Proposed Residential Apartments

184-192 Restwell Road, Prairiewood

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SEPP 65 DESIGN VERIFICATION STATEMENT

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PROJECT	Residential Development 184 – 192 Restwell Road Lot 1 in DP 1175636 Prairiewood NSW 2163
CLIENT	Prairiewood Development 01 Pty Ltd Level 16, 1 Martin Place Sydney NSW 2000
DATE	29th January, 2018
ARCHITECTS	**architex** Level 3 7K Parkes Street Parramatta NSW 2150 Telephone : 9633 5888 Email : email@architex.com.au

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1.0 INTRODUCTION

On behalf of our client and developer of the project above, we hereby lodge a State Environmental Planning Policy No. 65 (SEPP65) Design Verification Statement for the proposed Section 96(2) Application to modify the original Development Consent, approved by the Joint Regional Planning Panel (JRPP No. 2014STW042) for the Development Application (DA 15.1/204), for a residential development comprising of :-

- The demolition of existing buildings;
- Torrens Title sub-division of the site into two (2) lots;
- Construction and dedication of public roads and infrastructure;
- Construction of a 6 and 8 storey residential flat building with 106 residential units above three (3) basement parking levels;
- Associated landscaping and external works.

This Section 96(2) Application relates to the approved development on Lot 1 and has been developed after a Development Advisory Meeting was held with Fairfield City Council (Council) on the 12th September, 2017.

The current Section 96(2) Application seeks to modify the original consent while remaining essentially the same as that approved by Council with the following amendments :-

- Deletion of one (1) basement level and the construction of only two (2) basement levels by amending the car parking arrangements and reducing the areas of driveways and excessive circulation areas;
- Integration of a pad-mount sub-station along the street frontage with hydrant booster, gas and water meters;
- Amendments to the façade treatments and the Schedule of Finishes to generate a more robust selection of materials and finishes with less reliance on cement rendered walls and painted surface finishes;
- Reduction in the areas of concrete balustrades with painted surface finishes and replacement with glass balustrades;
- Revision of the main entry foyers to reduce ramped pathways and increase landscaped areas;
- Relocation of the communal open spaces from the Ground Floor street area and Level 6 to a new area on Level 7 (Roof Level) to Block A (north-western building);
- A decrease in the overall floor area resulting from the provision of mechanical ventilation ducts, fire, gas, water, electrical, NBN and communication services through the building;
- Integration of the Building Code of Australia (National Construction Code) standards and requirements;
- Removal of the On-Site Detention System.

The design of the development has been influenced by the planning guidelines contained in the performance criteria of the **Fairfield City Wide Development Control Plan 2013 (DCP)**, **Prairiewood Town Centre Southern Precinct Development Control Plan 2013** (PDCP) and the **Fairfield Local Environmental Plan 2013 (LEP)**, for a Residential Apartment Building in an **B4 – Mixed Use Zone**, under the LEP.

The development also integrates the design principles contained in the **State Environmental Planning Policy Number 65** (SEPP65) and the related design controls and recommendations of the **Residential Flat Design Code** (RFDC), which preceded the current **Apartment Design Guide** (ADG) recently issued by **Planning NSW**.

2.0 SITE ANALYSIS

Understanding the site conditions and character of a site is the first step in the design process. Site analysis is the process of identifying and recording the dominant features and elements of the site and surrounding locality.

Through this process, combined with an understanding of the future character of the area, the range of design options and issues will emerge, to be addressed in the design process. Development, which is designed in context with the surrounding built-form enhances the streetscape and reinforces the character and quality of the environment.

A site analysis drawing has been submitted with the original development application. Relevant considerations in any site analysis include the site's topography, orientation and microclimate, existing structures and vegetation, views, access, drainage and services, and any other special site features.

The site analysis established the opportunities and constraints for the site development and created the platform upon which the design is based and integrates with the immediate surroundings for the best possible solution and greatest contribution.

PART A : THE SITE

2.1 Site Dimensions

The proposed site is situated on the southern side of Restwell Road, between the Transit Way and entrance to the Stocklands Shopping Centre Precinct.

The site is legally described as Lot 7, Section E in Deposited Plan 6934, with an overall area of 2.023 hectares.

The site is a trapezium in shape, with a total area of 3,046 square metres, generated by a new east-west link road of 75.58 metres in frontage and a depth of 24.72 metres to the eastern side boundary. The frontage of 82.10 metres and western boundary of 56.34 metres completes the site perimeter.

2.2 Current uses

The subject site has been a club house and had several amenities buildings located thereon. The site is currently being developed with the demolition of these buildings in order to accommodate the new road network, sewer lines and infrastructure.

The allotment is traversed by a creek line, which runs in an east-west direction. The approved development is located on the northern side of the creek, with the southern side being dedicated to Council as recreation area. This dedication was part of the Voluntary Planning Agreement (VPA) between the Calabria Club and Council.

2.3 Adjoining Development

The proposed site is situated on the southern side of Restwell Road, between the Transit Way and entrance to the Stocklands Shopping Centre Precinct.

The property is located within the Prairiewood Town Centre and is surrounded by various forms of development, with the immediate and surrounding area containing a mixture of land uses, including Stocklands Shopping Centre, Fairfield Hospital, library, community facilities, open space and recreation areas, with low-density residential development.

2.4 Existing Road Network

The proposed site is situated on the southern side of Restwell Road, between the Transit Way and entrance to the Stocklands Shopping Centre Precinct.

The development will comprise of new roadways, as approved by Council, isolating Lot 1 within the new road network system.

The site is in close proximity to a number of public transport options, including the railway line (Fairfield Railway Station) and Transit Way buses.

2.5 Topography

The allotment is traversed by a creek line, which runs in an east-west direction. The approved development is located on the northern side of the creek, with the southern side being dedicated to Council as recreation area.

The site achieves a natural slope from one corner of the site to the opposite corner. The site accommodates a natural topography, which will provide a gravitational flow for the storm-water catchment and management system to the proposed discharge point along the rear boundary to the proposed creek area, where a drainage discharge will be located.

2.6 Services

Consultation with relevant utility supply authorities, Sydney Water, Energy Australia, Telstra, Australian Postal Services and AGL, has been made prior to the commencement of the development process. The electricity supply and telecommunications services are readily available to the site without restrictions.

The supply of water and sewerage services has also been investigated. All services are available to the site and reticulation of water and sewerage will be provided in accordance with the requirements of Sydney Water.

2.7 Existing Vegetation

The accompanying survey plan, illustrates the existing site topography and the location of the existing vegetation. There are a number of small and large trees located within the site and along the street frontage, of which some are regarded as being necessary to remove, in order to accommodate the proposed residential development.

2.8 Micro Climates

There is no impact on rural land, extractive resources or water supply catchment areas by the development of the site. The site is occupied by low-scale residential development with associated car parking areas. The allotment will eventually be surrounded by medium-rise residential development, with substantial open space areas, separating each project.

The subject site is not identified as containing any ecological communities that would cause the Threatened Species Conservation Act to be transgressed. There is no disturbance to any existing fauna or flora if the development is restricted to the current site area. The subject site is not affected by land-slip, subsidence, soil erosion or degradation, or any other related soil conservation factors.

3.0 DESIGN STATEMENT

The design of the development has been influenced by the planning guidelines contained in the performance criteria of the **Fairfield City Wide Development Control Plan 2013 (DCP)**, **Prairiewood Town Centre Southern Precinct Development Control Plan 2013** (PDCP) and the **Fairfield Local Environmental Plan 2013 (LEP)**, for a Residential Apartment Building in a **B4 – Mixed Use Zone**, under the LEP.

The development also integrates the design principles contained in the **State Environmental Planning Policy Number 65** (SEPP65) and the related design controls and recommendations of the **Residential Flat Design Code** (RFDC), which preceded the current **Apartment Design Guide** (ADG), which came into force on the 17th July, 2015.

The Design Statement will address these issues and encompasses several areas. The first section of the design statement is a general statement on the urban design aspects, responding to the site analysis and constraints of the site parameters.

4.0 ENVIRONMENTAL ASSESSMENT

The Statement of Environmental Effects will address the issues of the compliance of the development with the appropriate SEPP, LEP and DCP policies and guidelines.

5.0 STATE ENVIRONMENTAL PLANNING POLICY NUMBER 65

The **State Environmental Planning Policy Number 65 – Design Quality of Residential Apartment Development (SEPP65)** has recently been amended and gazetted. SEPP65 sets a consistent policy direction for residential development in NSW and provides a uniform, state-wide framework for more detailed planning guidance.

SEPP65 has a statutory effect on development and as a consequence may modify or supplement the provisions of other state environmental planning policies, local environmental plans and development control plans.

The **Apartment Design Guide (ADG)** came into force on the 17th July, 2015, replacing the **Residential Flat Design Code** (RFDC). The project was assessed under the RFDC guidelines, which seek to achieve better design and planning for residential apartment developments, by providing bench marks for designing and assessing these developments.

The following summary provides a basis for assessment of these planning and design elements in a numerical form. These are not intended to be compulsory compliance issues but a guide on what can be considered to be the appropriate options for design.

Where these are varied, there are established principles on why such variations are warranted. Objectives, design criteria and design guidance in Parts 3 and 4 of the RFDC that are referred to in SEPP65 will prevail over any inconsistent DCP control.

PLANNING PRINCIPLES

SEPP65 established ten (10) design principles, while the ADG now outlines nine (9) design quality principles to be applied in the design and assessment of residential apartment development. The ADG provides greater detail on how residential development proposals can meet these principles through good design and planning practice.

SEPP65 and the ADG apply to residential flat buildings, shop top housing and the residential component of mixed use developments. They apply to buildings that are three or more storeys and that have four or more dwellings.

Urban design must recognise the creation of a sustainable urban environment where there is a balance between what the community needs are, what the community can afford and also sustain, in the long-term, preservation of our environment.

Urban design must address the concerns not only of sustaining the physical environment, but also the economic, financial and social environment.

The urban design of the project has been developed in response to the assessment of a number of site characteristics and design parameters, which have been determined by the site analysis and evaluation of the existing environment.

Urban planning issues may include:-

- The fulfilment of ecologically sustainable development (ESD) principles relies heavily on the optimum orientation of the proposed building on the site;
- The bulk and scale of the proposed development should complement the existing character of the neighbourhood and site;
- Street alignments of buildings and setbacks are important elements, which need to be reinforced if harmony is to prevail, and contrasted with, if a focal point or prominence is preferred;
- Building heights and building forms have additional significance in the urban design of the project;
- Building heights and building locations should minimise the degree of over-shadowing onto adjoining properties and attempt to reduce the potential impact and loss of sunlight of adjoining properties.

The urban design process commenced with an assessment of the site characteristics and an analysis of the inherent features of the site as well as the adjoining development.

The site analysis evaluated the topography of the site, orientation, aspect, prevailing winds, adjoining structures, existing landscape and vegetation, streetscape, location of the amenities and services to the site, heights of existing buildings and location of adjoining windows overlooking the site.

PRINCIPLE 1 : Context and Neighbourhood Character

Context is the assessment of the key, natural and built forms of an area surrounding the site. Good design, which responds to the context of the site, will integrate the desirable elements of a location's character and utilise them to contribute to the quality, identity and integrity of the existing built form. Context also includes social, economic, health and environmental conditions.

Context involves identifying the desirable elements of an area's existing and future character. The proposed development responds and enhances the qualities and identity of the site, set out in the Site Analysis.

The development must respond and sympathetically reflect the context into which it is placed. The key natural features of a site, together with the existing built forms determine the features of the site area. Therefore, good design responds and contributes to its context.

Context includes social, economic and environmental factors as well as the physical form of the area and surrounds. Responding to the local context involves identifying the desirable elements of the current character or the key aspects of character that are important to its future.

The design of the development is influenced by :-

- Regional context and urban centres
- Neighbourhood and precinct areas
- Open space
- Views
- Topography
- Street layout
- Streetscape
- Precinct blocks
- Allotment sizes and shapes
- Existing uses

PRINCIPLE 2 : Built Form and Scale

The general approach to design is linked to the assessment of built form and scale, which complements the existing streetscape and surrounding development. The appropriate scale, bulk and height of a development is determined by an assessment of the existing and future character of the area.

The scale of the development is defined by the extent of the overall building zone in plan and section within which a future building can be located.

Building envelopes set the appropriate scale of the future development in terms of bulk and height in relation to the street layout, allotment size and location in the precinct. Building envelopes ensure that the built form and density of the new development respects the scale, density and desired future character of the area.

The scale of the development is defined by :

- Building height
- Building depth
- Building separation
- Street setbacks
- Side and rear setbacks
- Floor space ratio

Building height

The height of a development has a major impact on the physical and visual amenity of an area. The height controls are defined by the impact upon the solar access, residential amenity, setting, topography and heritage impacts of the site within its context.

The height proposed should ensure that the development responds to the desired scale and character of the street and local area. The proposed height should allow reasonable solar access to all developments and the public domain.

There is no amendment to the approved building height. There is a height limit of 26 (26) metres applicable over the site. The proposed height of the development is retained as approved and well within the Building Height Plane.

Building depth

The depth of a building is the horizontal cross-section dimension of a building and is important in the potential impact on the residential amenity for the building occupants. In general, it is recommended that narrow cross-section buildings with a dual aspect provide better natural ventilation and optimum solar access to internal spaces.

The design should ensure sufficient daylight access to habitable rooms, without the need for artificial lighting.

The maximum depth for adequate daylight penetration is 10 to 18 metres (ADG). Council's DCP has adopted a maximum building depth of eighteen (18) metres.

The design adopts the objectives and guidelines of the DCP and proposes one (1) residential building, with the approved building footprint retained, as approved.

The residential units are designed around the central lobby areas, each with a central fire egress staircase and lift core, with indentations provided along the facades to generate articulation of the building form.

The variations in the facades provide articulation and movement of form with projections and recesses in the facades to provide the character and scale represented in the area by existing development.

Building separation

The spatial relationship of buildings is an important determinant of urban form. Building separation relates to urban form because it relates to the legible scale of an area.

Building separation controls are set in conjunction with the height controls and controls for open space and solar exposure.

The primary development controls for building separation, as set out in the RFDC, Figure 01.61, sets out the following distances :-

Up to four storeys in height	12 metres between habitable rooms/balconies 9 metres between habitable and non-habitable 6 metres between non-habitable and non-habitable

The proposed building is six (6) and eight (8) storeys in height and the proposed separation is generated by the adjacent areas being designated as recreation and open space areas, thereby preventing any adjoining residential development to be proposed.

Street setback

Street setbacks establish the front building alignment. The controls over these distances create the proportions of the street and contribute to the public domain by enhancing streetscape. The street setback also controls the street character and the continuity of street facades. Street setbacks enhance the setting for the building and provide for landscape areas, entrances and deep-soil zones.

The proposed setbacks to the streets form active street frontages, adequate open space areas for communal recreation spaces and to ensure the development addresses the parameters such as privacy, acoustic transmission control and open space.

The primary setback has been determined in accordance with Council's approval and there are no modifications proposed to street setbacks.

Side and rear setbacks

Side and rear setbacks are important controls to ensure that the building height and distance of the building from its boundaries maintain the amenity of the neighbouring sites and within the new development.

Setbacks vary according to the building context and type of residential development being proposed. Side and rear setbacks can be used to create useable land, which contributes to the amenity of the side and rear buildings through landscape design and open space.

The prescribed setbacks have been retained as approved by Council.

Floor space ratio (FSR)

Floor space area and the ratio to the site area (Floor Space Ratio or FSR) controls ensure that the development is in keeping with the optimum capacity of the site and the local area.

The maximum FSR for this site is 3.00 : 1. The total site area for Lot 1 is 3,046.60 square metres, by the proposed sub-division plan approved by Council. The Gross Floor Area permissible is therefore 9,139.80 square metres. However, the original consent permitted a total floor area of 10,415.10 square metres (FSR was 3.42:1). The proposed floor area is now 10,224.09 square metres (FSR is 3.35:1), due to the integration of ducts, service cupboards and fire egress stairs.

The proposed FSR has been recalculated in accordance with normal practice and excludes fire egress stairs, service ducts, lift shafts and is taken to the internal face of the external walls.

The design therefore is less than the original FSR approved and achieves an appropriate built form for the site and accommodates the desired purpose in terms of building alignments, proportions, building type, articulation and the manipulation of the building elements.

PRINCIPLE 3 : Density

The proposed density of the development has been determined by a number of design factors contained in the DCP. The density allowable has been controlled by the height, landscaped area and setback controls. The density of development has been established as complying when the planning controls have been complied with, in particular :-

- height
- floor space ratio
- landscaped area

The sustainable bulk and scale of the development responds to the density approved and ensures compliance provides a viable development, which is in context with the future character of the area.

PRINCIPLE 4 : Sustainability

The concept of ecologically sustainable development is defined as "...using, conserving and enhancing the community's resources so that ecological processes, on which life depends are maintained and the total quality of life, now and in the future, can be increased".

Therefore, the fulfilment of energy efficiency is based upon these ESD principles, which rely heavily on the optimum use of land, water and energy resources.

Good design should incorporate these ESD principles by incorporating energy and water saving devices, which will insure that residents and occupants of the development will positively contribute to the conservation of these valuable resources.

Resources

The concept of ecologically sustainable development is defined as *"...using, conserving and enhancing the community's resources so that ecological processes, on which life depends are maintained and the total quality of life, now and in the future, can be increased".* Therefore, the fulfilment of energy efficiency is based upon these ESD principles, which rely heavily on the optimum use of land, water and energy resources.

ESD principles are based upon a need to create a sustainable urban environment without jeopardising or compromising the long-term protection and enhancement of the environment in the future. ESD principles involve the economic demolition of the existing structures by recycling the available materials, products and re-use of site foundation materials.

The main emphasis in the design of any residential development is the utilisation of appropriate and sustainable materials in the construction of the project. The incorporation of recyclable building products and sustainable resources will ensure that the future quality of life and environment will be protected.

The building construction proposed will reflect these ideals by adopting renewable products and materials. Recycling of materials and the reduction of waste products will contribute to the achievement of these goals.

The design of the development is also influential in the achievement of ESD principles. The integration in the design to achieve natural ventilation and good heat insulation will minimise the dependency on energy resources in heating and cooling a space.

The achievement of these goals then contributes significantly to the reduction of energy consumption, resulting in a lower use of valuable resources and the reduction of costs.

Energy Efficiency

The energy rating of the residential units being proposed has been assessed and the accompanying ratings indicate a high percentage of units achieve a greater rating than the minimum required. This target has been met by integrating the following inclusions :-

- Energy efficient gas hot water system
- Internal planning of dwelling
- Orientation
- Natural ventilation
- Solar access

Water Efficiency

The project will integrate a system of rainwater collection and storage from the roof drainage system and be utilised in the irrigation system proposed for the planter-boxes and deep-soil areas, within the development. The design will also incorporate the following water saving devices :-

- AAA-rated shower heads
- AAA-rated taps
- Dual-flush toilet systems
- Rainwater tank storage system

PRINCIPLE 5 : Landscape

Good design combines landscape and the built form to operate as an integrated and sustainable system, resulting in aesthetic developments with good amenity. The objectives of landscaping are to ensure that the proposed landscaping treatments integrate with and enhance the setting of the building, both indoors and outdoors, while contributing to the landscape character of the streetscape and neighbourhood.

Landscape design should also be integrated into the proposed design and contribute to the energy efficiency and performance of the building, thereby contributing and providing a sustainable living environment. The landscape component in the design clearly addresses these objectives and illustrated in the submitted Landscape Plans.

PRINCIPLE 6 : Amenity

The amenity of a residential development is a composition of the physical, spatial and environmental qualities, which combined provide a desirable standard of living conditions.

Appropriate room dimensions, configurations, spatial flow, access to sunlight, natural ventilation, cross-ventilation, visual and acoustic privacy, storage space, indoor and outdoor entertainment and recreation spaces, energy efficiency, views, accessibility and aesthetics are all relevant aspects of the amenity of the development.

The amenity issues are outlined in previous sections of the Design Statement and may be listed as follows :-

- Integration of accessibility for those with physical disabilities or visual impairments in accordance with AS1428;
- Adaptable housing accommodation in accordance with AS4299;
- Access and amenities for all residents, visitors and tenants to comply with the Disability Discrimination Act 1992;
- Affordable housing provisions by maintaining a percentage of smaller one-bedroom units to ensure that accommodation for the lower-income market is available within the development;
- Integration of "best practice" design standards to ensure appropriate floor areas, ceiling heights, spatial flow, solar access, natural ventilation and privacy is achieved.

In any such residential development, it is important that consideration is placed on the residential amenity of the development. The amenity of the development incorporates the physical, spatial and environmental quality of the development.

The amenity requires the appropriate room configurations with good access to northern sunlight and shading, together with appropriate consideration for access and mobility. Amenity also incorporates visual privacy.

Visual privacy measures are incorporated to provide for private functions within all rooms and private open spaces, without compromising views, outlook, ventilation and solar access. The consideration of visual privacy requires an understanding of the adjacent context, site configuration, topography, the scale of the development and the layout of the apartments.

The building design has been developed to provide for the amenity of the occupants as well as the public domain. The following summary identifies the key elements of the building design incorporating access and circulation, apartment layouts, floor area, ceiling height, private open space, common open space, energy efficiency rating, adaptability and diversity, safety, security and site facilities.

The design of the residential development also accommodates for the elderly and disabled members of the community. In response to the introduction of the Disability Discrimination Act 2010 (DDA), the intention in any design is not to discriminate against a potential resident or occupant on the grounds of disability. It is therefore now imperative to provide access and use of the premises for the general public, without discrimination against the disabled or elderly members.

PRINCIPLE 7 : Safety

The safety and security is vital to both internal and external aspects of the development. The design should integrate the surveillance of public and communal open spaces to ensure vigilant exposure of these areas, while maintaining privacy to residents and the public domain.

Design should avoid dark and non-visible areas, maximise internal privacy, activity along street frontages, provide clear and safe access points, separate pedestrian and vehicular traffic, provide quality public and open spaces that cater for the desired recreational uses.

Illumination at night should be an inherent aspect of any design to ensure safe access and security at night, providing a clear definition between public and private spaces. The built environment has an impact on the perceptions of safety and security, as well as on the actual opportunities for crime. The objective in the design is to ensure that residential flat developments are safe and secure for residents and visitors, as well as contributing to the safety of the public domain.

These principles are based upon the guidelines provided by ***"Crime Prevention Through Environmental Design"*** (CPTED). The four principles of CPTED are :-

- **Surveillance**
- **Access/Egress Control**
- **Territorial Reinforcement**
- **Space Management**

The project has been designed with these principles in mind and seeks to have an impact on the perceptions of safety and security, as well as on the actual opportunities for crime within the site.

PRINCIPLE 8 : Housing Diversity and Social Interaction

Social dimensions would include lifestyles, affordability, accessibility and living standards. Good design would provide housing to meet the social demands of the community. The proposed development will offer a range of residential accommodation in a centralised location in the centre of the business district. The affordability of such residential accommodation is based upon the construction of efficient developments, which maximise the returns for the expenditure invested.

PRINCIPLE 9 : Aesthetics

Quality in aesthetics is a composition of the appropriate building elements, textures, materials and colours to reflect the use, internal design and structure of the development. The aesthetics are addressed in the proposed design section of this Design Statement.

The proposed development will seek to appeal to the general public by achieving a high standard of architectural design, detailing and construction finishes in materials and textures.

In any development, it is important that consideration is placed on the visual appearance of the development. The appropriate composition of the elevations should integrate architectural "best practice" policy of incorporating architectural character and style appropriate for the development.

The quality of the aesthetic presentation of the development must address the elements of the building such as building form, fenestration, façade treatment and features, roof profiles, textures, materials and colours. The proposal integrates a number of recesses and projections into the facades of the structure to articulate the overall mass and form smaller segments.

The bulk of the overall building and height is reduced by the incorporation of smaller building segments with aesthetic architectural elements, in order to minimise the overall bulk and scale of the development.

The design of the building elements utilises a tiered style, with a strong base of textured wall to identify the basement floor level and to provide the pediment of the development upon which the upper floors are projected. The Schedule of Finishes submitted in Appendix "A" provides an indication of the high quality materials and finishes being considered for the project design.

Apartment Design Guide (ADG) Comparison

The achievement of the SEPP65 guidelines may be assessed by examining the compliance with the planning guidelines contained in the Apartment Design Guide (ADG), recently issued by Planning NSW.

The ADG provides a summary of "best practice" design parameters for residential apartments.

Apartment Design Guide (ADG) Comparison

DESCRIPTION	DESIGN QUALITY	PROPOSAL	COMPLIANCE
Building height	Where there is an existing FSR, test height controls and number of storeys with ceiling heights to achieve a good fit 26 metre height control applies	Design complies with the objectives of terracing the development in context with the topography and generally meets the 26 metre height limits for the development	Yes
Building depth	An apartment building depth of 10 to 18 metres is appropriate Developments that propose wider than 18 metres must demonstrate satisfactory day lighting and natural ventilation are to be achieved	Proposed width of 10 to 18 metres maximum for the building and therefore ensures adequate natural lighting and ventilation	Yes
Apartment width	A minimum width of an apartment to be 4 metres	10 metres minimum width is proposed	Yes
Building separation	Design and test building separation controls to ensure daylight access to buildings Building separation may be varied in response to site context constraints Developments that propose less must demonstrate daylight access, urban form, visual and acoustic privacy has been achieved	ADG prescribes 12 metres of separation from adjoining developments for 4 storeys in height	Not Applicable – no development adjacent
Street Setbacks	Identify the desired streetscape character and establish the common setback of buildings in the street	The approved setbacks have been retained	Yes
Side and Rear Setbacks	Relate side setbacks to existing streetscape patterns Test side and rear setbacks with building separation, open space and deep soil zones Test setbacks for over-shadowing of other parts of the development or adjacent properties	The approved setbacks have been retained	Yes

Apartment Design Guide (ADG) Comparison

DESCRIPTION	DESIGN QUALITY	PROPOSAL	COMPLIANCE
Floor Space Ratio (FSR)	Test the desired built form outcome against the proposed FSR to ensure consistency with height, footprint, built form, open space before establishing a blanket FSR control	The FSR control for this area under the LEP is 3.00 : 1 Proposed FSR is less than the FSR approved 3.42:1. Now the FSR is 3.35:1	FSR is reduced but over the maximum control
Deep Soil Areas	A minimum of 7% of the open space area of a site should be a deep soil zone with 3 metres in width Sites over 1,500 sqm to provide 15% with 6 metres in width	Deep soil is as approved with no reduction proposed	Not Applicable
Fences and Walls	Fences and walls should be designed to define the boundaries between the development, provide privacy and security and contribute to the public domain	No perimeter fencing is proposed	Not Applicable
Landscape design	A landscape design should improve the amenity of the open space and contribute to the streetscape character	A Landscape Plan has been submitted and achieved the objectives	Yes
Open Space	The area for communal space should be 25 to 30 per cent of the site area Where developments are unable to achieve this demonstrate that residential amenity is provided by an increase in private open space	Communal areas for the proposed development has been increased with an additional area on Level 7 of 103.7 sqm.	Yes
Private open space	Private open space should be a minimum of 15 sqm of courtyard with 4 metres dimension or 10 square metres of balcony area with a 2 metres minimum depth	Courtyards exceed 15 sqm with 4 metres dimension Balconies exceed 10 sqm with 2.0 minimum depth	Yes
Orientation	Optimise solar access to living spaces	North – 67 units (63%) East – 06 units (06%) West – 21 units (20%) South – 12 units (11%)	Yes
Planting on Structures	There is no minimum standard for planting on structures	Refer to the Landscape Plan for details	Yes

Apartment Design Guide (ADG) Comparison

DESCRIPTION	DESIGN QUALITY	PROPOSAL	COMPLIANCE
Safety	Carry out a formal crime risk assessment for residential developments of more than 20 units	CPTED principles have been adopted in the design	Yes
Visual Privacy	Refer to building minimum standards	Design complies with the ADG provisions for building separation	Yes
Pedestrian Access	Follow the accessibility standards set out in AS1428 as a minimum and provide barrier free access to at least 20% of the dwellings	All of the ground floor level units and upper floor units are Accessible units to AS1428	Yes
Vehicle Access	Limit the width of driveways to a maximum of 6 metres and locate entries away from the main pedestrian entries	Maximum width of the driveway is 6.0 metres to comply with the DCP provisions	Yes
Apartment Layout	Single-aspect units should be limited to 8 metres in depth from a window Kitchens should be no more than 8 metres from a window Dwellings not meeting the standard must demonstrate how day lighting and natural ventilation is achieved	All single-aspect units are a maximum of 8.0 metres in depth 70 units (66%) are cross-ventilated units	Yes
Affordable Housing	The Affordable Housing Service suggest the following minimum apartment sizes :- 50 sqm – one-bedroom 70 sqm – two-bedroom 95 sqm – three-bedroom	There are no Affordable Housing units proposed	Not Applicable
Balconies	Provide primary balconies for all apartments with a minimum depth of 2 metres	All balconies have a minimum depth of 2.4 metres	Yes
Ceiling Heights	Provide the following minimum ceiling heights :- 3.3 m for ground and first floor commercial areas 2.7 metres for all residential areas Developments which seek to vary the recommended ceiling heights must demonstrate that the apartment will receive satisfactory day light	Ceiling heights are :- 2.7 metres to residential areas	Yes

Apartment Design Guide (ADG) Comparison

DESCRIPTION	DESIGN QUALITY	PROPOSAL	COMPLIANCE
Ground Floor Apartments	Optimise the number of ground floor apartments with separate entries and consider accessibility	Site topography does not permit direct street access to the units on the ground floor level	No
Internal Circulation	The number of units accessible from a single core/corridor is eight (8) If this cannot be achieved the maximum is 12 units with improved amenity and corridor width	The number of units per floor is less than 8. Lift lobby has no natural lighting and ventilation – as approved	Yes
Storage	In addition to kitchen and bedroom storage provide the following storage facilities :- 6 cum for one-bedroom unit 8 cum for two-bedroom unit 10 cum for a three-bedroom unit	Each residential unit is provided with a minimum of 6, 8 and 10 cubic metres of storage space with half in the basement car parking level and half in the residential unit	Yes
Day Light Access	Living rooms and private open spaces for at least 70% of the units should receive 3 hours of sunlight in mid-winter In dense urban areas a minimum of 2 hours may be acceptable	North – 67 units (63%) East – 06 units (06%) West – 21 units (20%) South – 12 units (11%)	Yes
Day Light Access	Limit the number of single-aspect apartments with a southerly aspect to a maximum of 10%	12 (11%) single-aspect units are facing south	No but as approved
Ground Floor Apartments	Optimise the number of ground floor apartments with separate entries Provide ground floor apartments with access to private open space, preferably as a terrace or garden	Direct street access to the front unit on the ground floor level is provided	Yes
Storage	In addition to kitchen and bedroom storage provide the following storage facilities :- 6 cum for one-bedroom unit 8 cum for two-bedroom unit 10 cum for a three-bedroom unit	Each residential unit is provided with a minimum of 6, 8 and 10 cubic metres of storage space with half in the basement car parking level and half in the residential unit	Yes

Design Verification Statement

In conclusion, I verify that as a Registered Architect, duly registered with the Architects Registration Board of NSW (Registration Number 3972) and an Associate of the Royal Australian Institute of Architects, I, Robert Del Pizzo, have participated in the design and development of this project.

6.0 CONCLUSION

In conclusion, we believe the proposed development satisfies the matters in the heads of consideration, listed under Section 79C of the Environmental Planning and Assessment Act, 1997 and is generally in accordance with the general guidelines and recommendations contained in Council's LEP and DCP codes and general planning policies.

Yours faithfully,

architex

Robert Del Pizzo

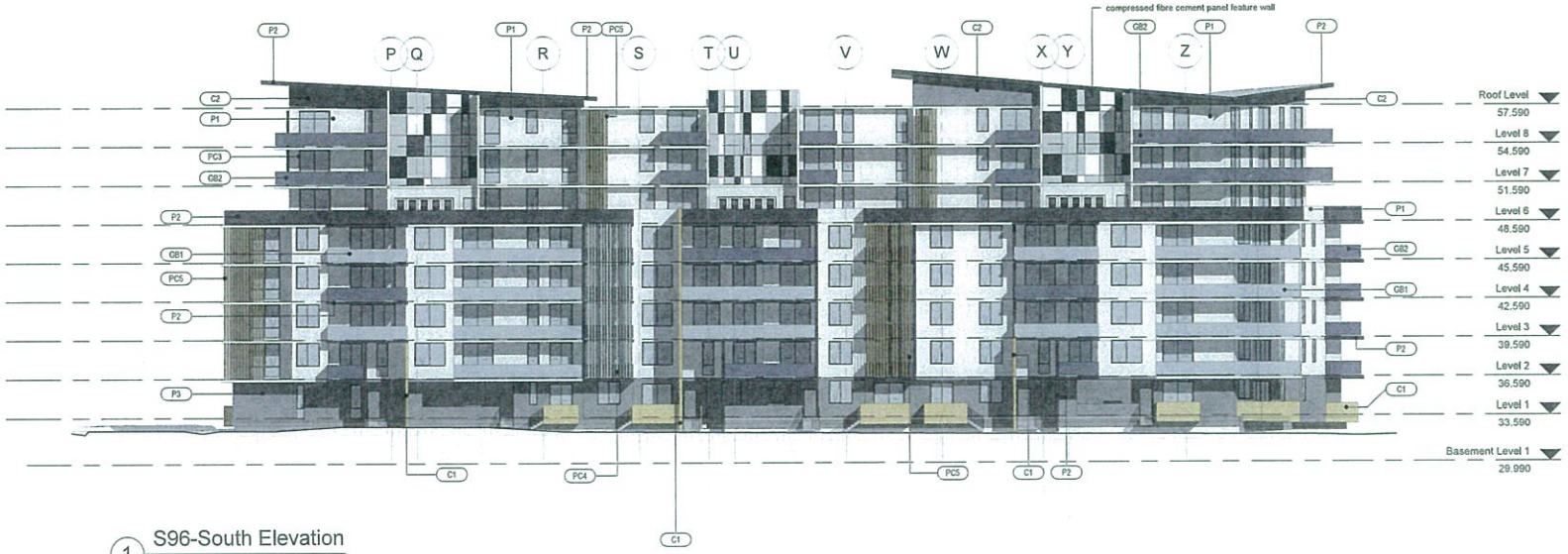
Associate of the Australian Institute of Architects
NSW Board of Architects Reg. No. 3972
QLD Board of Architects Reg. No. 3761

APPENDIX "A" - SCHEDULE OF FINISHES

The project will be developed in a modern style, which will provide a visually aesthetic development in an area undergoing transformation. The development will complement the desired future character of this precinct, established by the recently completed residential developments.

The built form will be segmented into sections, each articulated and fragmented by indentation and terraced levels, providing a varied façade and fenestration. The building elements will create a rhythm and harmony, reflected by the schedule of materials and finishes.

A Schedule of External Finishes accompanies the development application.



1 S96-South Elevation
1 : 200

2 S96-West Elevation
1 : 200

LEGEND

EXTERNAL FINISHES SCHEDULE		
	P1	PAINT FINISH 1 Dulux Natural White - PN1E1
	P2	PAINT FINISH 2 Dulux Tacking - PN2H8
	P3	PAINT FINISH 3 Dulux Timeless Grey - PN24A
	C1	CLADDING 1 Sandstone Tile
	C2	CLADDING 2 Mini Orb Wall Cladding Dulux Powdercoat - Wind Spray - 929899
	GB1	BALUSTRADES Clear Frameless Glass
	GB2	BALUSTRADES Dark Tinted Opaque Frameless Glass
	PC3	WINDOW FRAMES Dulux Powdercoat Basalt
	PC4	LOUVRE BATTEN SCREENS Dulux Powdercoat Flat White
	PC5	LOUVRE BATTEN SCREENS MetalArt Woodgrain Snow Gum

Issue	Issue description	Date
C	Section 96(2)	24.11.17
B	Section 96(2)	11.10.17
A	Preliminary Sketches	15.09.17

Section 96(2)

- Face brickwork replaced with rendered hebel
- New materials inetgrated
- Lift overrun and Pergola to Block A Level 7 Common Open Space

Do not scale - check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

1:100
0 m 1 2m 5m

- Storage with Shelving and Cupboards
- Stair Pressurisation (penetration)
- Supply Air (penetration)
- Car Park Exhaust (penetration)
- Electrical Cupboard
- Communications Cupboard and Dry Fire Riser
- Hydraulics Cupboards
- Gas Cupboards
- Hydraulics Ducts

SECTION 96(2)

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Principal Architect
Robert Del Fiore
NSW Reg. No. 3972

Project
Residential Apartment Building

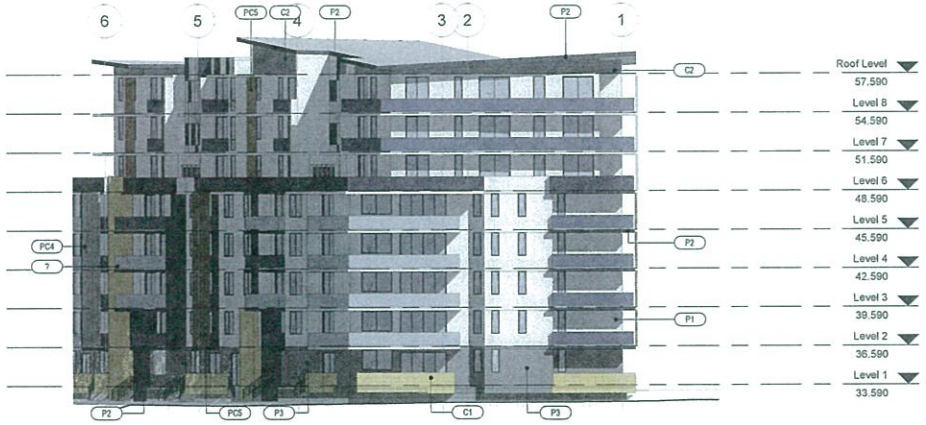
Project Address
Lot 7 Section E DP;6934
184 -192 Restwell Road, Prairiewood

Client
Balanced Property Group Pty Ltd

Title
Elevations

Drawn	Scale	Checked
AH	As indicated	Checker
Job No	Drawing No.	Issue
2343	S96-120	C

1 S96-North Elevation
1 : 200



2 S96-East Elevation
1 : 200

Section 96(2)

- Face brickwork replaced with rendered hebel
- New materials inetgrated
- Lift overrun for lif access to Block A Level 7 Common Open Space.

Do not scale check and verify all dimensions before comencing new work, ground levels may vary due to site conditions.

1:100
0 m 1 2m 5m

LEGEND

EXTERNAL FINISHES SCHEDULE		
	P1	PAINT FINISH 1 Dulux Natural White - PN1E1
	P2	PAINT FINISH 2 Dulux Ticking - PN2H9
	P3	PAINT FINISH 3 Dulux Timeless Grey - PN24A
	C1	CLADDING 1 Sandstone Tile
	C2	CLADDING 2 Mini Orb Wall Cladding Dulux Powdercoat - Wind Spray - 929899
	GB1	BALUSTRADES Clear Frameless Glass
	GB2	BALUSTRADES Dark Tinted Opaque Frameless Glass
	PC3	WINDOW FRAMES Dulux Powdercoat Basalt
	PC4	LOUVRE BATTEN SCREENS Dulux Powdercoat Flat White
	PC5	LOUVRE BATTEN SCREENS MetalArt Woodgrain Snow Gum

Issue	Issue description	Date
C	(Section 96(2))	24.11.17
B	(Section 96(2))	11.10.17
A	Preliminary 200 Issue	15.03.17

- Storage with Shelving and Cupboards
- Stair Pressurisation (penetration)
- Supply Air (penetration)
- Car Park Exhaust (penetration)
- Electrical Cupboard
- Communications Cupboard and Dry Fire Riser
- Hydraulics Cupboards
- Gas Cupboards
- Hydraulics Ducts

SECTION 96(2)

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Client
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Title
Elevations

Drawn	Scale	Checked
AH	As indicated	Checker
Job No	Drawing No.	Issue
2343	S96-121	C