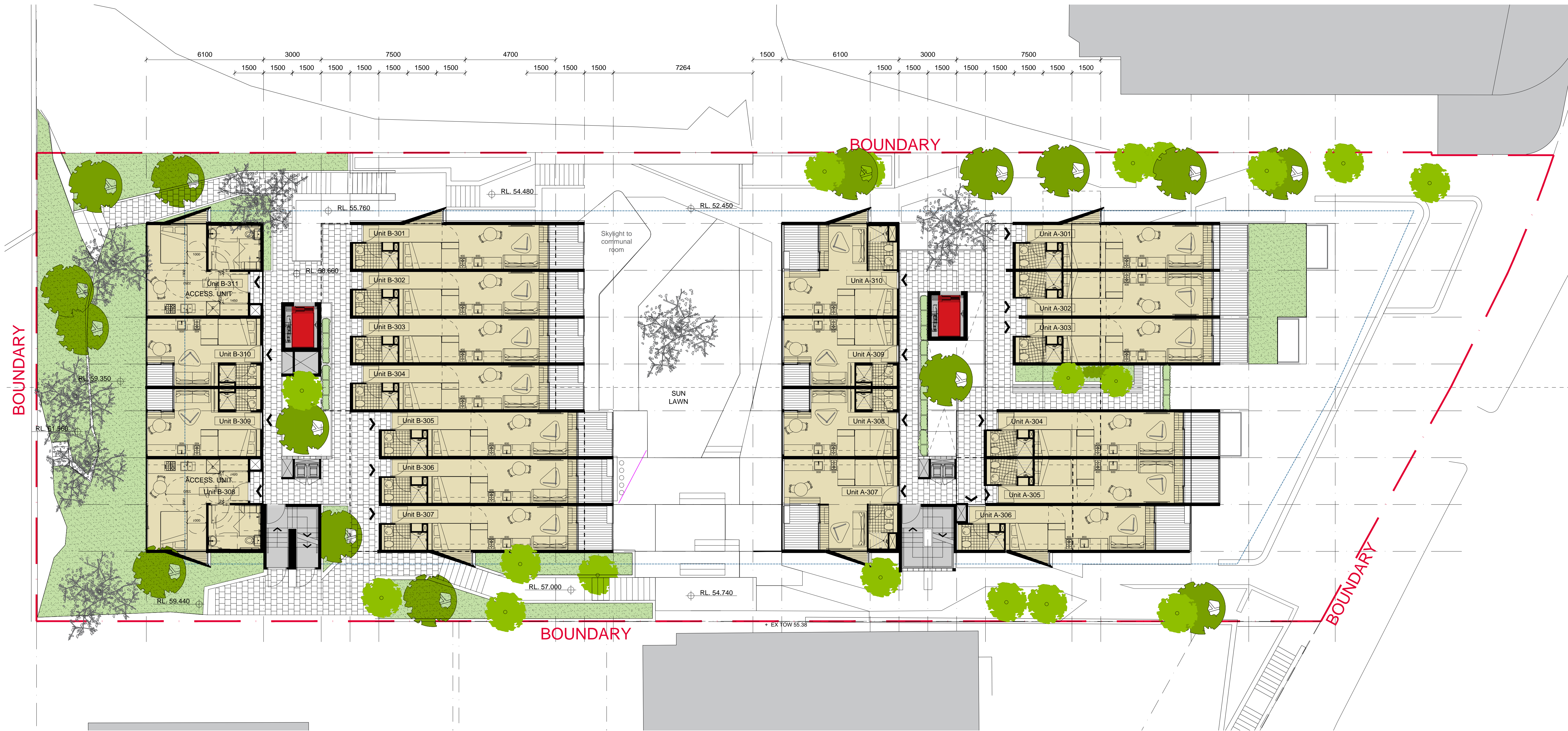
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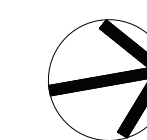




01 Level 03 Plan  
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Revision	Date	Description	Initial	Checked

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LEVEL 03 PLAN



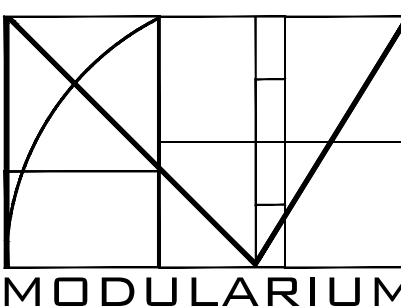
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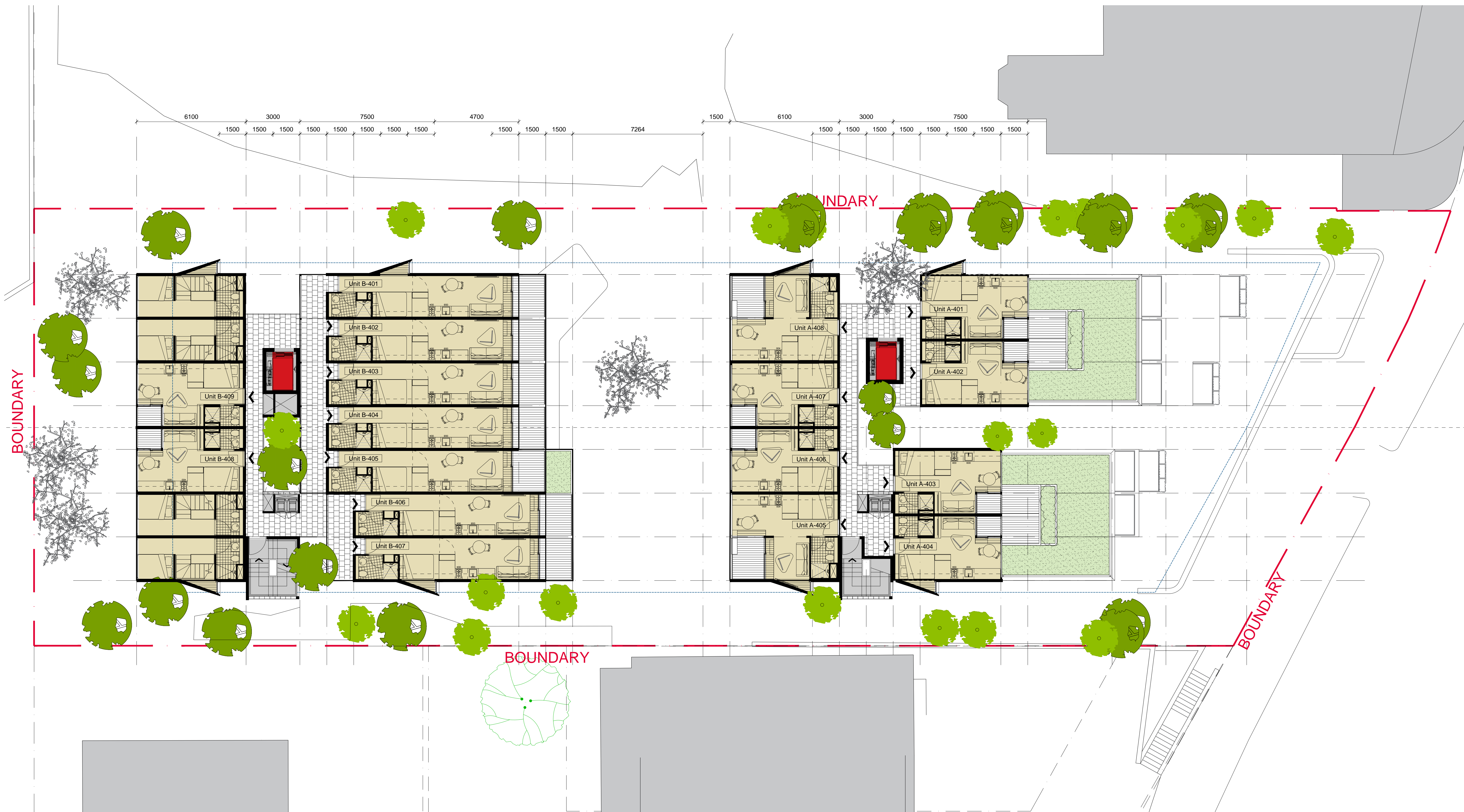
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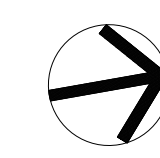




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Revision	Date	Description	Initial Checked

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LEVEL 04 PLAN



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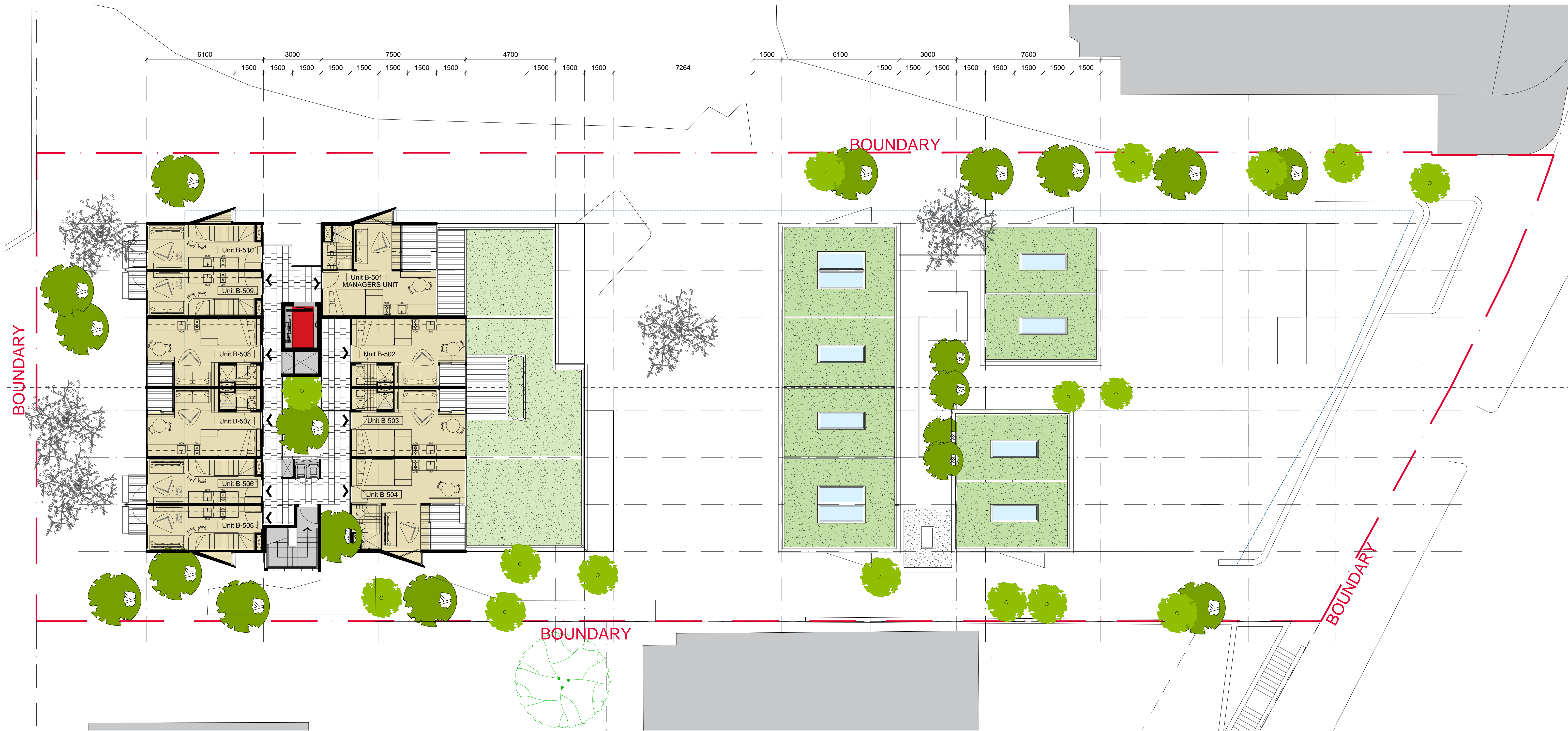
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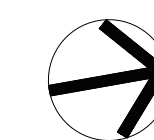




01 Level 05 Plan  
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Revision	Date	Description	Initial	Checked

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LEVEL 05 PLAN

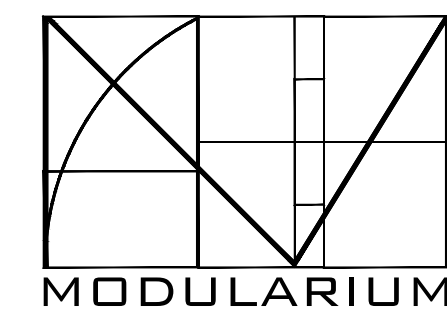


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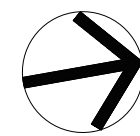




01 Roof Plan  
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P2	10-07-2018	Preliminary Council Issue	MD MD
Revision	Date	Description	Initial Checked

195-197 Sydney Road  
Fairlight  
ROOF PLAN



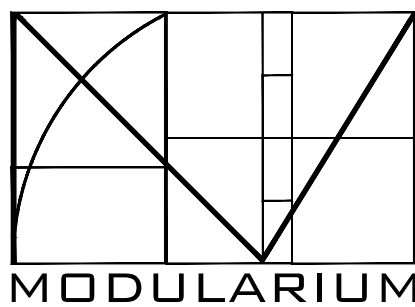
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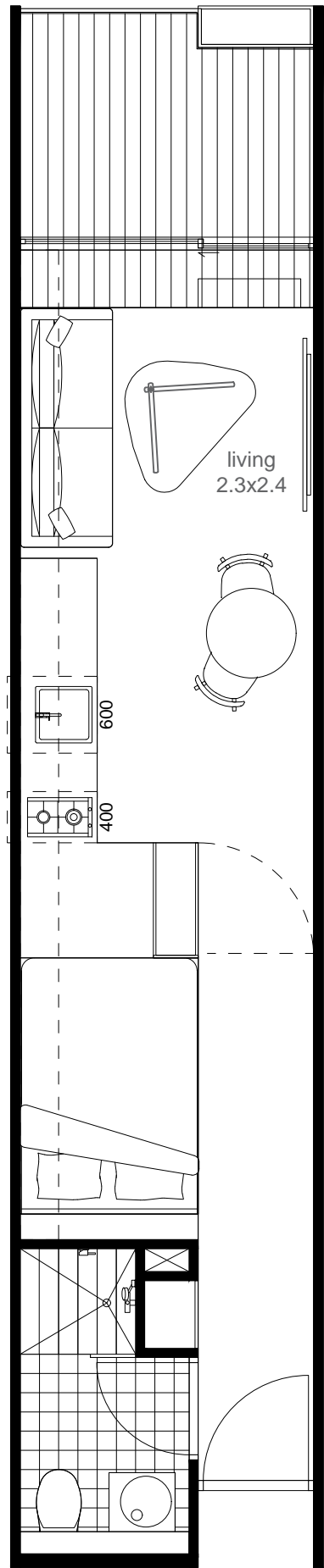
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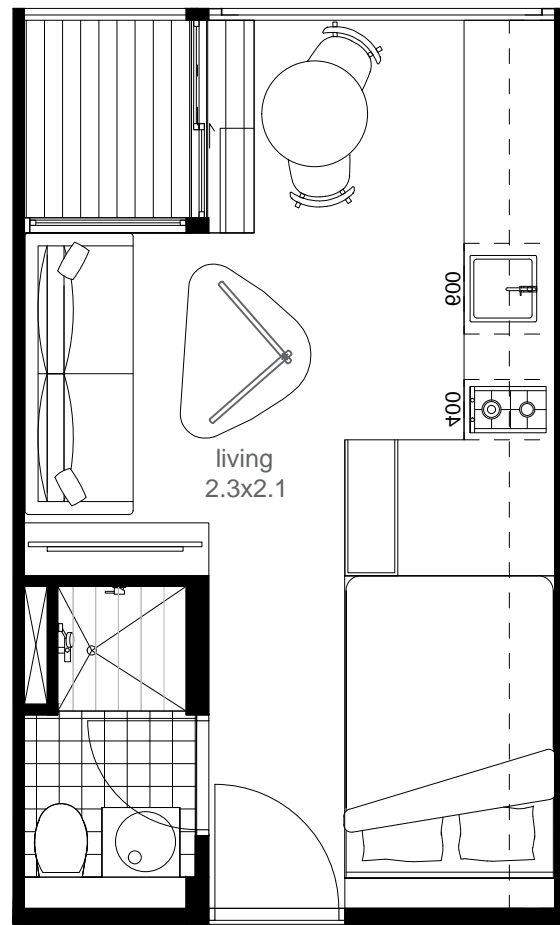
Nominated Architect: Marko Damic Reg 8730

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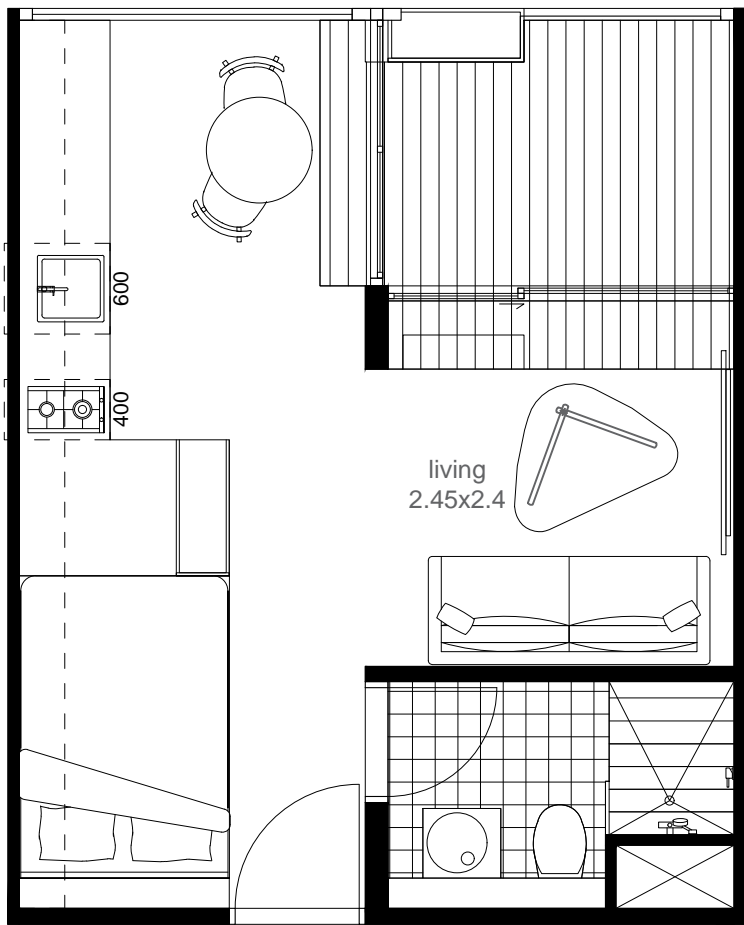




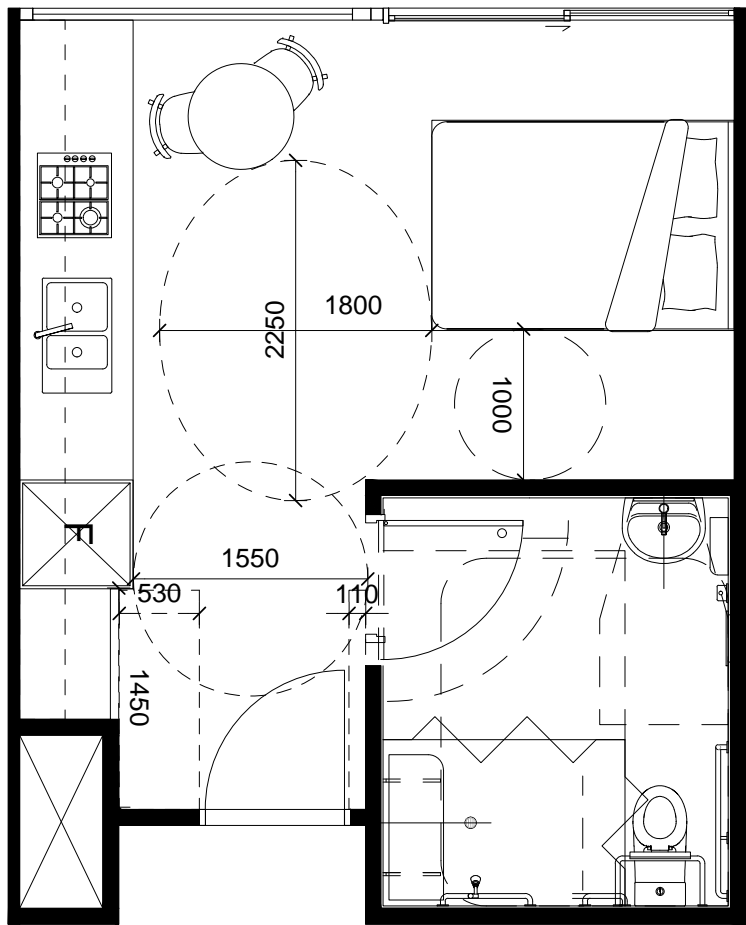
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nett area: 20 sqm



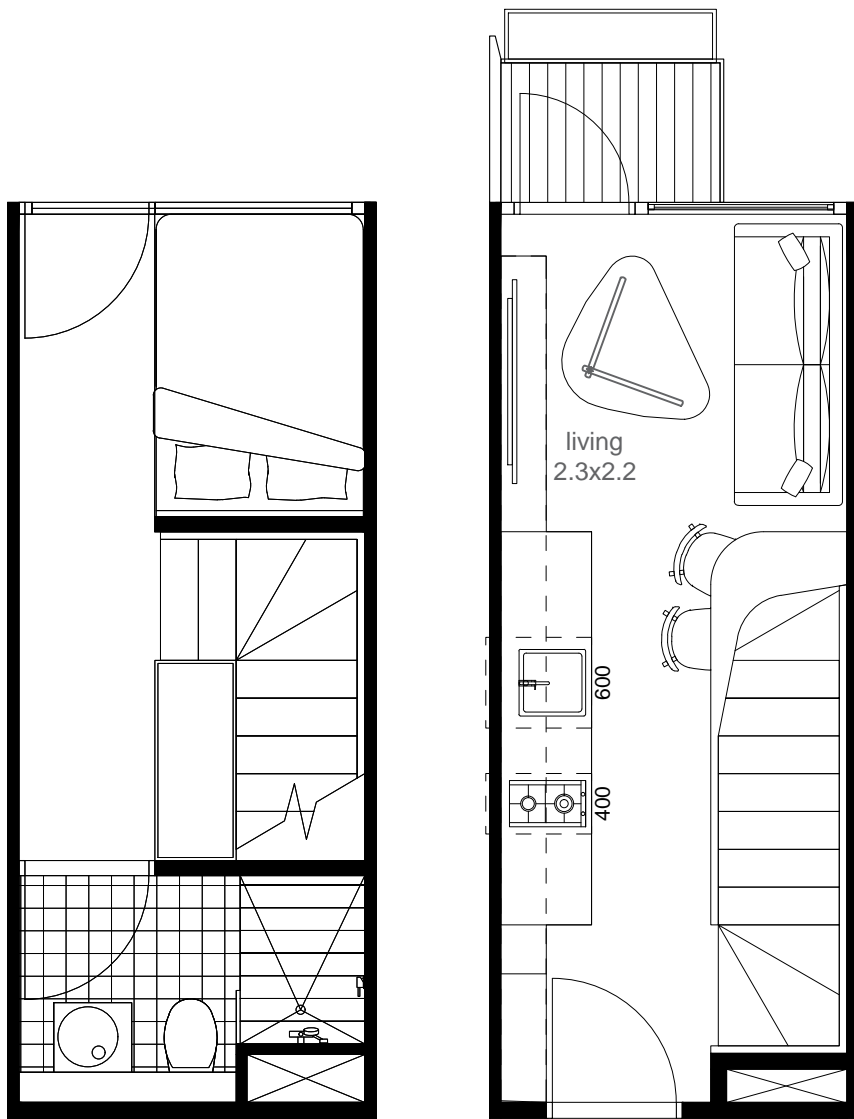
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nett area: 19 sqm



TYPE 2.0 acc.  
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nett area: 19 sqm



TYPE 2.5  
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nett area: 21 sqm

A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

195-197 Sydney Road  
Fairlight

TYPICAL UNIT PLANS

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Revision	Date	Description	Initial	Checked

## 195-197 Sydney Road Fairlight

### Sydney Road and Rear Elevations

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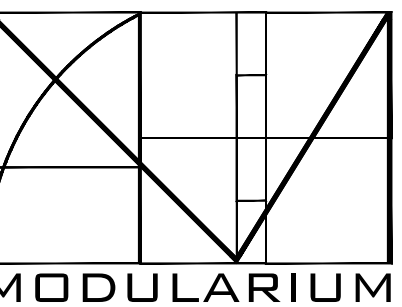
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Project No.	M21701
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Plot Date	14/10/2018 5:16 PM
Plot File	...
Drawing No.	[Revision]

A03.01[A]

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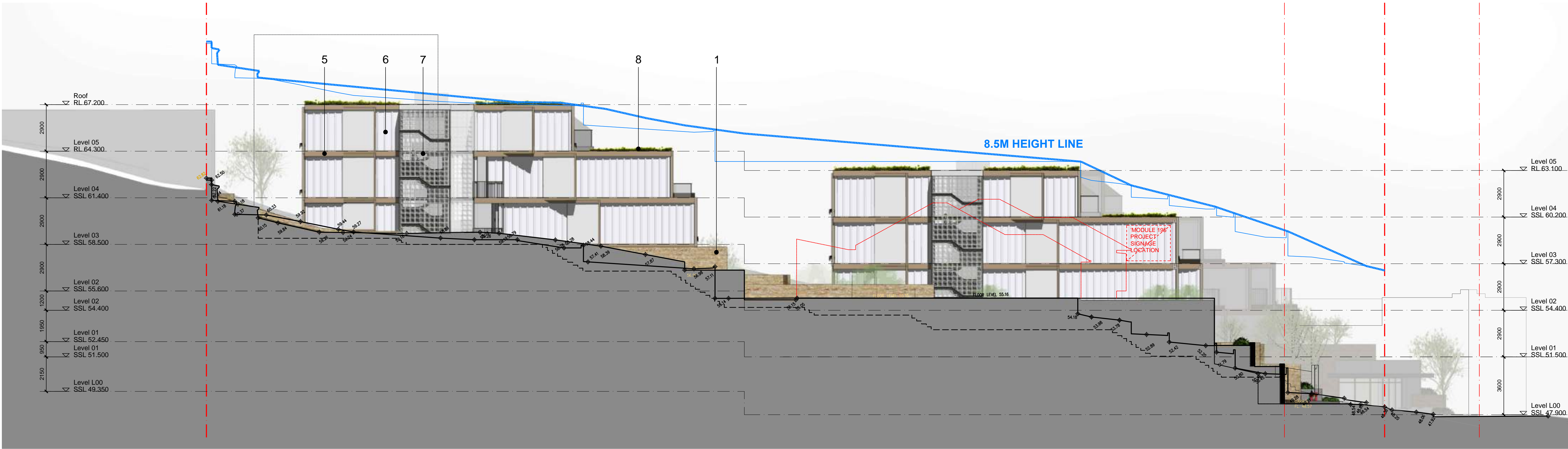
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01 East Elevation  
Side Elevation 1:250 @a3



02 West Elevation  
Side Elevation 1:250 @a3



A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

195-197 Sydney Road  
Fairlight  
Side Elevations

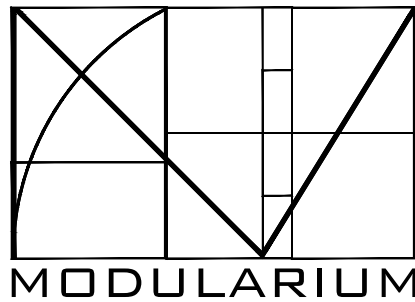
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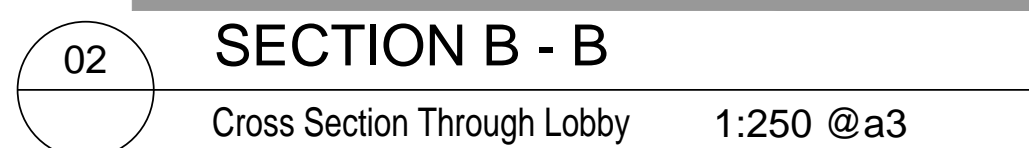
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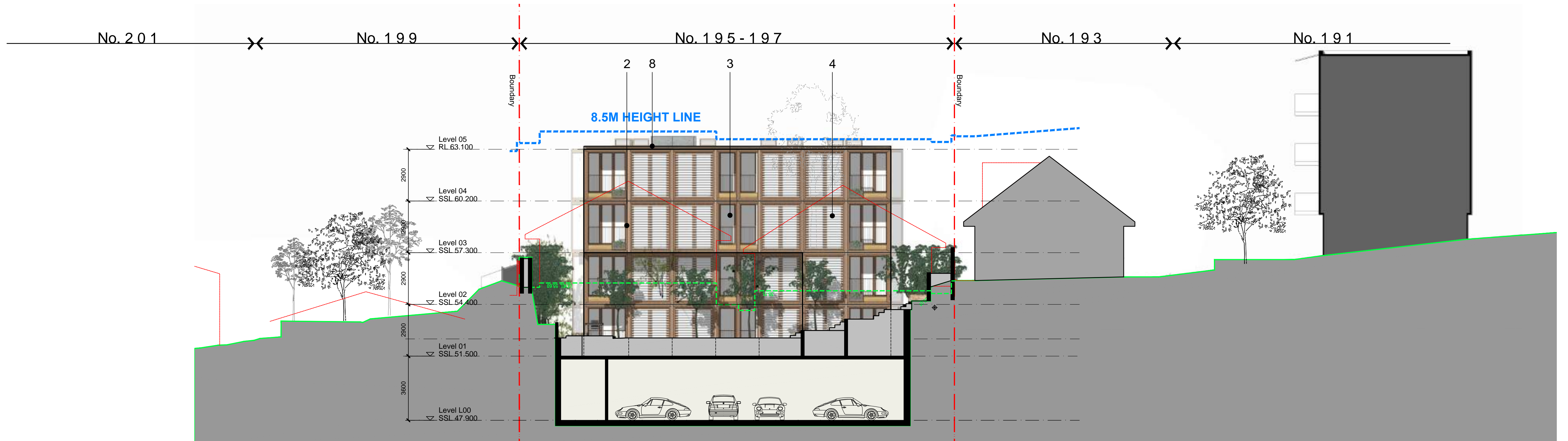
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01 Section C-C  
Courtyard Elevation - North 1:250 @a3



02 Section D-D  
Courtyard Elevation - South 1:250 @a3



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Revision	Date	Description	Initial	Checked

195-197 Sydney Road  
Fairlight  
Courtyard Elevations

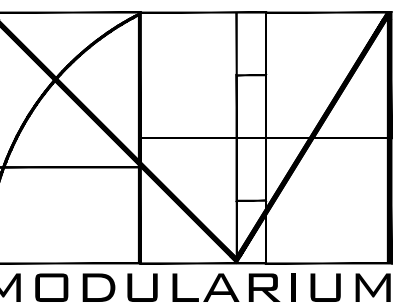
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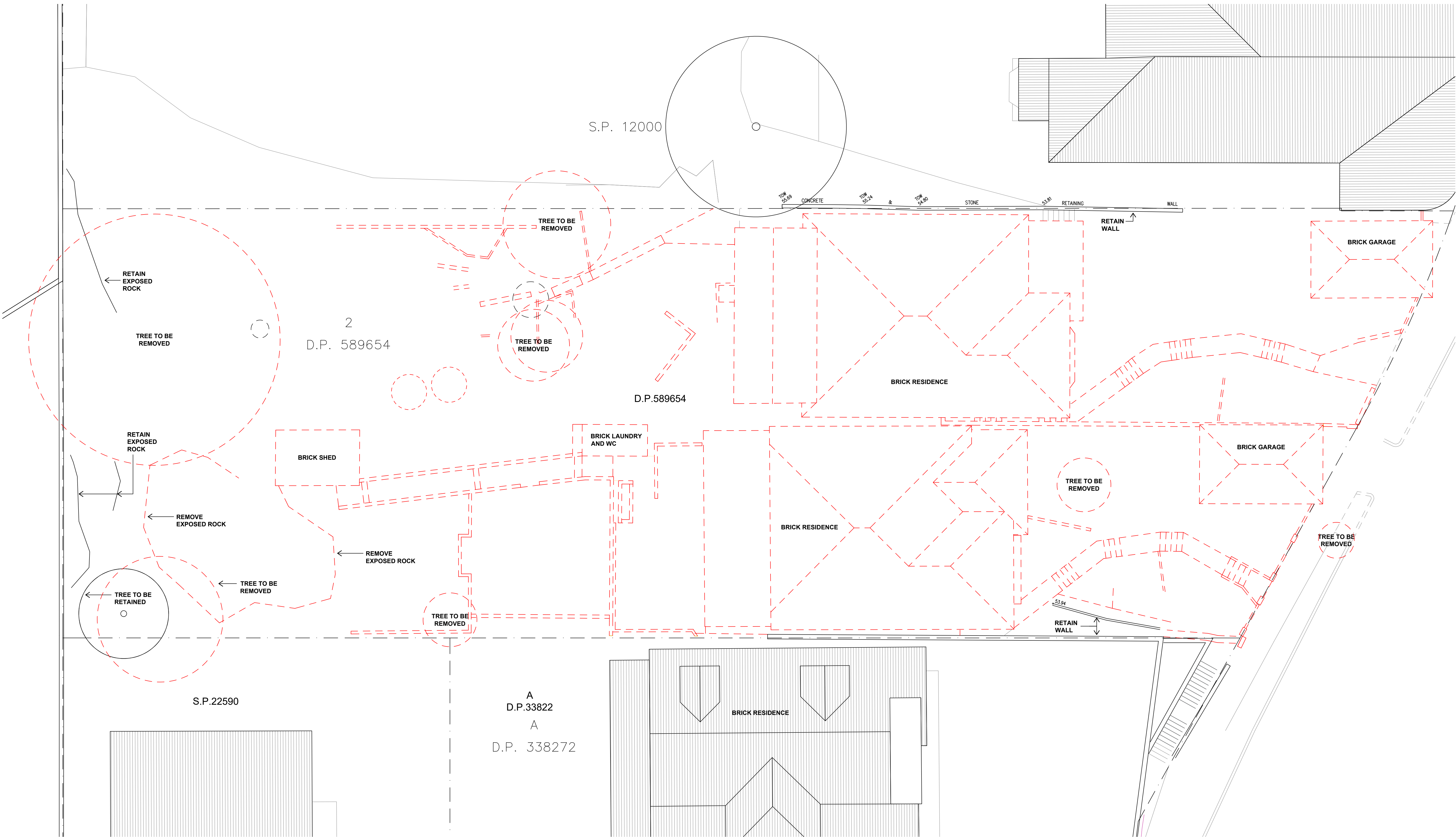
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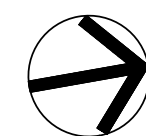


01 Demolition Plan  
Floor Plan 1:200 @a3

- — — SITE BOUNDARIES
- - - - - BUILDINGS AND STEPS TO BE DEMOLISHED
- TREES TO BE REMOVED
- — — RETAINING WALLS TO BE RETAINED
- TREES TO BE RETAINED

A	25-09-2018	Development Application Issue	DS	MD
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Revision	Date	Description	Initial	Checked

195-197 Sydney Road  
Fairlight  
DEMOLITION PLAN



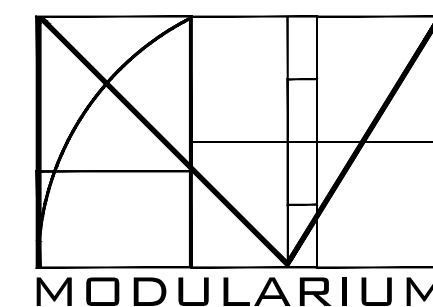
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Drawing No.	[Revision]

A08.01[A]

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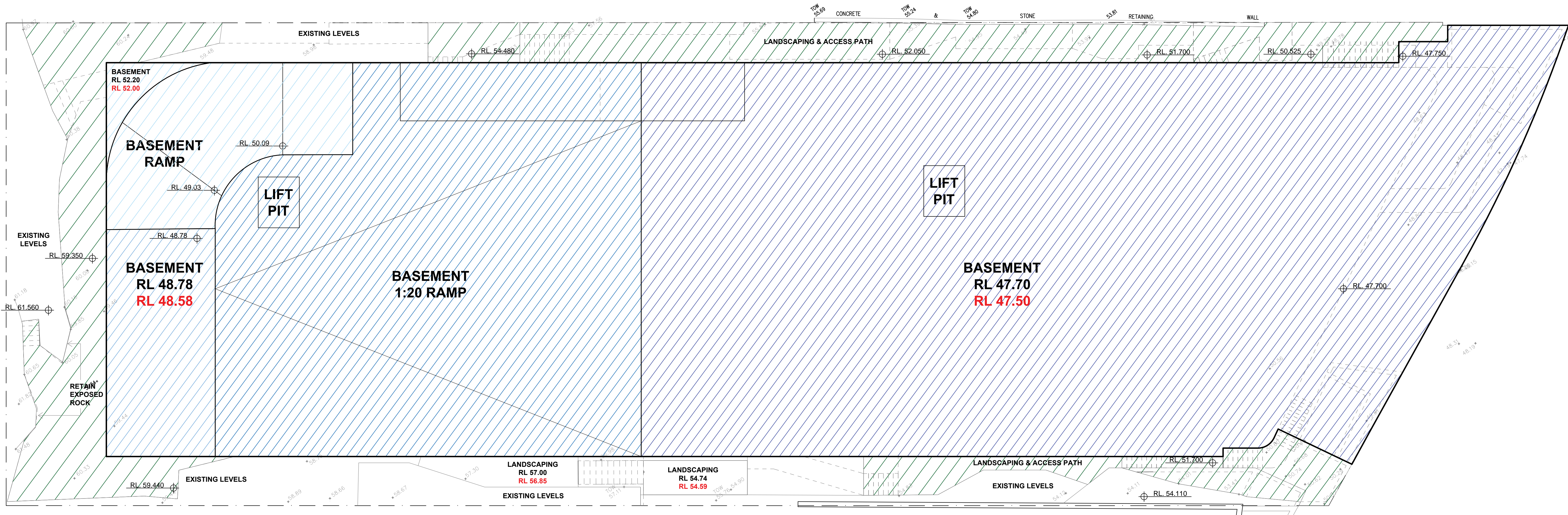
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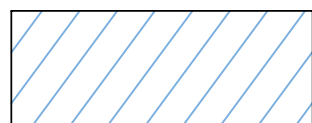
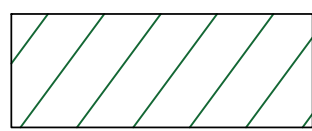





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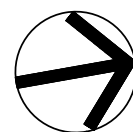


-  BUILDINGS / BASEMENT EXCAVATION
-  LANDSCAPING RE-CONTOURING

-  RL. XX.XX PROPOSED FFL
-  RL. XX.XX SLAB EXCAVATION LEVELS
-  RL. XX.XX EXISTING LEVELS

A	25-09-2018	Development Application Issue	DS	MD
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195-197 Sydney Road  
Fairlight  
EXCAVATION PLAN



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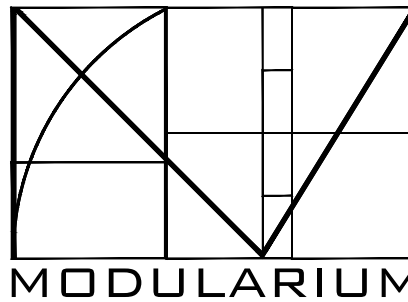
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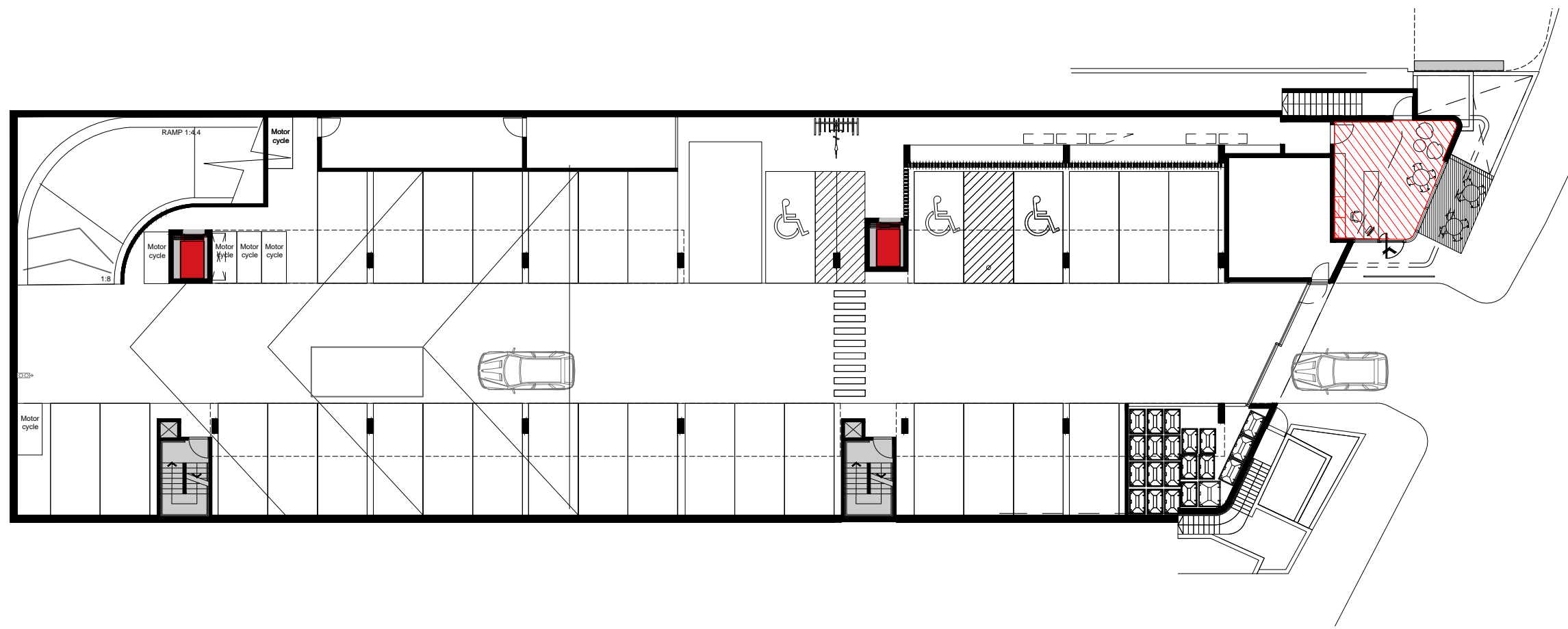
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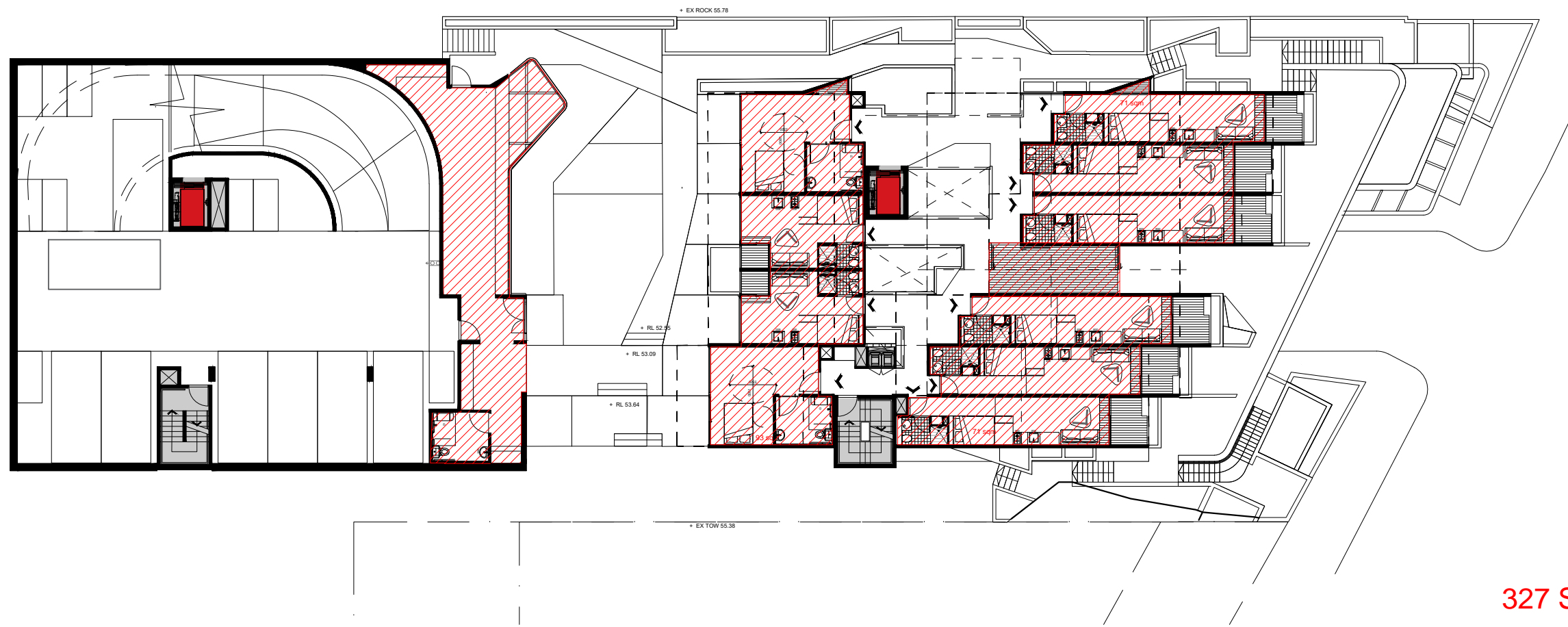
28 SQM

01 Level 00 Plan  
Floor Plan 1:500 @a3



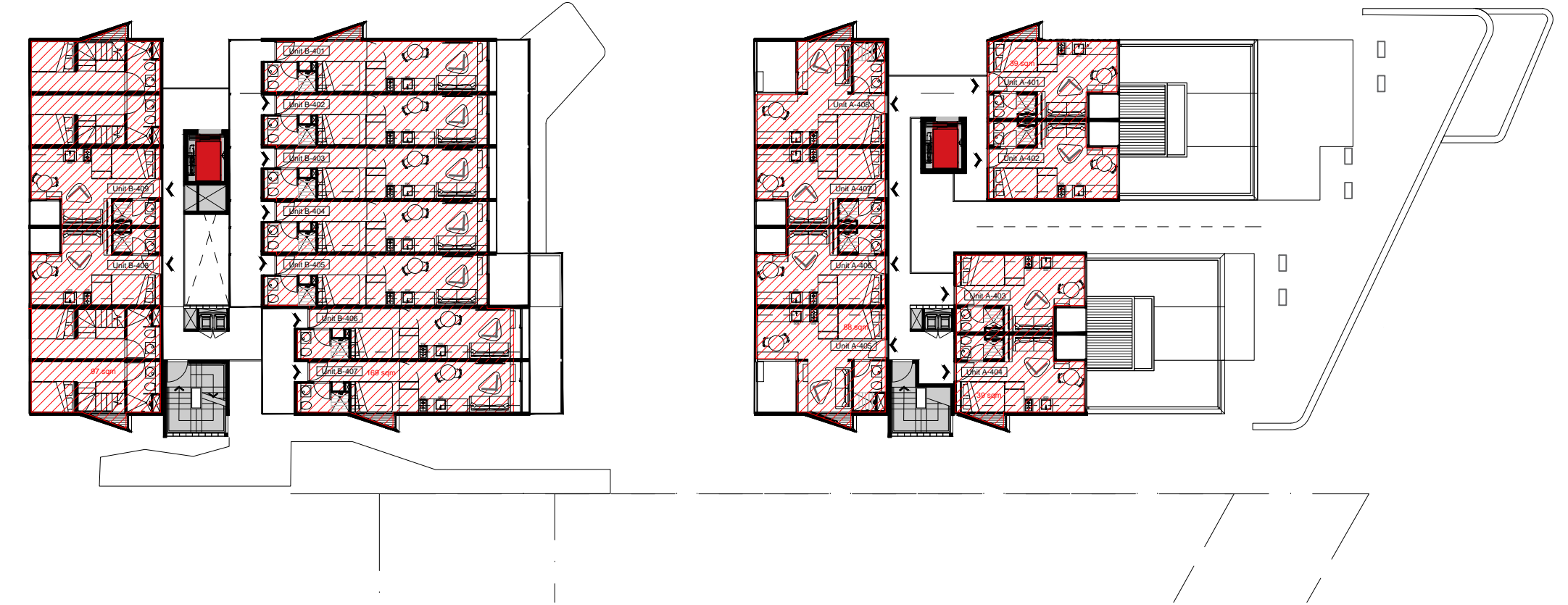
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04 Level 03 Plan  
Floor Plan 1:500 @a3



327 SQM

02 Level 01 Plan  
Floor Plan 1:500 @a3



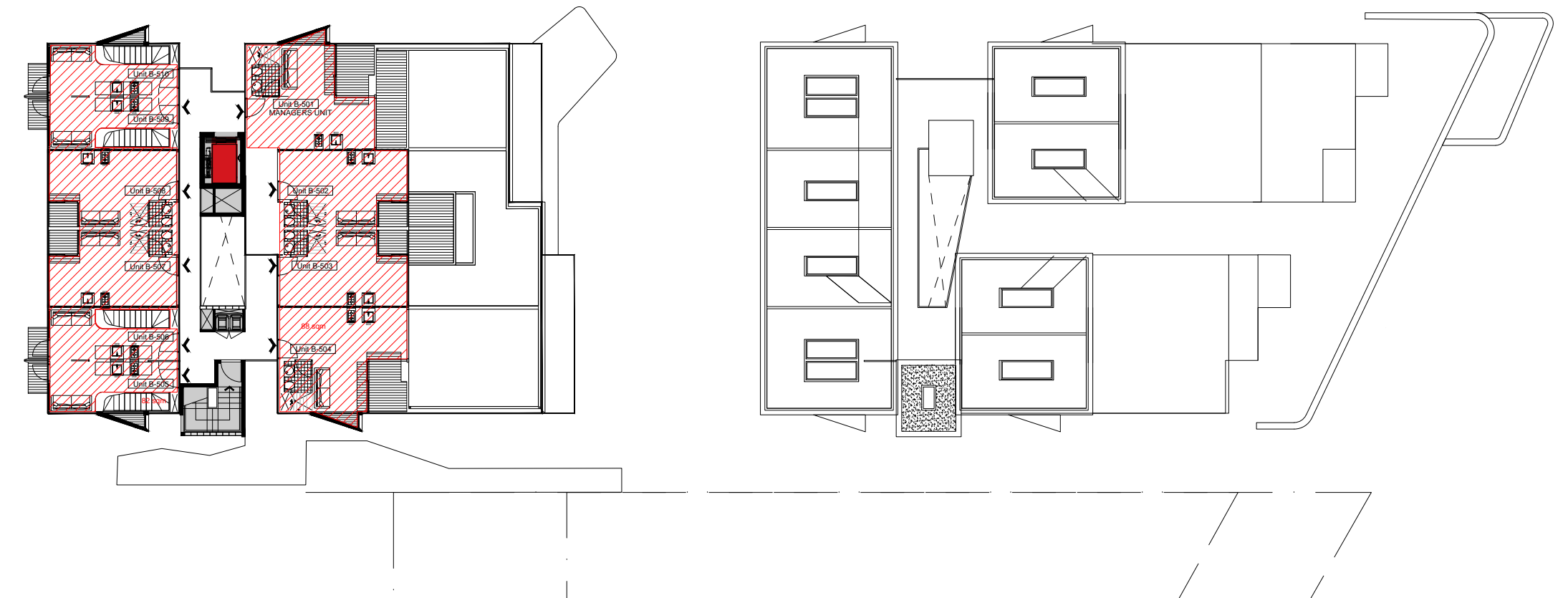
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05 Level 04 Plan  
Floor Plan 1:500 @a3



452 SQM

03 Level 02 Plan  
Floor Plan 1:500 @a3



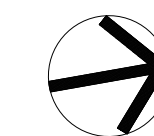
170 SQM

06 Level 05 Plan  
Floor Plan 1:500 @a3

 GFA Area Shown Hatched

A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Checked

## 195-197 Sydney Road Fairlight GROSS FLOOR AREA PLANS

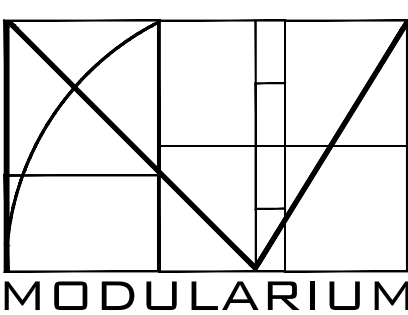


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Project No. M21701  
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Plot File  
Drawing No. [Revision]  
**A08.03[A]**

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01

## WINTER SOLSTICE

VIEW FROM THE SUN: PROPOSED	NTS
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[illegible]

A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Check

195-197 Sydney Road  
Fairlight

WINTER SOLSTICE  
VIEWS FROM THE SUN: PROPOSED

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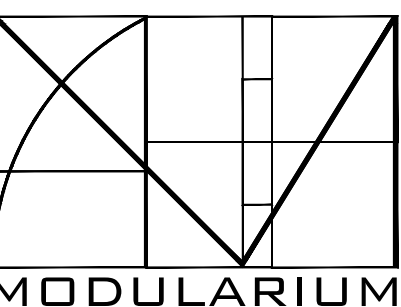
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A08.11[A]

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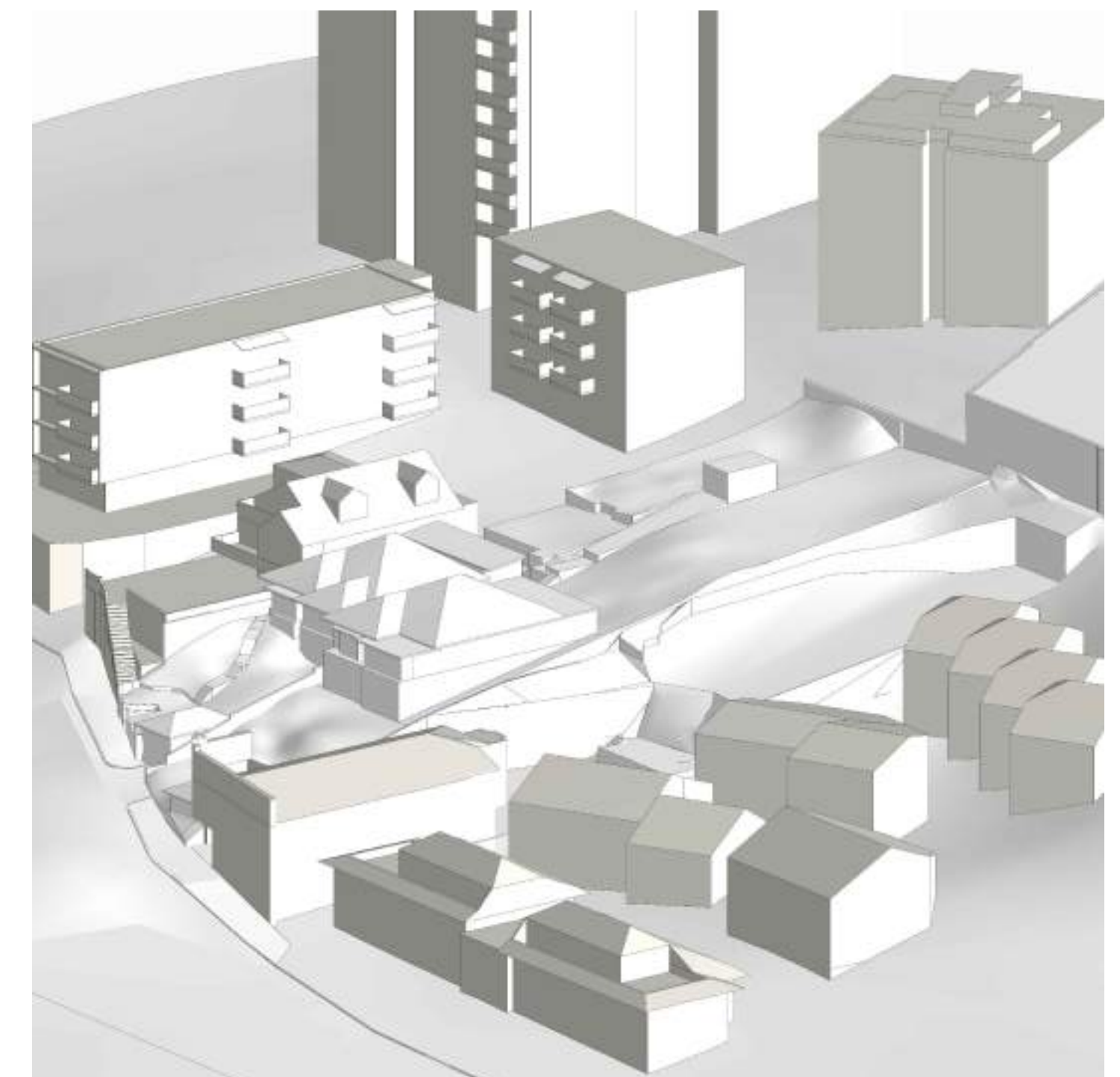
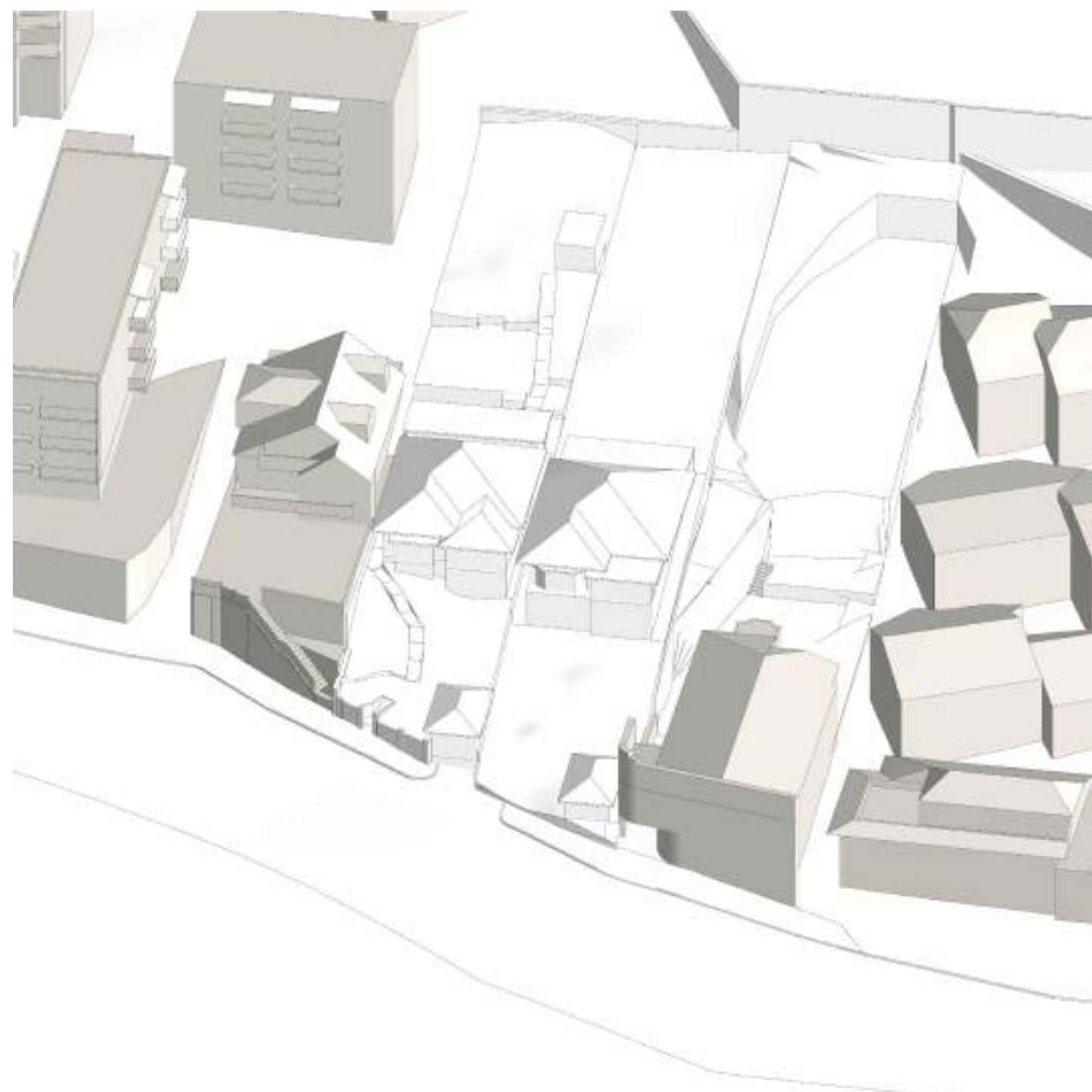


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# PRELIMINARY





01

## WINTER SOLSTICE

VIEW FROM THE SUN: EXISTING	NTS
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[illegible]

A	25-09-2018	Development Application Issue	DS	MD
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Revision	Date	Description	Initial	Check

195-197 Sydney Road  
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WINTER SOLSTICE  
VIEWS FROM THE SUN: EXISTING

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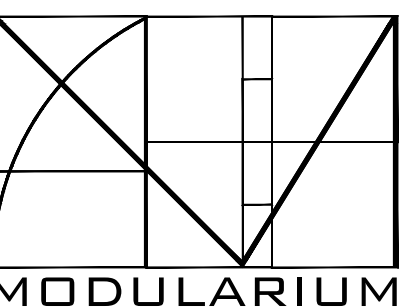
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A08.12[A]

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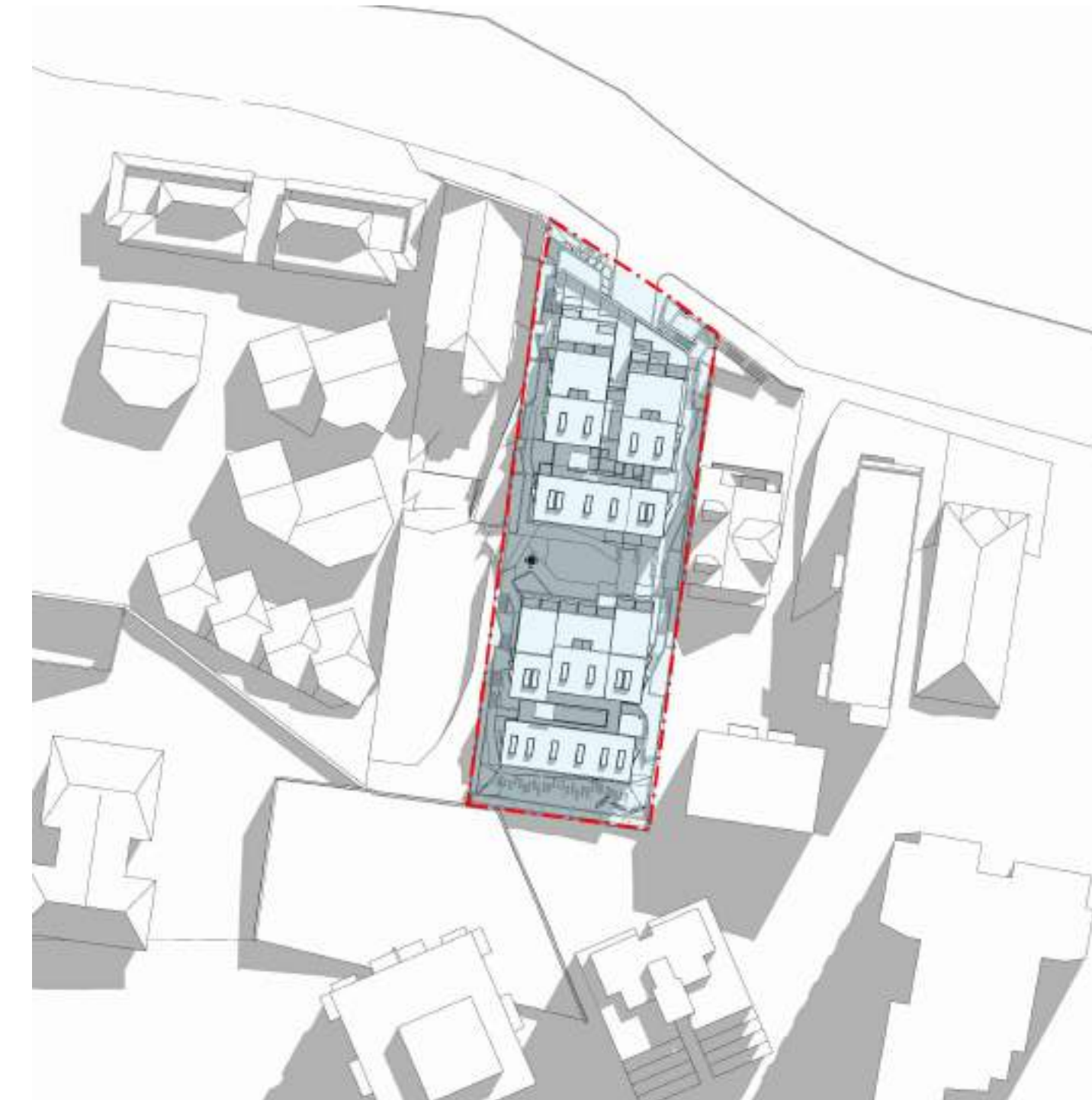
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# PRELIMINARY





## WINTER SOLSTICE

SHADOW STUDY: PROPOSED

NTS

# PRELIMINARY

[illegible]

A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Check

WINTER SOLSTICE  
SHADOW STUDY: PROPOSED

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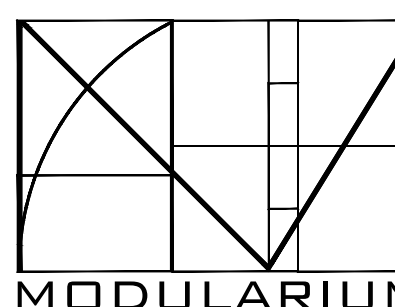
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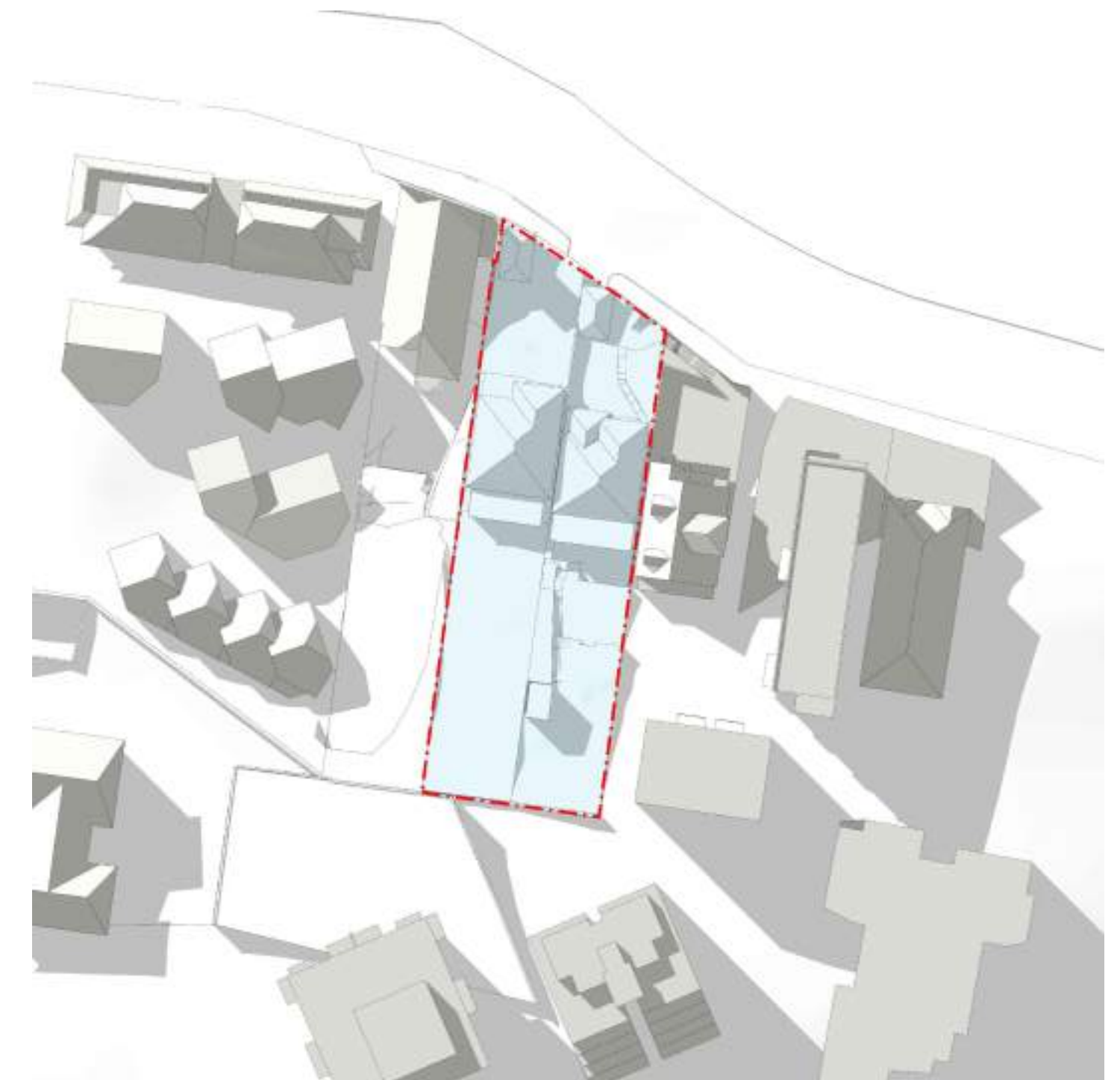
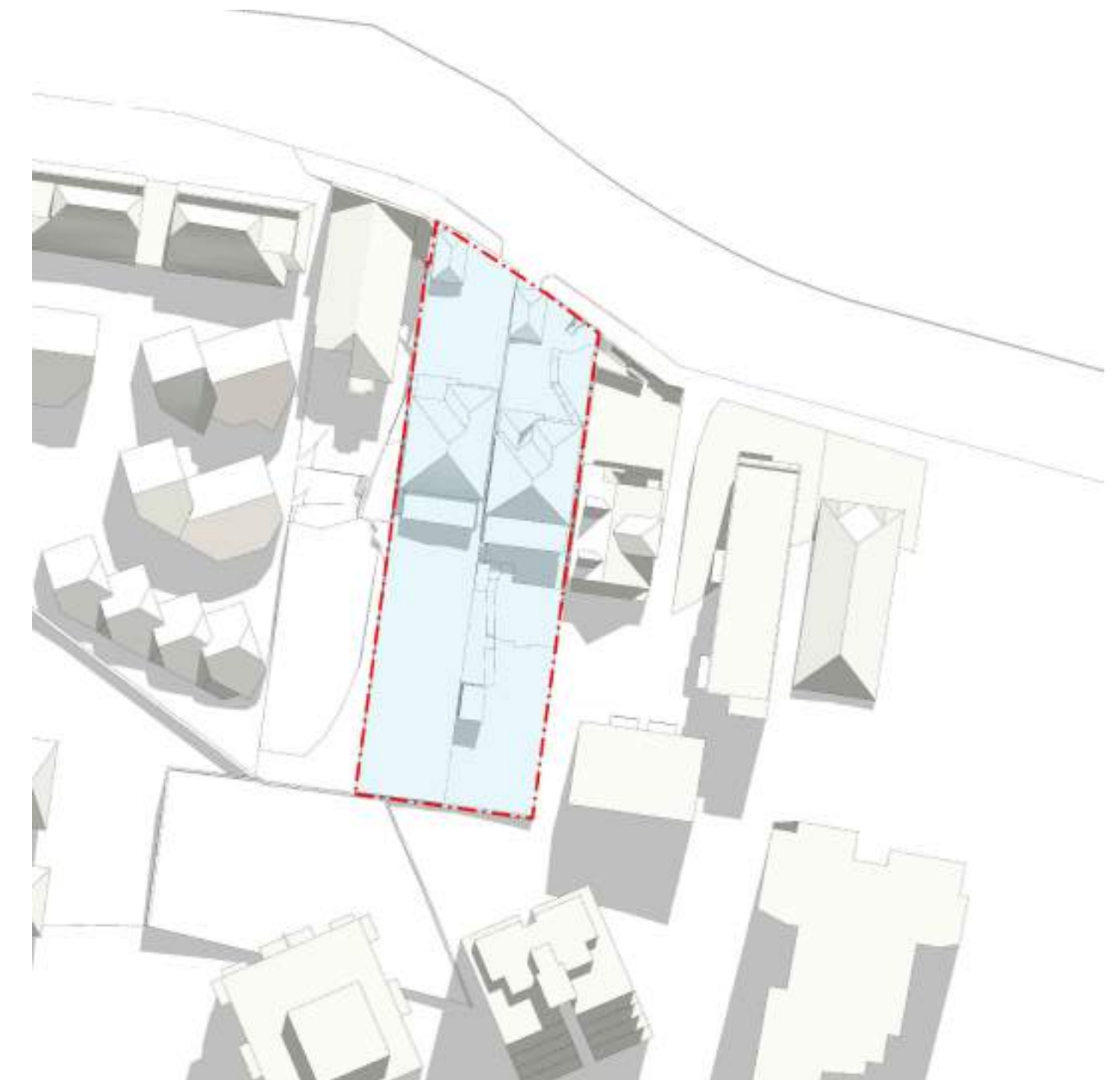
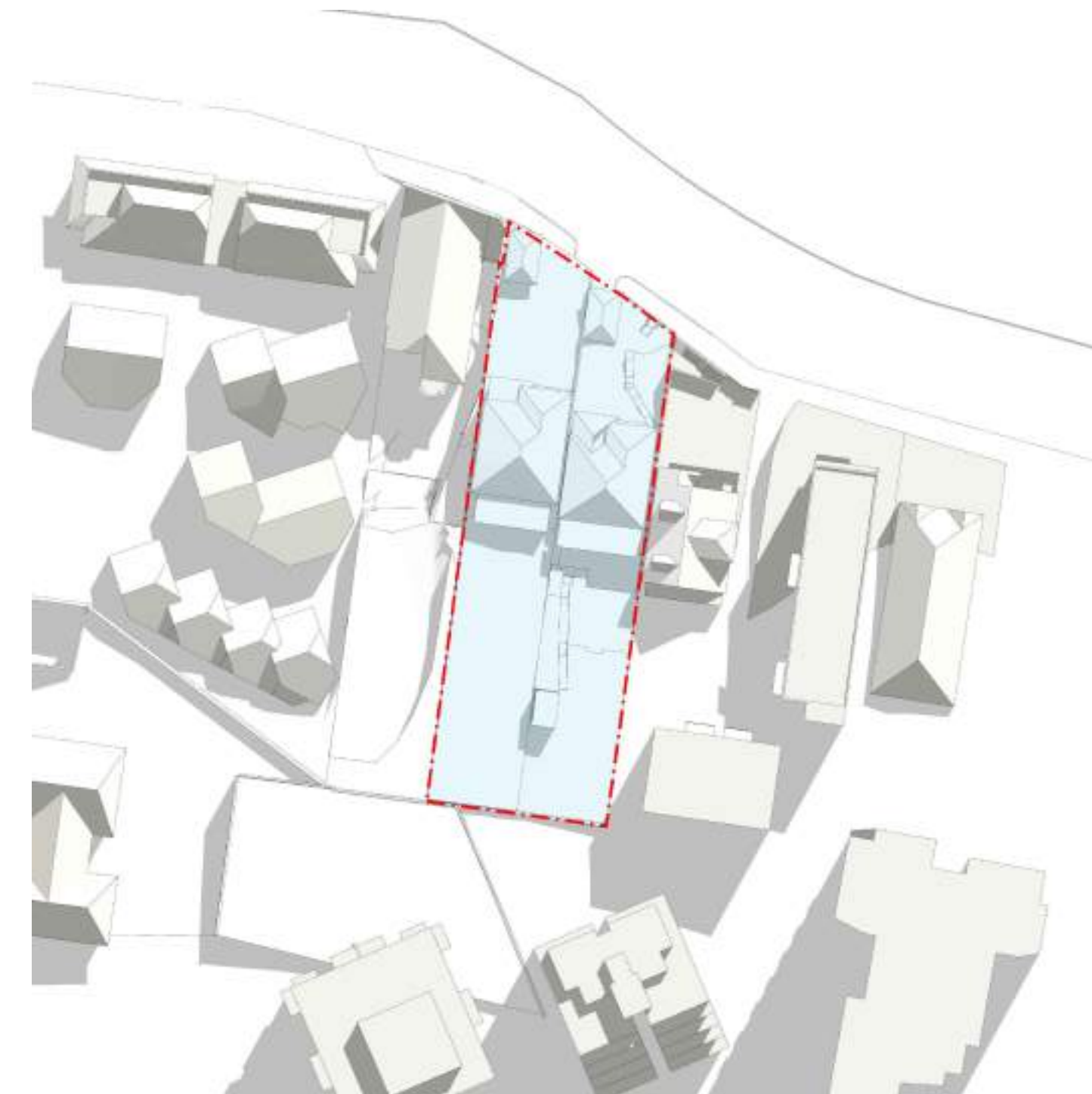
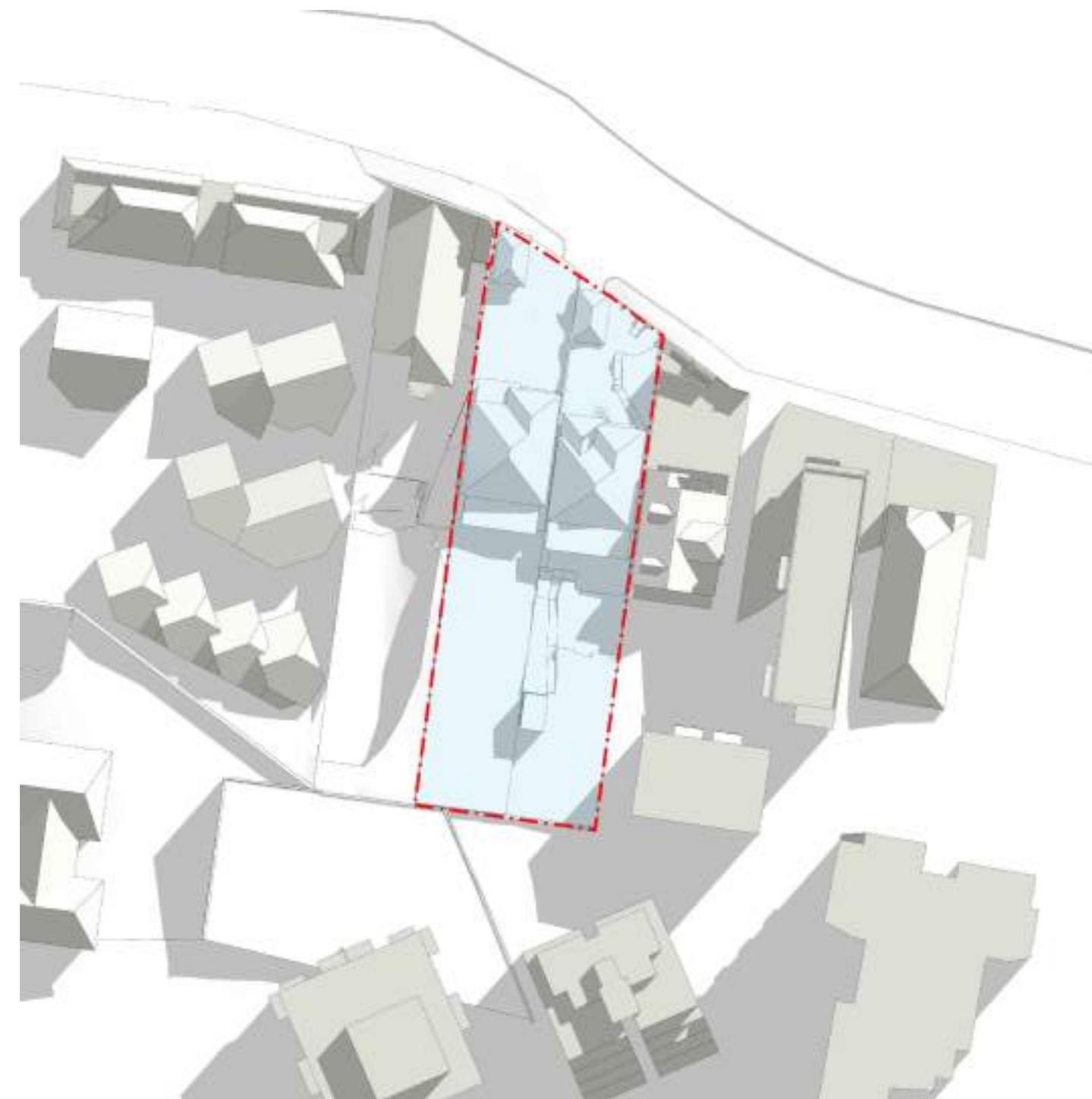
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01

## WINTER SOLSTICE

SHADOW STUDY: EXISTING

NTS

[illegible]

A	25-09-2018	Development Application Issue	DS	MD
P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Check

195-197 Sydney Road  
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WINTER SOLSTICE  
SHADOW STUDY: EXISTING

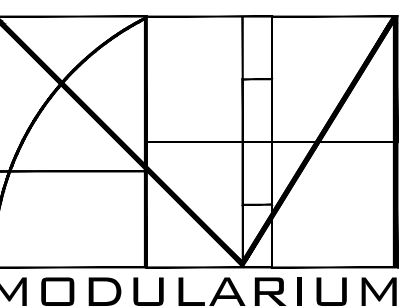
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# PRELIMINARY





01

## SPRING EQUINOX

SHADOW STUDY: PROPOSED

NTS

[illegible]

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P2	10-07-2018	Preliminary Council Issue	MD	MD
Revision	Date	Description	Initial	Check

195-197 Sydney Road  
Fairlight

SPRING EQUINOX  
SHADOW STUDY: PROPOSED

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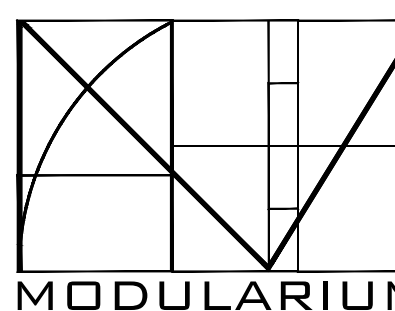
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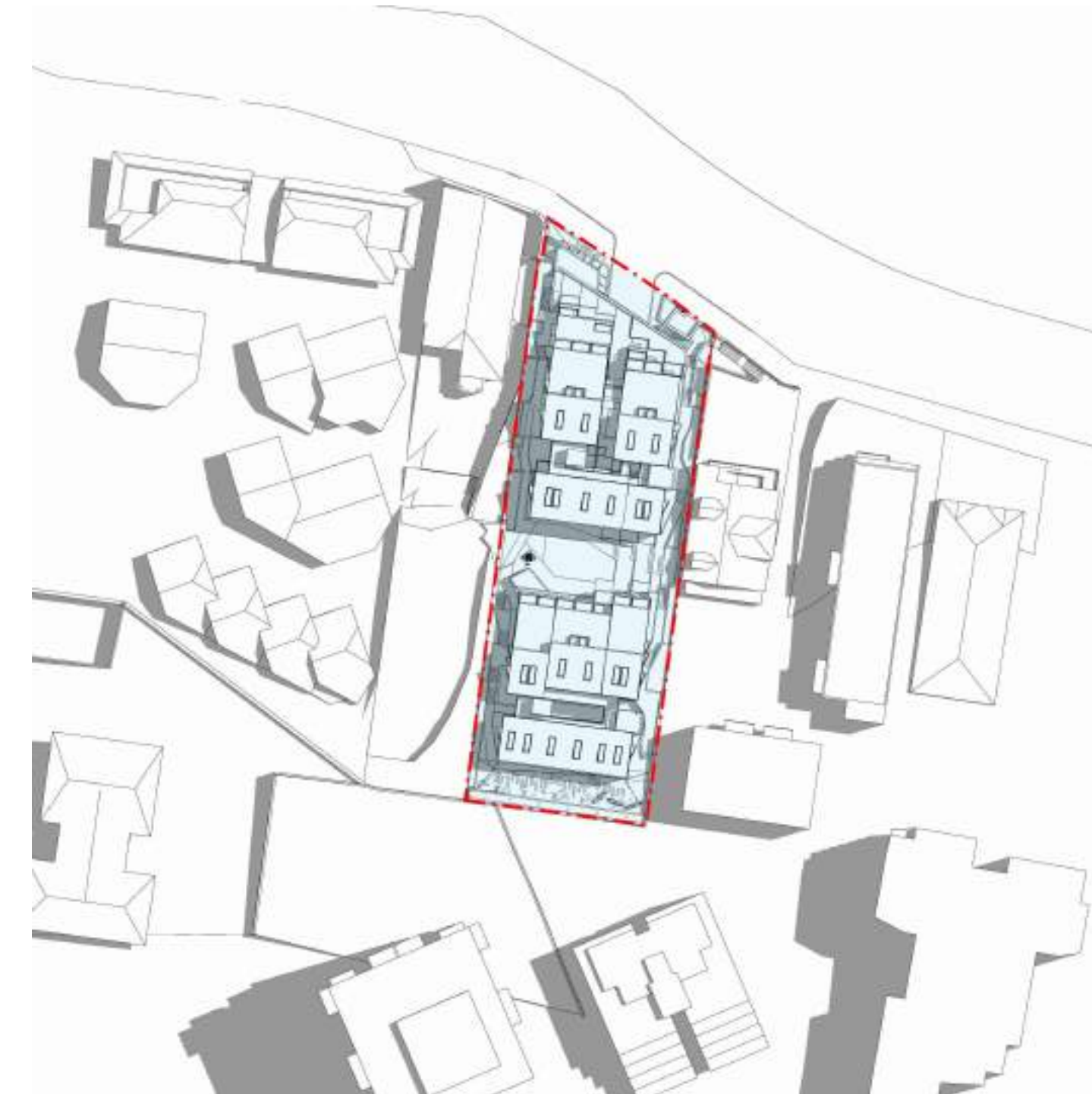


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# PRELIMINARY





01

## SUMMER SOLSTICE

SHADOW STUDY: PROPOSED

NTS

[illegible]

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Revision	Date	Description	Initial	Check

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SUMMER SOLSTICE  
SHADOW STUDY: PROPOSED

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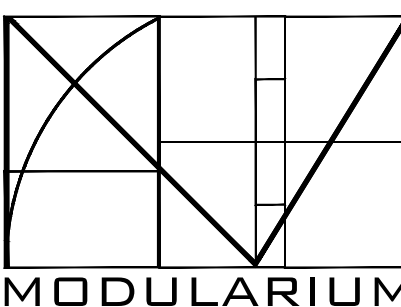
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