

#### Apartment Design Guide (ADG)

*Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*

*Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*

#### Response

The development responds intelligently and sensitively to its location and future urban context. The role of DKO's architecture is to mediate between the existing conditions and the future urban context.

The design proposals scale in terms of bulk and height has been carefully considered to respond to the areas transition into a future growth area. Instead of having a single linear building, the proposed scheme breaks up the massing on site by visually having several buildings. Visually the bulk of the buildings are softened further as a result of material selection, massing techniques and landscaping that is located at the base of each building.





## SEPP65 Design Quality Principles

### 2.02 Principle 03 - Density

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

*Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.*

#### Response

The proposed development is located approximately 360m heading West walking distance from bus stops on Kurrajong Road

The proposal will contribute to a high quality streetscape for the area. The unit sizes are according to DCP / SEPP 65 standards and each unit is provided with a private open space.

The density is appropriate for the site given its accessibility to public transport, access to communal open space, the built form context, and the high amenity achieved for every unit in the development.



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*Good design combines positive environmental, social*

*and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.*

*Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.*

**Response**

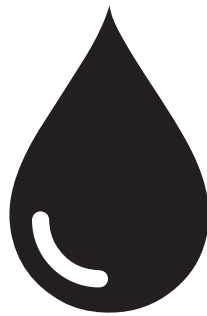
The building has been designed to achieves a 7 star NatHERS Rating.

The proposed development will reduce the necessity for mechanical heating and cooling with 63% of units being cross ventilated.

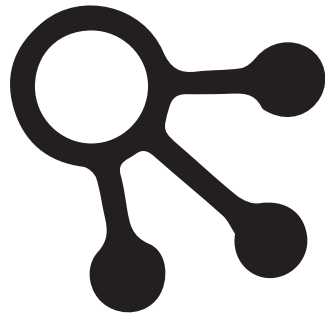
The depth of the proposed balconies, ranging from 2 m to 2.5 m to the North contributes to passive solar performance by the balconies of the units above blocking high angle hot summer sun and allowing low angle winter sun to penetrate the unit. Screening and shading devices are also incorporated into the facades to provide additional control over solar access.

The accessibility of the site to public transport decreases the carbon footprint of the development by reducing the need for private motor vehicle usage. Providing a viable alternative is vital to changing patterns of travel behaviour.

Minimising the apartments that receive no solar access to only 14% reduces the heating energy load in winter.



Rainwater Collection – All rainwater on site will be captured and stored in water tanks located on-site. These water tanks will be plumbed to garden taps and landscape irrigation to support public and private gardens throughout the development.



BASIX Targets - Through the strategies outlined above, the proposal will achieve at least the minimum NSW Benchmark Consumption for energy and water. Landscaping that includes low-maintenance and local indigenous plants will minimise water use and create a robust native landscape.



Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours’ amenity, and provide for practical establishment and long term management.

Response

Landscaping of private and communal open spaces wrap around the building at ground level. The landscaping of the site is predominantly to the same domestic scale as surrounding individual residential properties, however the proposed planting schedule has considered a much more generous number of trees and shrubs given that neighbouring properties have little or minimal tree coverage.

The building sits harmoniously within the streetscape, where additional planting is proposed to further enhance its contextual design response. The proposed landscaped areas will aid in reducing the scale of the building and integrate the development with the surrounding environment. On level 4 a landscaped communal open space is provided which is orientated North, providing exceptional opportunities for the residences of the building to gather.



Low Maintenance  
Native Plants



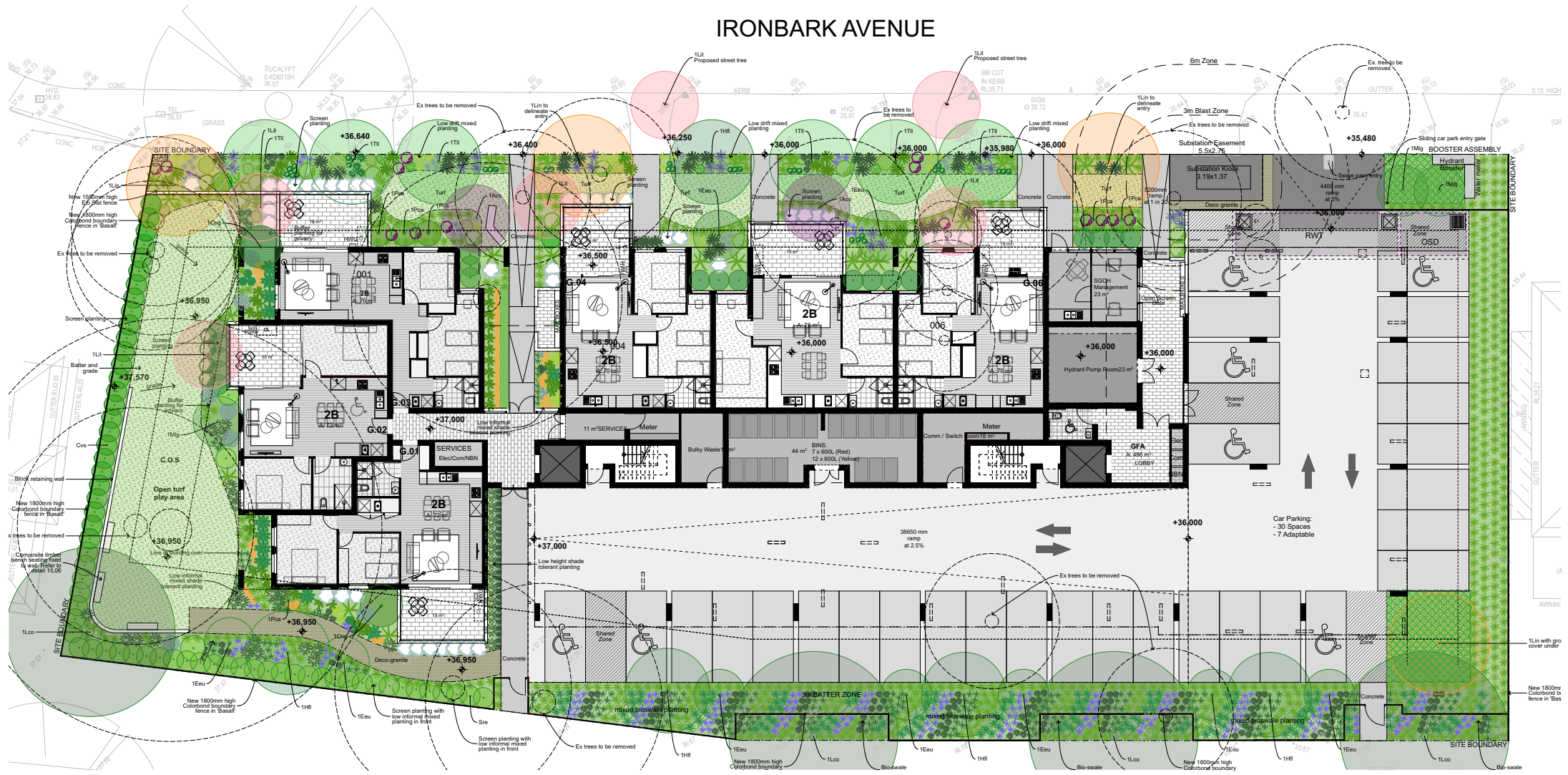
Social sustainability  
Encouraging human  
interaction through design



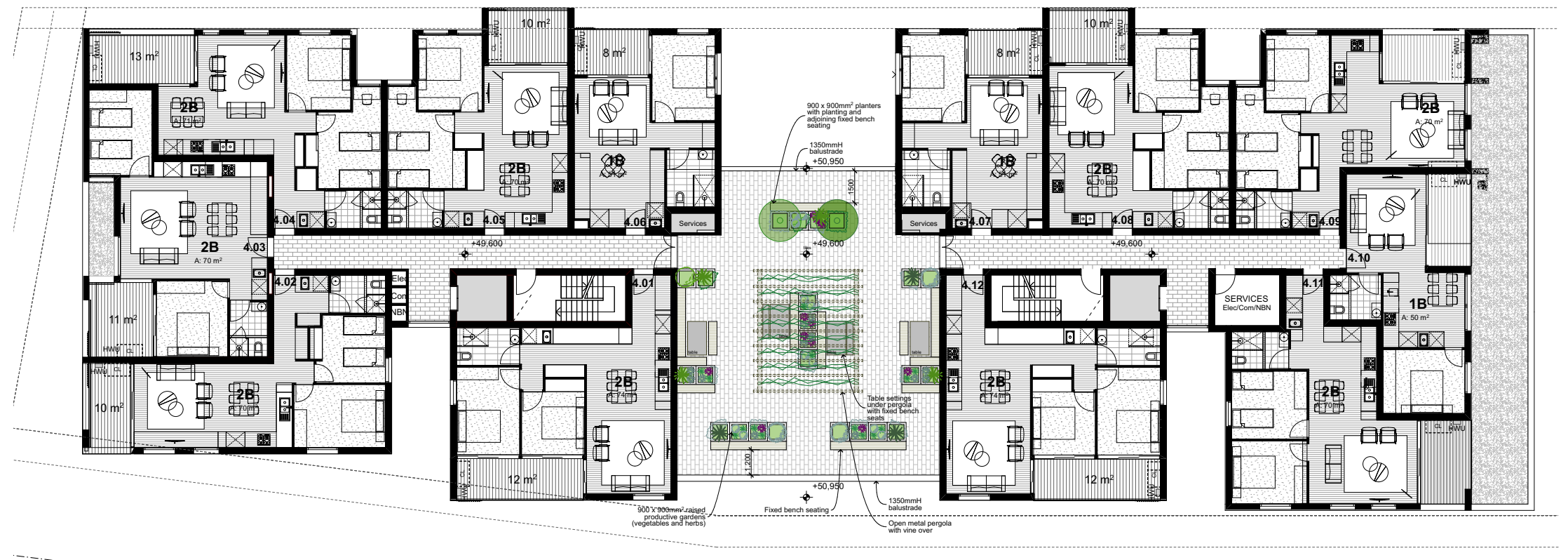
Lawn



Garden seating









*Apartment Design Guide (ADG)*  
*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.*

**Response**

The proposed building is aligned on a East-West axis to provide the maximum amenity to a majority of the dwellings, with most units having northern aspect.

In the proposed development, unit depths are reduced and daylight access is shared more equitably across the site. This approach achieves 2+ hours of sunlight to 86% of the total units in midwinter and 63% of units with natural cross ventilation.

Passive solar is enhanced by the balconies of the units above blocking high angle hot summer sun and allowing low angle winter sun to penetrate the units. The proposed apartment layout allows adequate circulation and privacy for each room. The solar access for the development is sound with minimal single aspect apartments facing south.

The proposed development has a maximum of 8 units off a single core, which helps to ensure good amenity for residents.

