

TURNER

WICKS PARK

182-198 Victoria Road and 28-30 Faversham Street Marrickville

DESIGN STATEMENT

DEVELOPMENT APPLICATION RESUBMISSION

Mixed Use Development

Prepared for Toga

Incorporating:
SEPP 65 & ADG Statement

Rev 3

Date_11.11.19

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T PART 1

INTRODUCTION

This design statement by Turner forms part of Development Application (DA) resubmission for 182-198 Victoria Road and 28-30 Faversham street, Marrickville NSW 2204 seeking approval for the proposed Mixed use retail and residential development applicable, associated public realm and street network on the subject land.

This report should be read in conjunction with the accompanying architectural design package and associated consultant's report [and if applicable, also includes SEPP65 Design Verification and provides relevant information on how the design responds to the design principles of the SEPP and the objectives of the Apartment Design Guide (ADG).



VIEW FROM WICKS PARK

Site description

182-198 Victoria Road and 28-30 Faversham Street are bounded by Victoria Road to the west, Wicks Park to the south, and Faversham street to the east. The site areas are 7,262sqm and 3,415sqm respectively. The sites are located in the Inner West Council (Marrickville) Victoria Road Precinct. 182-198 Victoria road is zoned B4 (Mixed Use) and 28-30 Faversham street is zoned B5 (Business Development) under Marrickville LEP 2011. The sites are in close proximity to residential areas to the east and light industrial areas to the west. Nearby land uses include the Marrickville bowling club, Marrickville Public School and Red Rattlers Studio.

182-198 Victoria Road and 28-30 Faversham Street from here will be referred to as the Site.

Note: For the purposes of FSR and landscape area calculations, site area is measured for 182-198 Victoria Road only.

Proposal

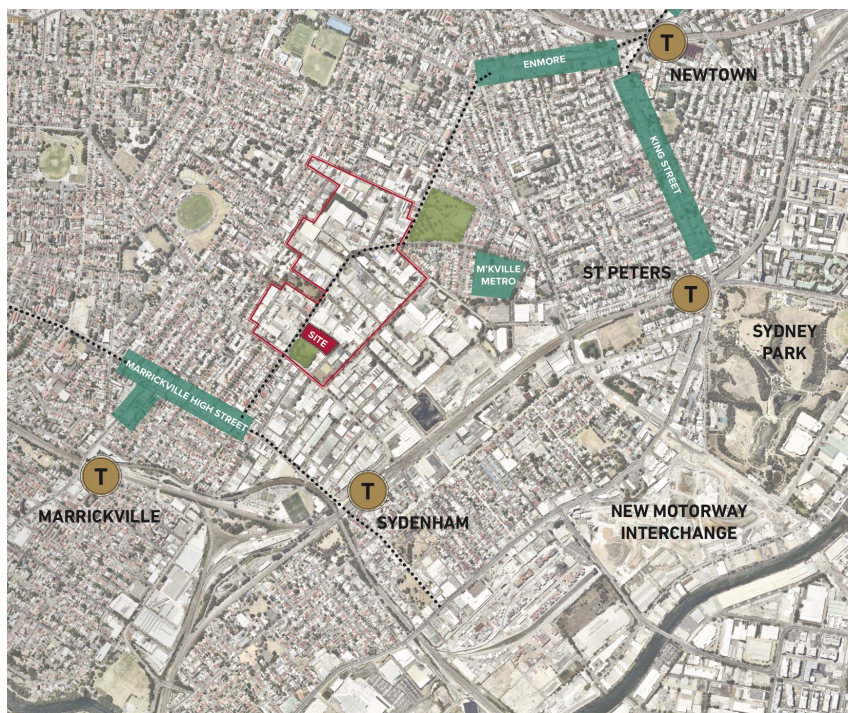
The proposal for the Site includes a 12-storey mixed use building with

- one level of retail, and community space at the ground level;
- 2 levels basement car parking for 306 cars;
- residential apartments to the upper 11 floors consisting of 101 one, 160 two and 11 three bedroom apartments.

Project team

Turner is engaged by Toga to prepare the architectural design package for the proposed development of 182-198 Victoria Road and 28-30 Faversham Street

The project has been developed with the consulting team for the project which includes Planning, Landscape Architects, BCA, Fire, Traffic, Civil, Structural, ESD, Acoustic, Façade, Waste Management and Services Consultants since July 2018, we have prepared the architectural design package including this design statement in support of the proposed development.



PART 2

SEPP 65 DESIGN QUALITY PRINCIPLES

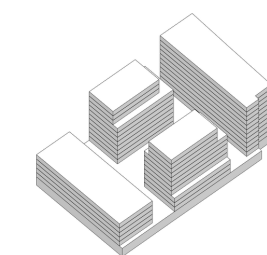
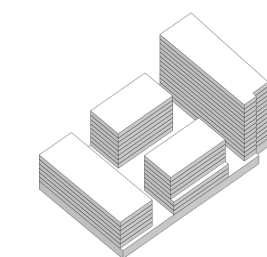
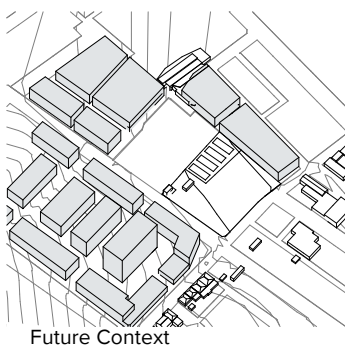
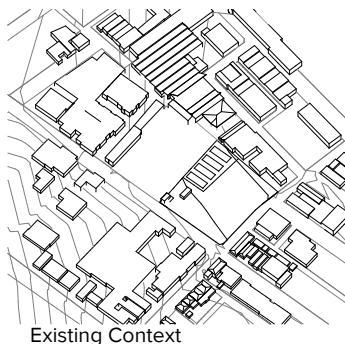
We confirm that Stephen Cox of Turner is registered as an architect under the Architects Act 2003 and has directed the DA design and documentation of the development at 182-198 Victoria Road and 28-30 Faversham Street, Marrickville NSW, and that the design quality principles set out in Schedule 1 of State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development are achieved for the residential development.



DESIGN QUALITY PRINCIPLE 2

BUILT FORM AND SCALE

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.



Proposal

During the concept design phase, a number of massing strategies were investigated to explore the possibilities for the site. Starting with the indicative massing in the VRPM DCP several alternate massing strategies were proposed. Each strategy was tested against the precinct objectives including the transition of height from Victoria Road; the overshadowing of Wicks Park and adjoining properties; the relationship to the public domain around the site; and the amenity of internal spaces and apartments within the development.

The selected massing was for a U-shaped massing with the open side facing Wicks Park. This massing provided the optimal response to the DCP objectives and residential amenity by:

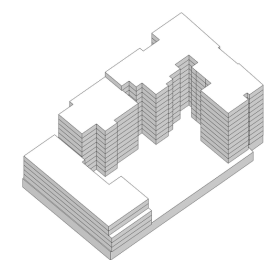
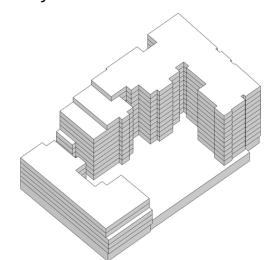
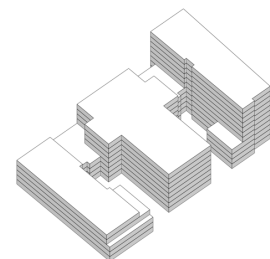
- Removing the building form adjacent to the park, allowing better views from a greater number of apartments to the park, a reduction in overshadowing and a much larger communal open space with a park outlook
- Removing the mediated building separation solutions required by the 4-block form and creating a 48.7m separation between the east and west buildings.
- Reducing acoustic reverberation from traffic and aircraft noise.

Following the submission of the Development application, further information emerged regarding the Sydney Airport OLS contours which required a lowering of the maximum height of the building. There was also further comment from the Architectural Excellence Panel [AEP] suggesting further refinements to the form of both the original DA and the initial modified form following the reduction in height; and further justification of the overall form.

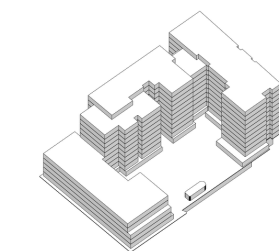
The new amended solution is designed to meet the height requirements of the

OLS and LEP; meet the objectives of the DCP—particularly with respect to overshadowing to Wicks Park and the reduction of height to Victoria Road; provide a series of articulated and differentiated blockforms; and maximize amenity for the residential apartments and communal open space.

Further information regarding residential amenity, daylight analysis of the communal open space and the landscape concept can be found in the drawings submitted with this report and elsewhere in this document.



Study C



Final Massing

DESIGN QUALITY PRINCIPLE 3

DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.



LEP 2011 Height of Buildings

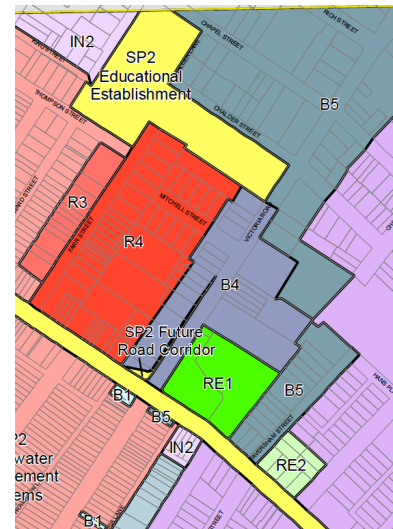
PROPOSAL

The process for the proposed design has sought to provide a mixed-use development that is consistent with the statutory controls, including the Marrickville LEP, VRPM and SEPP65 and to provide excellent amenity for residents, neighbours and visitors to the precinct.

As the existing use of the site is industrial, the proposed change in use will change the nature and density of the site. This change is consistent with the VRPM objectives and is supported by the availability of services in the area including Wicks Park, shops and services on Victoria Road, Addison Road [450m], Sydenham Station [800m], and Marrickville Metro [900m].

The proposed development will:

- house a total of 272 apartments
- have a mix of 38% one bedroom, 58% two bedrooms and 4% three bedroom apartments across the site, allowing for a diversity of typologies and living patterns;
- includes 2,387m² of retail space at ground level.
- Accommodate 1545m² communal open space on the level 1 podium with an additional 243m² of common area for residents at ground level.
- accommodate buildings with appropriate setback and orientation to improve amenity;



LEP 2011 Land Zoning



LEP 2011 FSR

DESIGN QUALITY PRINCIPLE 4 SUSTAINABILITY

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.

Proposal

The proposed development is designed to achieve the requirements of the ADG for solar access and natural cross-ventilation. Apartment layouts are designed to allow penetration of daylight during winter, direct access to balconies and terraces and simple shapes to facilitate furnishing.

The overall massing of the proposal significantly increases the amenity of communal open space by consolidating areas of open space to the central area facing Wicks Park and reducing the overall podium footprint. The massing also allows a greater proportion of apartments to have a northern aspect. Eastern and western aspects are then prioritised over south aspect apartments. Apartments orientated to the south typically enjoy views over Wicks Park.

The location of the project facilitates easy access to the services, shops and transport connections within 1km of the site. Bicycle storage is provided for residents, retail and visitors to the site prompting the use of alternate transport modes rather than private vehicle use. A BASIX report is submitted with this report outlining the thermal comfort, water and energy use strategy for the development.

Refer to attached architectural package in appendices which provides further information relating to the above.



Cutaway Axonometric Through Victoria Road Retail and Residential Breezeway

DESIGN QUALITY PRINCIPLE 5

LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management.



DCP Fig 16

Proposal

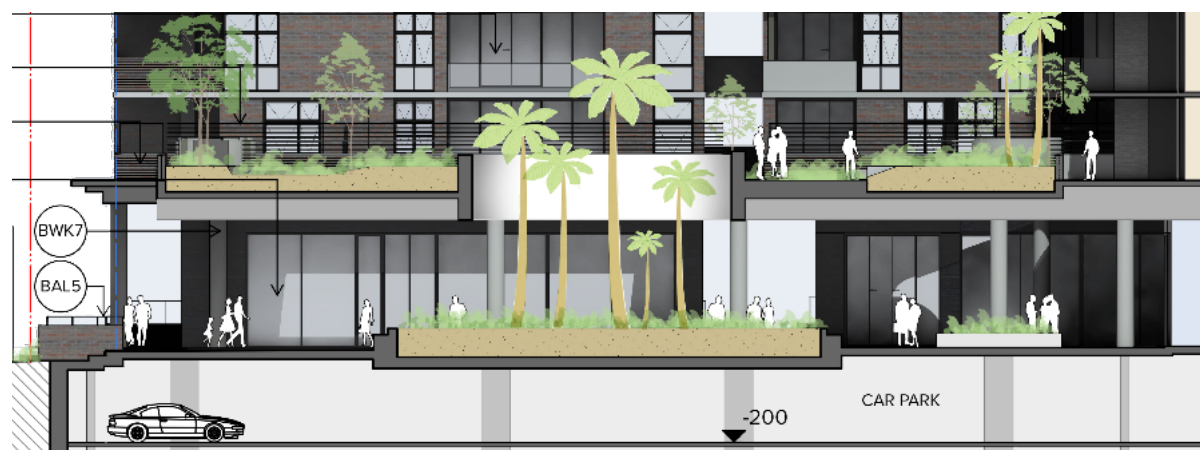
The proposal includes a careful consideration of the integration of landscape and urban design principles. As an urban site the landscape strategy at ground level has considered the interfaces to the public domain, particularly the Victoria Road and Wicks Park interfaces.

The Victoria Road interface involves a level change to accommodate the flood control measures. Ramps and stairs are designed to fit into the street domain and to facilitate simple and direct access to the retail tenancies and residential lobbies. Landscape planting assists to soften the edges of the building and the transition into the street domain. The retail spaces along the Victoria Road frontage have wide terraced areas suitable for outdoor dining. Along the southern boundary to Wicks park the level change is articulated to form stairways into the development as well as larger steps suitable for seating. Like the Victoria Road frontage, retail spaces are designed to facilitate connection to the park and outdoor dining opportunities.

The northern and eastern streets are also designed to soften the public domain with paving, exposed aggregate concrete and landscape that integrates into the architecture and program of the built form. These streets are designed to allow the development on adjacent sites to connect into the public domain and formalise the north-south connection to the east of the site.

At level 1, the podium level, there is a large communal open space for residents and terrace areas for the apartments facing the courtyards. The overall landscape approach facilitates different areas for various types of gatherings as well as transitions to private spaces such as terraces. Pergola planting on level 6 softens the building edge at Victoria road and screens off the services of level 6 roof.

Further information regarding the approach to landscape can be found in the landscape design report and architectural drawings submitted as part of this proposal.



DESIGN QUALITY PRINCIPLE 6

AMENITY

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, and ease of access for all age groups and degree of mobility.

PROPOSAL

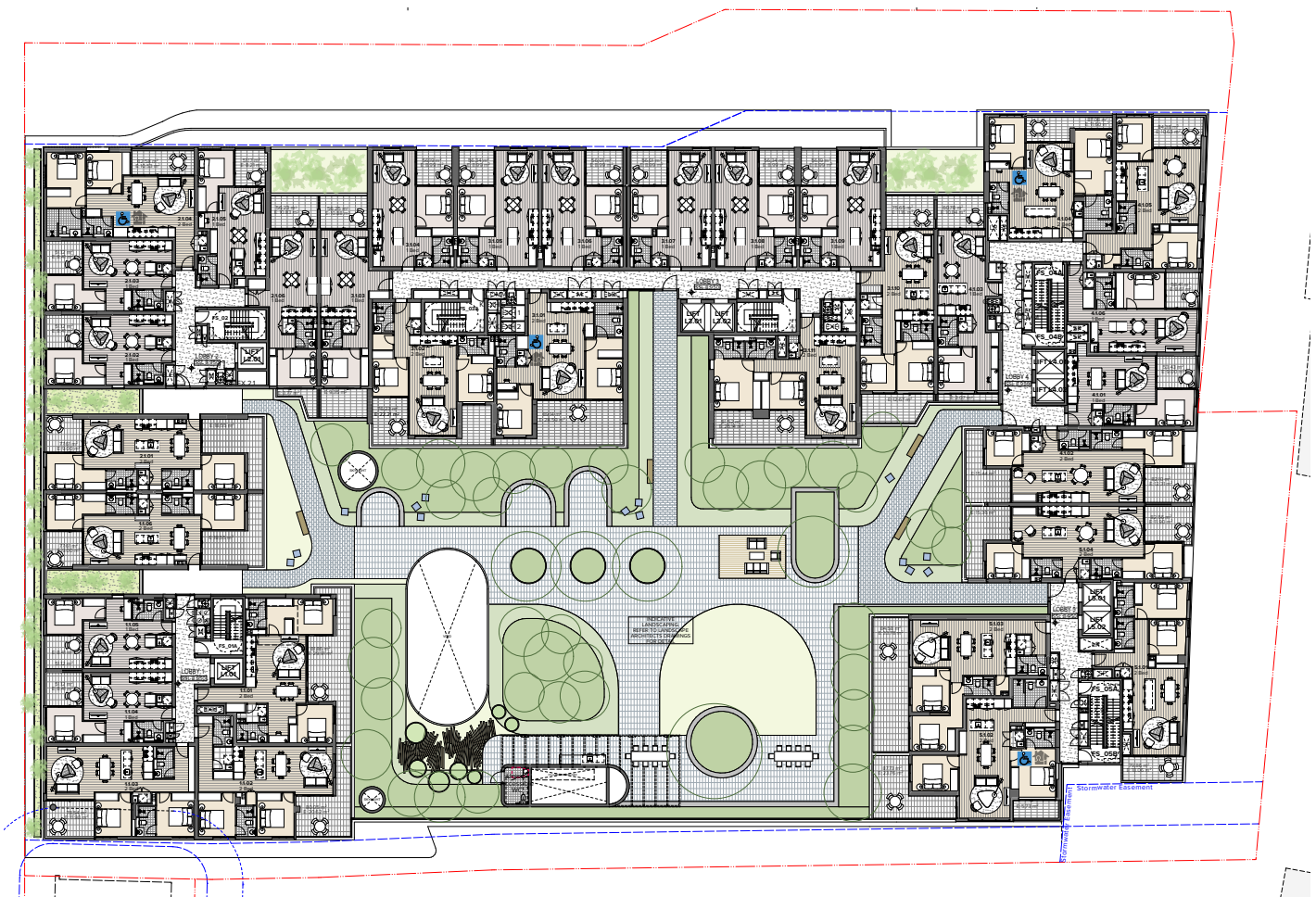
The proposal is designed to provide excellent amenity for residents and neighbours which is facilitated by the massing strategy, the arrangement of building program, vertical circulation and access, the integration of landscape elements and careful apartment planning.

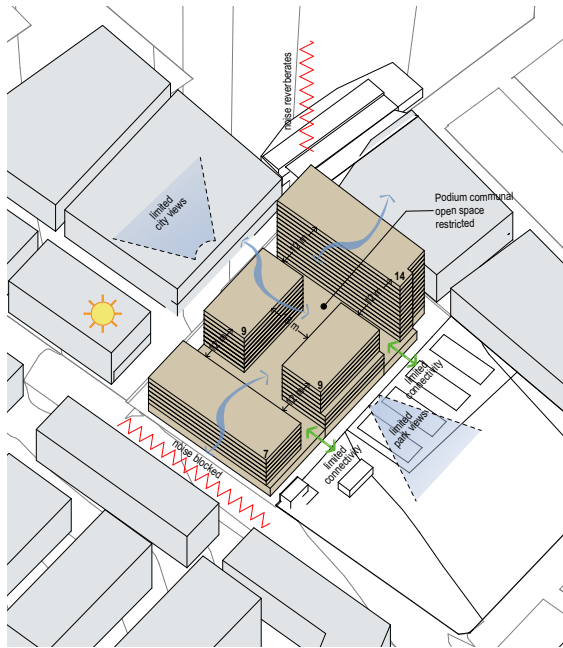
From the concept design, alternate massing strategies were considered and the effects on apartment amenity was an important consideration in the analysis. The proposed massing was considered the best outcome for amenity as it consolidated podium level communal open space, reduced overall residential footprint on the podium, maximised the north aspect, provided good orientation for east and west aspect apartments and minimised south facing apartments while providing an outlook to Wicks Park for those apartments:

The location of cores and apartment planning also allow excellent amenity with access to natural daylight and ventilation. Corners and relationships between adjacent apartments have been carefully considered to maximise outlooks while controlling visual and acoustic privacy.

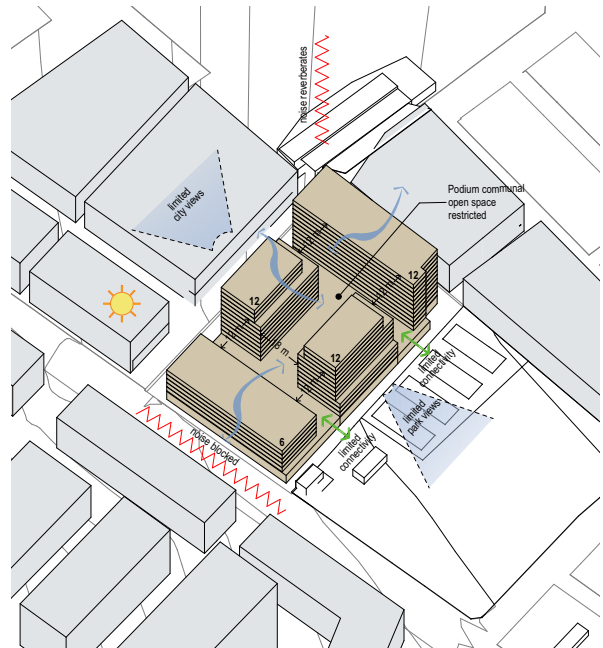
Apartment planning embraces the principles of SEPP65 favouring simple shapes to create regular usable rooms. Storage within apartments is maximised with the balance, where required located in the the basement. All apartments have generous balconies with many apartments enjoying generous terraces at podium or roof level.

The project achieves the SEPP65 targets for solar access and natural cross-ventilation.

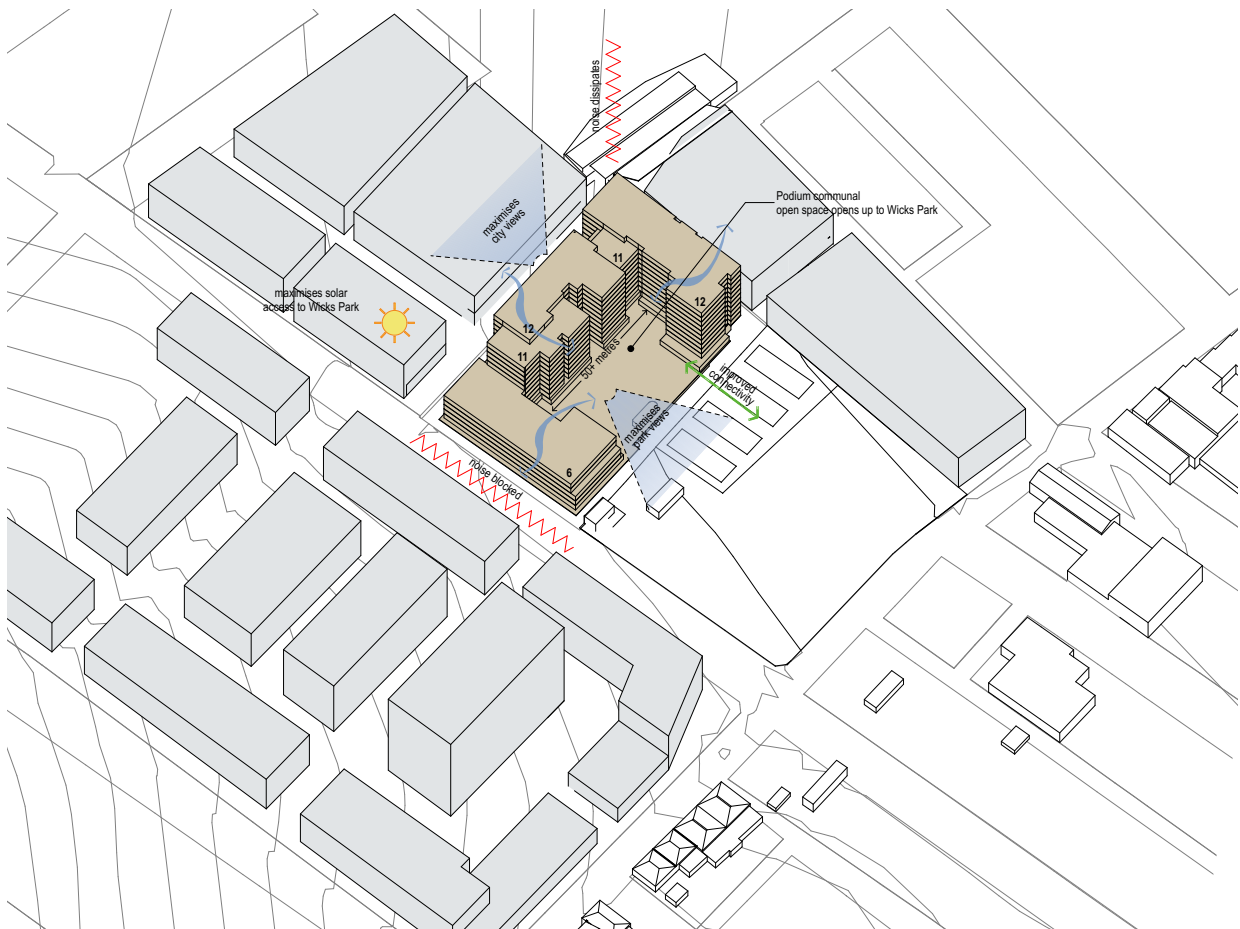




DCP Original Control Scheme



DCP Revised Control Scheme



Proposal

DESIGN QUALITY PRINCIPLE 7

SAFETY

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

PROPOSAL

Safety and security are important considerations for a mixed-use building such as the proposal. Accordingly, the design of the building has considered the usage of the building and the separation of the residential and retail, public and private components of the development.

Around the development, the public domain has been designed to activate each frontage of the building, with retail tenancies and residential lobbies activating all sides of the building. This is supplemented by lighting, visual, signage and wayfinding strategies delineating residential and retail entries, and consideration of retail close-down lines.

Vehicle drop-off is considered with a major lobby sited on Victoria Road. All visitors and those residents requiring DDA compliant access, can access from the main lobby on Victoria road, transitioning at Level 1; All other Residents can enter their lobbies from the provided pathway around the building [or through the basement 2 car park in poor weather]. The parking areas are accessed through the northern shareway and the residential parking area are separated from the retail parking through secured roller doors.

All residential entries [including the basement secure vehicle entries] will have intercom and CCTV monitoring. Full height glazing, internal mail rooms and building address signage also contribute to the overall safety and security of the development.



DESIGN QUALITY PRINCIPLE 8

HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

Proposal

The proposal provides a range of unit typologies and sizes that accommodate different demographics and appeal to different price points.

The outdoor spaces are designed to engender community spirit for residents within the development, by offering both public and private areas for congregation and activity.

The new landscaping and the communal open spaces will provide positive amenity for residents.

The retail component of the proposal is designed to be attractive to the local community and provide simple parking, access with retail tenancies that are complementary to the interests and needs of the locality.



DESIGN QUALITY PRINCIPLE 9

AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.



Proposal

The proposal is designed to fit within the context of the Wicks Park precinct both in its current form and with the future desired character as outlined in the VRPM. In order to achieve this a number of different design strategies were adopted.

From the concept design, numerous massing options were tested to consider the relationship of the building form to the existing and future context as well and the amenity for prospective residents and neighbours. The adopted massing is considered most appropriate reducing the mass of buildings to Victoria Road and increase of height to the east.

Following the principles of industrial buildings in the area, the character of the proposal is based on the pragmatic principles of warehouse buildings. Rather than applying decorative finishes or elements the essential components of the building, structure, cladding and roof form are used to provide articulation and fine grain for the building.

The proposed materials, face brick, metal cladding, precast concrete and in-situ concrete require minimal maintenance and are able to be articulated to provide a play of light and shadow on the façade. The fenestration size and patterning follows defined rules to both articulate the form and to allow appropriate sunlight and ventilation to the rooms within.

Balustrades are designed to be semi-opaque so that outdoor furniture and the alike are not unsightly from the public domain.

The materiality of the building changes at the upper level of middle building on the north façade to metal cladding [profiled metal] and are further articulated to soften the form and are akin to the variegated industrial roof forms found in the precinct.

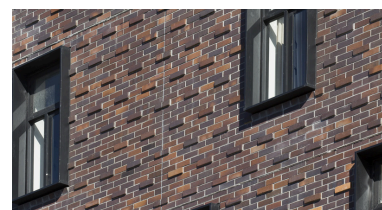
The overall architectural design approach includes an integrated

landscape concept to soften the building form and to integrate the built form into the public domain.

Parking is located under the building and internal public accessways are designed to segregate servicing and parking from pedestrians.

Entries are located around the building with direct connection to the public domain and are visually distinct from other uses and clear and legible wayfinding strategies and signage.

- The retail component of the building is also designed with the pragmatic industrial approach to design, using the nature of the materials to characterise the design rather than applied materials. The retail tenancy shopfronts are designed to permit a number of shopfront options allowing tenants to design the degree of openness to the tenancy and to incorporate features such as shopfront dinings, integrated seats or renlita type doors.



PART 3

RESPONSE TO APARTMENT DESIGN GUIDE OBJECTIVES

The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects.

3A Site analysis [p.47]

Objective 3A-1

Site Analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context

The proposal meets the objectives:

The site analysis plan is included in the architectural drawings demonstrating the how the design has considered the site amenities;

Masterplan, Streets and Movement Networks

- The design is generally consistent with DCP 9.47.5 Fig. 4 Indicative Masterplan, DCP 9.47.6 Movement Network and 9.47.6 Public Open Space Network, providing new movement and green connections through the site linking to Hans Place and Chalder Avenue

Compared to the massing indicated in DCP Fig 16, site constraints were improved by consolidating the southern central building in the northern form:

Wicks Park

The building masterplan has been designed to preserve and enhance amenity to Wicks Park

- Overshadowing has reduced significantly compared to the DCP control scheme and exceeds the minimum requirements of DCP Clause 9.47.9.1 Control (5) *"50% of Wicks Park receives a min. of 3 hours of direct sunlight from 9am-3pm on 21 June"*
- Market and retail courtyard address Wicks Park for the full extent of Ground Floor;
- Covered terrace areas outside Market and Retail tenancies with stepped seating to the Park and tennis courts
- Communal open space enjoys an outlook to Wicks Park, with reciprocal visual connections to the landscaping at Ground level and Podium

Built Form, Heights, and Massing:

- The building sits within the LEP height limits and Victoria Road Precinct DCP setback controls. (ADG (2B, 2C, 2G, & 2H)
- The lightweight pergola structure, to screen off the condenser units, encroaches the LEP height to Victoria road slightly as shown on the elevations and

discussed in the 4.6 variation statement prepared
Ethos Urban

- FSR is 3.5 (LEP)
- The massing is consistent with the intent of the DCP: reducing the mass of building to Victoria Road and increased height to the east.
- Building Form creates a physical street edge that clearly defines Victoria Road
- Defines the proposed street pattern and new through site connections
- Create a high density urban neighbourhood
- Orientation of buildings address the street to maximise engagement with the public domain
- The distance between the wings of the residential building is 47.8m (ADG 2F)

Public and Communal Open Space:

- Residential communal open space was consolidated and increased in size and usability
- Solar and daylight access improved to the communal open space
- Visual and green connections and ventilation through breezeways
- Proposed massing was the most favourable for the control of aircraft noise
- Passive surveillance from residential areas
- Mixed use development at Ground level provides an appropriate transition between residential and business use zoning of the LEP and DCP Precinct masterplan

Solar access, ventilation, and noise, and private open spaces:

- Solar access and cross ventilation verified in apartment planning
- Proposed massing was the most favourable for the control of aircraft noise

Privacy and Views:

- Building separation is improved
- Residential apartments achieve better privacy and amenity due to massing
- A significant number of apartments enjoy views to both the Sydney CBD and Wicks Park

Refer to Landscape Concept Design, Acoustic Report, SEE and CPTED statements for further information.

3B Orientation [p.49]

Objective 3B-1

Building types and layouts respond to the streetscape and site while optimising solar access within the development

The proposal meets the objectives:

- The building is consistent with the LEP and DCP for the Victoria Road Precinct, defining Victoria Road and increasing in height toward the east;
- Several different massing options were considered with the proposed massing giving the best balance of solar access to apartments, open space and the adjoining park and maintaining the height restrictions of the LEP and the Sydney Airport OLS contour.
- Buildings defines the street pattern and new through site connections and reinforce a high density urban neighbourhood
- A variety of communal and public open spaces at Podium level and street level receive solar access in mid winter at different times of the day between 9am and 3pm

Objective 3B-2

Overshadowing of neighbouring properties is minimised during mid-winter

The proposal meets the objectives:

- The building forms have been informed by the objectives of the building envelope controls outlined of the DCP and the ADG;
- The proposed massing significantly reduces overshadowing to Wicks Park
- The proposed forms reflect a considered approach, responding to orientation and context, to minimise overshadowing of public recreation and residential zones;

Refer to the shadow diagrams for further information.

3C Public domain interface [p.51]

Objective 3C-1

Transition between private and public domain is achieved without compromising safety and security

The proposal meets the objectives:

- Residential access points are carefully and appropriately located for legibility for residents and visitors;
- Residential lobbies will be designed to be secured to control access and to appropriately separate circulation routes;
- All visitors and those residents requiring DDA compliant access, can access from the main lobby on Victoria road, transitioning at Level 1.
- Apartment windows and balconies are located to provide for passive surveillance over the public domain;
- The proposed design has minimised any opportunities for people to be concealed.

Objective 3C-2

Amenity of the public domain is retained and enhanced

The proposal meets the objectives:

- The landscape for the public domain is designed to integrate with the architectural elements and to soften

building edges to form a transition from soft to hard elements;

- The interface with the public domain is carefully considered by way of the lobby design, courtyard apartments with direct street access, and an integrated landscape concept;
- Plants and semi permeable screening clearly delineate between communal and private open space;
- The design minimises the prominence of service areas.

Refer to the landscape concept plan for further information.

3D Communal and public open space [p.55]

Objective 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

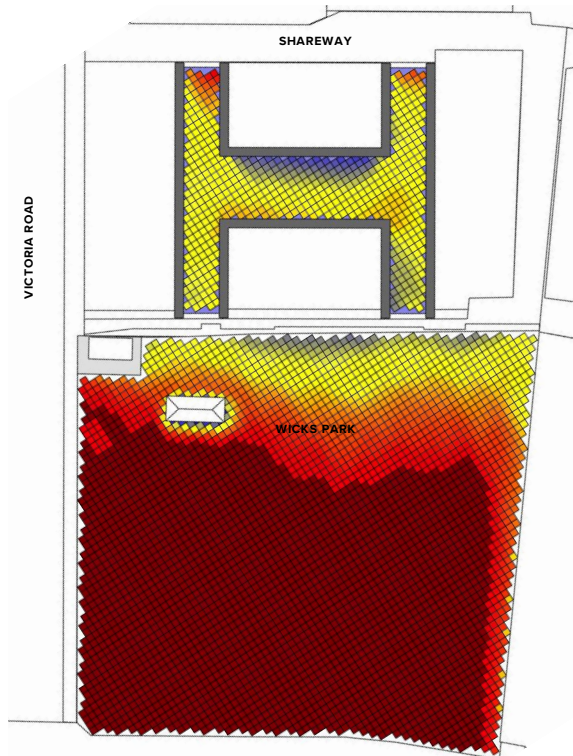
Design Criteria

- *Communal open space has a minimum area equal to 25% of the site*
- *Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)*

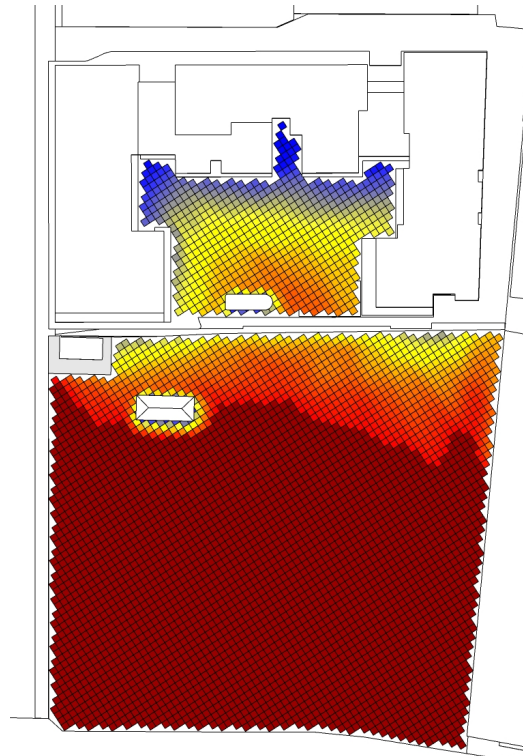
The proposal meets the objectives:

The numeric values of the Design Criteria are not applicable to Mixed Use developments in dense urban areas. However, the proposal complies with the intent of the criteria:

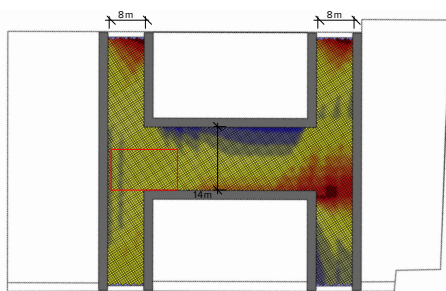
- At L1, the Communal open space (residential) is **1545** sqm (21% of the site area);
 - The development includes 243sqm internal space for dedicated residential communal facilities (specifically to provide quiet space in lieu of outdoor space due to aircraft noise), in accordance with DCP Schedule 1, 1.5 Table 7.
 - In addition at Ground Floor level there is **2194** sqm space for shared public domain uses including landscaped areas, through site link, terraces and the retail courtyard, excluding the shareway.
 - In mid winter, the principal usable part (110sqm) of the communal open space at L1 receives direct sun to at least 50% of the space between 12.00pm and 3.00pm. (Refer to figures below)
 - Designed to meet the objective
 - Proposed massing allows a significant increase of sunlight to the common open space and Wicks park throughout the year. (Refer to figures below)
 - Landscape concept optimizes the principle usable open space for winter sun and year-round sun.
 - Residential Community Rooms, and ground floor open space will receive direct solar access at varying times of the day in mid-winter, providing amenity for residents and visitors.
-



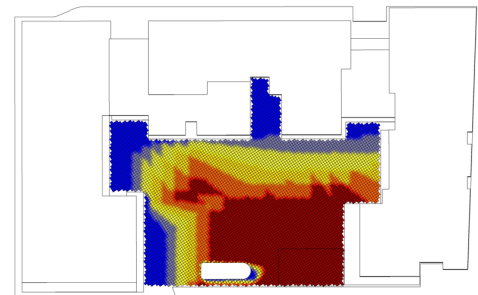
Objective 3D-1
Yearly Solar Analysis – Plan view
DCP & Wicks Park



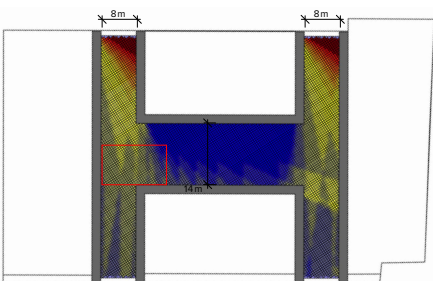
Proposal + Wicks Park



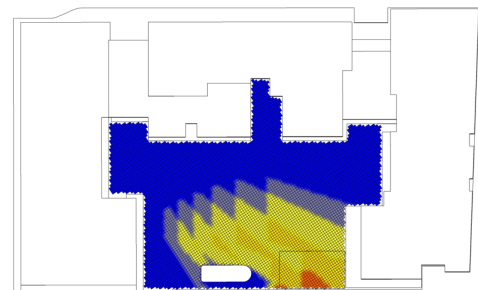
Objective 3D-1
September Equinox Solar Analysis – Plan view
DCP



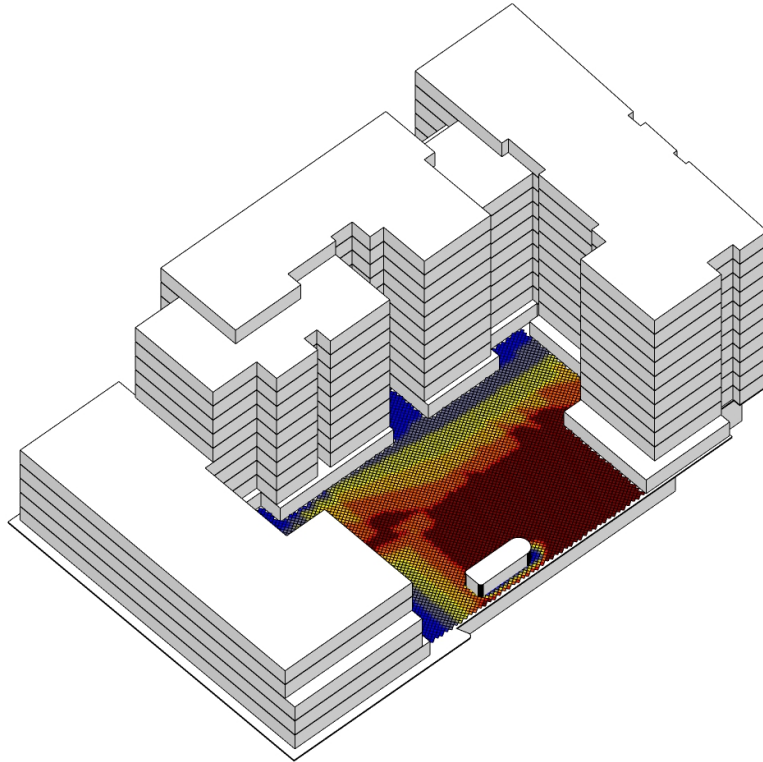
Proposal



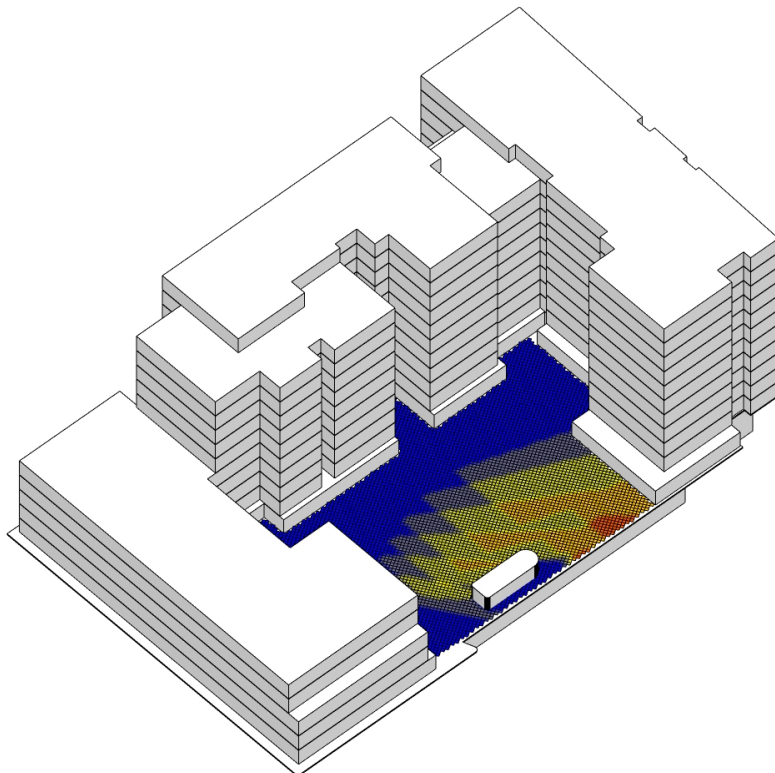
Objective 3D-1
June Solstice Solar Analysis– Plan view
DCP



Proposal



Objective 3D-1
Proposal Solar Analysis – September Equinox – 3D view



Objective 3D-1
Proposal Solar Analysis – June Solstice – 3D view

Objective 3D-2

Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting

The proposal meets the objectives:

- The residential communal open space at L1 includes seating, barbecue areas, amenities, paved areas, and soft landscaping with planting for larger trees
- The communal space has access to sun in winter, shade in summer from trees and pergola structure, with raised planters for shelter from strong winds in winter
- The community space at ground floor level could be used for activities such as gymnasium, music rooms, and reading rooms
- The community room opens onto two frontages - the through site link and Shareway

Refer to the landscape concept plan for further information.

Objective 3D-3

Communal open space is designed to maximise safety

The proposal meets the objectives:

The communal open space

- is readily visible from habitable rooms and private open space areas while maintaining visual privacy.
- Receives extensive daylight and will be carefully lit at night to foster safety and avoid light spill to apartments;
- Communal open space/facilities are provided for flexible uses for individuals, groups, and families and are safe and contained

Objective 3D-4

Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood

The proposal meets the objectives:

- Public open spaces are well connected with public streets and through site links
- The through site link, retail courtyard, and terraces to the south of the market and retail tenancies provide connection with Wicks Park
- Spaces linked through view lines, at the breezeway and arcades and through shopfronts,;
- Opportunities for a range of recreational activities are provided for people of all ages
- Active frontages should be adjacent to public open space
- Spaces transition from Private to communal and public realms.
- Boundaries are clearly defined between public open space and private areas

3E Deep soil zones [p.61]

Objective 3E-1

The proposal meets the objectives:

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Design criteria

Deep soil zones are to meet the following minimum requirements:

- 7% of site area
- <650sqm – no min dimension
- 650sqm-1500sqm – 3m min dimension
- >1500sqm – 6m min dimension

The numeric values of the Design Criteria are not applicable to Mixed Use developments in dense urban areas. However, the proposal complies with the intent of the objective:

- The proposal has several deep soil zones (approximately 395 sqm) at ground floor, although some of these are less than 6m wide, as well as 1.0m deep planting zones at Ground Floor and Level 1 for ;
- End of trip facilities for retail staff members are provided on GF.
- Pergola planting on level 6 softens the building edge at Victoria road and screens off the services of the level 6 roof.

Refer to the Landscape Concept package for further information.

3F Visual Privacy [P.62]

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

Design Criteria

1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum separation distances from buildings to the side and rear boundaries are as follows:

Up to 12m (4 storeys): Habitable rooms and balconies - 6m;

Non-habitable rooms – 3m

Up to 25m (5-8 storeys): Habitable rooms and balconies - 9m; Non-habitable rooms – 4.5m

Over 25m (5-8 storeys): Habitable rooms and balconies - 12m; Non-habitable rooms – 6m

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see fig 3F.2)

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties

The proposal meets the objectives:

- The returning wings of the buildings at the residential are a minimum of 47.8m apart.
- Apartments that face the courtyard are oriented towards Wicks Park or have dual aspects.

Objective 3F-2

Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space

The proposal meets the objectives:

- The Privacy is carefully considered at Level 1 interfaces with communal areas and at internal areas of the building; A green buffer zone has been provided between terraces and communal space.
- Balconies are solid or use obscured glass to conceal balcony furniture;

In a limited number of locations these are assisted by obscure glass screens for privacy.

3G Pedestrian access and entries [p.66]

Objective 3G-1

Building entries and pedestrian access connects to and addresses the public domain

The proposal meets the objectives:

- The building massing allows residential cores to be located to the east, north and west frontages, freeing the southern frontage to Wicks Park for retail activation and connections.
- Each residential core connects to Ground Floor, activating the public domain and increasing surveillance and movement through the site.
- All visitors and those residents requiring DDA compliant access, can access from the main lobby on Victoria road, transitioning at Level 1 or Basement 2;
- Residential lobbies will be signposted and have a distinct architectural typology for legibility and amenity across the whole development.
- Market, smaller retail tenancies, and residential concierge lobby open onto Victoria Road, Wicks Park, Through Site Link and Shareway frontages and opportunities are provided for café seating and other retail activities through terracing and landscape design.

Objective 3G-2

Access, entries and pathways are accessible and easy to identify

The proposal meets the objectives:

- Residential lobbies and amenity building entries are provided with a distinct architectural character and articulated awning structure/or are setback behind the building line over for increased legibility;
- Key entry points to lobbies, market, and retail courtyard are expressed in the overall building form through façade articulation;
- Ramps and stairs are integrated with the overall landscape and building design concept for accessible and legible entries;
- Gradual transitions in level are provided where possible for access to the courtyard and retail areas, avoiding the requirement for ramps and tactile indicators.

Objective 3G-3

Large sites provide pedestrian links for access to streets and connection to destinations

The proposal meets the objectives:

- The proposal provides a new network of vehicular, pedestrian and cycle links as part of the first stage of redevelopment for the Victoria Road Precinct.
 - The new green connections provide permeability through the site and through the precinct;
-

-
- The proposed Through Site Link will provide access to Wicks Park;
 - The new Shareway will be completed from Victoria Road through to Faversham Street/Hans Place as part of the development.

3H Vehicle access [p.68]

Objective 3H-1

• *Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes*

The proposal meets the objectives:

- The car park entry points are located to allow the smooth ingress of traffic and to avoid conflicts with pedestrian routes;
- Pedestrian and vehicle access points to and from the buildings are kept separate;
- The servicing and car entries are separated where possible to avoid internal traffic clashes;
- In response to input from the traffic consultant, a traffic management plan including changes of paving, sight-lines and warning lights are provided at the loading dock and carpark entry/exit point and vehicle crossings;
- Traffic management plan will be implemented to the requirements of the traffic report.

Refer to 3J below for more detail regarding the Shareway and vehicular entries. Refer to traffic report and Landscape Concept Design for information.

Objective 3J-1

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas

Design criteria

1. *For development in the following locations:*

- *On sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or*

- *On zoned land, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre*

the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less

The car parking needs for a development must be provided off street

The proposal is consistent with the ADG objectives:

The proposal provides parking for residential and retail use within the development:

- The proposed basement car parking is provided in accordance with traffic engineers calculations which justify efficiencies, supporting minor reductions to rates specified under the current DCP;
- Traffic report explains calculations for peak times allowing sharing of retail and residential visitor spaces, retail visitor and loading spaces.
- A green travel plan is proposed and use of car share spaces in lieu of standard spaces to achieve further efficiencies.
- The site is an approximate 800m walk to Sydenham Station (and 1.4km to Marrickville Station).
- The development provides amenities within close proximity to residents including 1500 sqm Market.

Refer to traffic report for information.

*Objective 3J-2**Parking and facilities are provided for other modes of transport*

The proposal meets the objectives:

- Bicycle parking is provided at rates recommended by the traffic report for residents, retail staff and visitors, to encourage this mode of transport;
- Retail staff and residents parking is provided within secure enclosures within the basement. Racks for visitor parking are located at ground floor and integrated within the public domain landscape design.

Refer to traffic report and Landscape Concept Design for information.

*Objective 3J-3**Car park design and access is safe and secure*

The proposal meets the objectives:

- Car park access is secured at appropriate levels for amenity and residential uses;
 - Retail and residential visitor parking is provided in a designated area of the carpark at B1, and will include appropriate wayfinding signage;
 - Residential vehicle and bicycle parking is separated from retail parking with a secure roller shutter that will be operated by remote control;
 - Loading dock is separated from the carpark entry.
-

*Objective 3J-4**Visual and environmental impacts of underground car parking are minimised*

The proposal meets the objectives:

- Loading dock and car parking entries are located off the Shareway with safety features to Traffic Engineer's recommendations;
 - Retail and residential car parking share a common entry point and vehicle entries are minimised in width and appearance where possible while complying the development standards.
-

*Objective 3J-5**Visual and environmental impacts of on-grade car parking is minimised*

The proposal meets the objectives:

- The new northern Shareway is designed to integrate the pedestrian and vehicular movement zones while providing safety through delineation of materials and textures and other elements to separate the movement zones such as bollards, planting, and seating. Refer to Landscape Concept Design for more information.
- 5 parallel car spaces are provided along the shareway and integrated into the landscape design through materials and landscape separations.

Refer to traffic report and Landscape Concept Design for information.

Objective 3J-6

Not applicable

Objective 4A-1

*To optimise the number of apartments
receiving sunlight to habitable rooms, primary
windows and private open space*

Design criteria

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter

The proposal meets the objectives:

- Minimum 70% of the apartments will achieve the ADG recommendation for solar access;
- Building design maximises opportunities for Living Rooms and private open spaces to be oriented to the north and east;
- Private open space balconies are designed with the depth required under DCP, and often exceed minimum ADG areas, have been integrated into the facade and building design, responding to the context and the desired objectives of the ADG;
- One quarter of apartments are dual aspect;
- Less than 15% of apartments receive no-direct sunlight between 9am and 3pm mid-winter across the precinct.

Refer to the Amenity Diagrams or further information.

Objective 4A-2

Daylight access is maximised where sunlight is limited

The proposal meets the objectives:

- Building envelopes have been developed to minimise the quantity of apartments with no direct sunlight midwinter. South oriented apartments have wide frontages for daylight access;
- South-oriented apartments benefit from extensive outlook onto the landscaped open space and Wicks Park beyond.

Objective 4A-3

Design incorporates shading and glare control, particularly for warmer months.

The proposal meets the objectives:

- Balconies on north, east, and west facades sit within the building envelope for shading in summer and weather protection;
- Glazing is designed to meet BCA Section J energy ratings;
- Planting provides shading at Podium, Breezeways, and Roof terraces.

Objective 4B-1

All habitable rooms are naturally ventilated

The proposal meets the objectives:

- Windows and doors are provided to allow the ADG and BCA requirements for natural ventilation. Windows include high level awning windows than can be opened fully;
- Habitable room depths facilitate natural ventilation.

Objective 4B-2

The layout and design of single aspect apartments maximises natural ventilation

The proposal meets the objectives:

- The apartment layouts include open plan kitchen, dining and living and
- Apartment depths are limited to maximise ventilation and airflow.

Refer to A-DA-090 for further information.

Objective 4B-3

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

Design criteria

- *At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed*
- *Overall depth of a cross-over or cross through apartment does not exceed 18m, measured glass line to glass line*

The proposal meets the objectives:

- Minimum 60% of apartments achieve the cross-ventilation;
- Cross-through apartments do not exceed 18m glass line to glass line;
- Natural cross-ventilation is proposed by corner or cross-through strategy to the living area and n-1 bedrooms. Refer to the definition in the ADG [Appendix p.180];
- The building includes 25% dual aspect or cross over apartments.

Refer to the Amenity diagrams for further information.

Objective 4C-1

Ceiling height achieves sufficient natural ventilation and daylight access

Design criteria

- *Measured from finished floor level to finished ceiling level, minimum ceiling heights are:*
- *Habitable rooms: 2.7m*
- *Non-habitable: 2.4m*
- *For 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor, where the area does not exceed 50% of the apartment area*
- *If located in mixed use area: 3.3m for ground and first floor to promote flexibility*

The proposal achieves the the objectives:

- All apartments achieve sufficient daylight access and natural ventilation;
- A minimum floor-to-floor height of 3.1m is used to allow the ADG recommendation of 2.7m ceiling height to generally be achieved in living, dining and bedroom areas;
- In some cases a reduced ceiling height or bulkhead is used in habitable rooms for mechanical services. In these cases the minimum ceiling level will be 2.4m;
- Bulkheads will be minimised in these rooms, so that natural ventilation and daylight are maximised.
- As the development is subject to aircraft noise considerations, for acoustic considerations and thermal comfort, airconditioning is provided to all Living rooms and Bedrooms across the development.
- The ceiling strategy to meet the objectives became
 - Ducted air conditioning
 - Mechanically ducted fresh air intake
 - Ducted exhaust from kitchen rangehoods and bathrooms
- Ceilings in kitchen areas are proposed at a minimum of 2.4m high where required to allow the integration of hydraulic services for island benches and for the incorporation of air conditioning units in apartments. The bulkhead permits the concealment of the air handling unit and services in a neat enclosure providing an appropriate proportion of spaces and a natural division between the living and dining areas from the kitchen area.
- As the kitchen is typically located at the rear of the living areas, the reduced ceiling height above the kitchen has a minimal effect on the access of daylight from the facade and natural ventilation.
Refer to A-DA-090 for further information.
- Floor to floor height has been maximised to the Ground floor Retail level for tenancies (5.85m) to achieve minimum 3300 clear ceiling height or greater to the front of house areas of Market and retail tenancies. (ADG Fig 4C.1)
- It is unlikely that Level 1 will ever be converted from residential use to retail use, therefore the height has been maximised at Ground Floor.

Refer to Sections for further information.

Objective 4C-2

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

Objective 4C-3

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

The proposal meets the objectives:

- Internal layouts have well proportioned rooms with good access to daylight and ventilation, to maximise the the feeling of spaciousness

The proposal meets the objectives:

- Structural design is for flat slab soffits above residential levels, this allows flexibility for future conversion.
- Floor to floor height has been maximised to the Ground floor Retail level to allows flexibility for retail tenancy layouts and fitouts and for future conversion. Refer to Sections for further information.

Objective 4D-1

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

Design criteria

1. Apartments are required to have the following minimum internal areas:

- Studio: 35sqm
- 1 bedroom: 50sqm
- 2 bedrooms: 70sqm
- 3 bedrooms: 90sqm

The minimum internal areas include only one bathroom.

Additional bathrooms increase the minimum internal area by 5sqm each

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each

2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms

The proposal exceeds the objectives:

- A range of apartment typologies are provided adding to the flexibility and affordability of the development;
- The proposal includes a variety of apartments to suit different demographics including apartments with studies, dual aspect apartments, corner apartments and apartments at or exceeding the ADG size requirements;
- Apartments have varying aspects and amenity including Park and City views, proximity to Breezeways or landscaped open space at L1;

The proposal achieves the Design Criteria

- Average apartment sizes exceed ADG requirements –
1 Bed apartments: by average +10%
2 Bed apartments: by average +15%
3 Bed apartments: by average +20%
- Layouts are functional providing well positioned and flexible storage solutions;
- 2 and 3 Bed apartments generally have island kitchens
- The depth of the apartment was carefully designed taken into account the special acoustic requirements.

Objective 4D-2

Environmental performance of the apartment is maximised

Design criteria

- Habitable room depths are limited to a maximum of 2.5 x the ceiling height
- In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

The proposal achieves the the objectives:

- Refer to Objective 4C-1 for ceiling heights
- The depth of the apartment was carefully designed taken into account the special acoustic requirements.

Refer to A-DA-090 for further information.

4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

Design criteria

- Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)
- Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
- Living rooms or combined living/dining rooms have a minimum width of 3.6m for studio and 1 bedroom apartments and 4m for 2 and 3 bedroom apartments
- The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts

The proposal meets the objectives:

- Minimum areas and widths of habitable rooms are provided or exceeded.
- Access to bedrooms, bathrooms and laundries is generally separated from living areas minimising direct openings between living and service areas
- All bedrooms allow a minimum length of 1.5m for robes or 1.8m for master bedrooms
- Layouts facilitate a variety of furniture arrangements and removal
- Spaces are flexible for a range of activities and privacy levels between different spaces within the apartment
- Room sizes and proportions are open plans (rectangular spaces that are more easily furnished than square spaces)
- Efficient planning of circulation by corridors and through rooms maximise the amount of usable floor space in rooms

Objective 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

Design criteria

1. All apartments are required to have primary balconies as follows:

- Studio: 4sqm
- 1 bedroom: 8sqm, 2m deep
- 2 bedrooms: 10sqm, 2m deep
- 3 bedrooms: 12sqm, 2.4m deep

The minimum balcony depth to be counted as contributing to the balcony area is 1m

2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15sqm and a minimum depth of 3m

The proposal meets the objectives:

- Minimum areas and widths of balconies and private open spaces are provided or exceeded, with an average of 14.9 sqm per apartment;
- Balconies areas are free areas. Airconditioning units are provided at roof level.

Objective 4E-2

Primary private open space and balconies are appropriately located to enhance liveability for residents

The proposal meets the objectives:

- Private open spaces and balconies predominantly face north, east or west;
- Primary balconies open directly from Living Areas;

Objective 4E-3

Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building

The proposal meets the objectives:

- Solid, partially solid or transparent fences and balustrades are selected to respond to the location;
- Brick balustrades reduce noise to the balcony and apartment from aircraft and traffic;

-
- Obscure glass balustrades are used on balconies and give visual separation to the building forms;
 - Balustrades are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony;
 - Obscure glass privacy screens are used between adjacent balconies/habitable rooms;
 - Masonry and metal rail screens give privacy to the private outdoor spaces at podium level;
 - Downpipes and balcony drainage are integrated with the overall facade and building design;
 - Air-conditioning units are at roof level and screened for visual and acoustic separation as required;
 - Ceilings of apartments below terraces are insulated to avoid heat loss;
-

Objective 4E-4

Private open space and balcony design maximises safety

The proposal meets the objectives:

- Design and detailing of balconies avoids opportunities for climbing and falls
- Changes in ground levels are minimised

Objective 4F-1

Common circulation spaces achieve good amenity and properly service the number of apartments

Design criteria

- The maximum number of apartments off a circulation core on a single level is eight
- For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40

The proposal achieves the objectives:

- Each circulation core services an average of 5-6 and a apartments per level, with a maximum of 8 at one core floor only.
 - 8 lifts in total are provided to service 272 apartments
 - Core 3,4 and 5 are serviced by 2 lifts each
 - In addition to the lifts above, separate lifts are provided:
 - From Basement to Ground Level for retail visitors and trolley return
 - From Basement levels to Ground Floor, for bin movement and residential bicycles
 - Travellators are also provided for retail visitors
 - All lobbies achieve a high level of amenity as they are connected to the facade to facilitate access to daylight and natural ventilation.
 - Lobbies are widened outside lifts and will include clear, legible wayfinding signage for comfortable movement of residents and visitors.
 - Lobbies 2-5 have been extended to match up with the building line with an external lobby to provide a safe and legible street access.
 - Double height Breezeways at Core 1 and 2 clearly identify building entry points from Victoria Road, providing greenery, connections to the Retail and Landscaped Podium area, and allow for air movement.
-

Objective 4F-2

Common circulation spaces promote safety and provide for social interaction between residents

The proposal meets the objectives:

- Common circulation spaces are designed to provide safe, legible spaces to foster interaction and harmony between residents;
- Lobbies and Breezeways overlook Victoria Road, Wicks Park, or the Primary Outdoor Communal Space at Podium level;
- Dead end corridors lengths have been minimised;
- Circulation spaces will include wayfinding signage;
- Communal Facilities spaces are provided at Ground Floor Level and can be accessed from the Core 4 lift or directly from the Shareway or Through Site Link.

Objective 4G-1

Adequate, well-designed storage is provided in each apartment

Design criteria

• In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

- *Studio: 4m³*
- *1 bed: 6m³*
- *2 beds: 8m³*
- *3 beds: 10m³*

At least 50% of the required storage is to be located within the apartment

The proposal meets the objectives:

- Over 53% of apartments locate the entire storage volume within the unit. The remainder locate a minimum of 50% of the required storage within the apartment with the remainder located in secure and accessible locations within the basement;
- A variety of storage types are provided, accessed off living rooms and circulation corridors within the apartments, in joinery units, storage rooms, study areas or separated from the robes in bedrooms.

Objective 4G-2

Additional storage is conveniently located, accessible and nominated for individual apartments

The proposal meets the objectives:

- Storage locations are allocated within basement levels as part of the proposal. Basement storage zones available exceed the minimum to meet ADG requirements.

Objective 4H-1

Noise transfer is minimised through the siting of buildings and building layout

The proposal meets the objectives:

- The site is subject to aircraft noise as well as traffic noise from Victoria Road.
- The building form, compared to the DCP control scheme, provides superior sound dissipation to the Primary open space and apartments opening towards the Central Podium
- Recessed balconies provide further sound reduction to the balcony and habitable rooms behind
- Facades and glazing systems and sizes have been carefully considered in collaboration with Acoustic, ESD, and Façade consultants;

Refer to Acoustic report for further details.

Objective 4H-2

Noise impacts are mitigated within apartments through layout and acoustic treatments

The proposal meets the objectives:

- Noisy areas within the proposed development including building entries and corridors are generally located above each other and quieter areas above quieter areas;
- Typically, bedrooms are separated and entries are away from living areas;
- Storage, circulation areas and non-habitable rooms are generally located to buffer noise from living areas and common areas;
- Refer to 4J-2 below regarding materials

Refer to Acoustic report for further details.

Objective 4J-1

In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings

The proposal meets the objectives:

- Retail tenancies are set back from Victoria Road with outdoor terraces and landscaped spaces on ground level to buffer noise from the street and public domain.
- The C- shape building form shields the Communal Open Space from Victoria Road noise and pollution
- Apartments along Victoria Road have recessed balconies with brick balustrades to shield from noise. 25% of these apartments are dual aspect apartments allowing the flexibility to open up to the quieter podium open space, 25% are corner apartments with openings facing the Shareway to the north/or Wicks Park, and 25% have openings onto the Breezeway.
- The majority of apartments are away from or protected from the noise of Victoria Road, facing north or east to the City views, or toward the primary open space and Wicks park.
- Noisy areas at ground floor are recessed below concrete awnings and/or separated by landscaped zones.
- Ground level plant areas have been located away from apartments and will be treated with acoustic attenuators as recommended by the acoustic report.
- Loading and waste collection is internal to the building and exhausted via duct risers to roof levels.

Objective 4J-2

Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission

The proposal meets the objectives:

- External facades have been designed to limit glazed openings to a maximum of 50% of the façade.
- (This excludes full height glazing at balconies, which is typically recessed behind masonry balustrades or balconies with glazed balustrade which are set back further behind the building line);
- Dense materials are used in the facades, brick and concrete, providing good noise reduction;

-
- Walls, glazing, and roofs are designed to meet the requirements of the acoustic report for sound mitigation;
 - The party walls (walls shared with other apartments) are designed to meet the requirements of the acoustic report.

Refer to Acoustic report for further details.

Objective 4K-1

A range of apartment types and sizes is provided to cater for different household types now and into the future

The proposal meets the objectives:

- A variety of apartment types are provided;
- The proposal includes 38% 1 Bed apartments, 58% 2 Bed apartments, and 4% 3 Bed apartments, of varying sizes and typologies to suit a range of demographics.
Refer also to 4D-1 above regarding apartment typologies.
- The proposed apartment mix is appropriate, taking into consideration the distance to public transport, employment and education centres, as well as the current market demands and projected future demographic trends within the area.

Objective 4K-2

The apartment mix is distributed to suitable locations within the building

The proposal meets the objectives:

- Apartment mix is distributed throughout the development, providing 1 and 2 Bed apartments of varying size and typology in each core;
- Larger apartment types have been located on the top levels where there is opportunity for more open space including roof terraces and loft apartments.

Objective 4L-1

Street frontage activity is maximised where ground floor apartments are located

Not applicable

Objective 4L-2

Design of ground floor apartments delivers amenity and safety for residents

Not applicable

Objective 4M-1

Building facades provide visual interest along the

The proposal meets the objectives:

street while respecting the character of the local area

- Materials have been selected in response to the local context, such as nearby brick heritage buildings and industrial warehouses;
- Facades are predominantly brick with longline metal cladding at the upper level. Recessed facades between the 3 building forms provide visual interest with the change of colours – full height glazing, obscure glass balustrades, and planting at the double height voids in breezeways to Victoria Road;
- Shadow is created on the façade throughout the day by building articulation, texture of brickwork patterning, recessed balconies and awnings.
- The Landscaped Podium opening towards Wicks Park, planters along Victoria Road and the green pergola to level 6 roof provide greenery and connections to Wicks Park.
- Street trees along Victoria Road reinforce the Precinct masterplan plan green connections (DCP Fig15).

Objective 4M-2

Building functions are expressed by the façade

The proposal meets the objectives:

- Building entries are clearly defined and expressed in the façade design and articulation;
- The façade and corners of the building along Victoria Road have been given prominence and the greatest degree of brick pattern and detailing;
- Greenery is provided at Ground and upper levels where most visible, along Victoria Road, Wicks Park, and the new Shareway;
- Residential apartments are clearly identifiable and distinguishable from the retail level and amenities.

Refer to the architectural drawings for further information.

Objective 4N-1

Roof treatments are integrated into the building design and positively respond to the street

The proposal meets the objectives:

- Roofs are expressed in differing materials to compliment the architectural aesthetic and tie in with local context. Longline metal cladding is used for facades to the top storey of the centre building to the north.
- Slab edges are expressed and cantilevered slabs are used at appropriate locations to express the roof form and at the retail awning above street level;
- Service elements are integrated within the roof and parapet design or set back behind screens.

Objective 4N-2

Opportunities to use roof space for residential accommodation and open space are maximised

NA

Objective 4N-3

Roof design incorporates sustainability features

The proposal meets the objectives:

- Roof design maximises solar access to apartments during winter and provides shade during summer via overhanging roofs and planting;
- Skylights are integrated into the roof design

Objective 4O-1

Landscape design is viable and sustainable

- Building performance is enhanced by incorporating a diverse planting including appropriately planted shading trees and street trees to meet DCP requirements.
- Initiatives include diverse and appropriate planting and composting.

Refer to the landscape design package for further information

Objective 4O-2

Landscape design contributes to the streetscape and amenity

- The proposal involves a significant improvement to the public domain with street trees proposed along Victoria Road, the new Shareway and Through Site Link including deep soil zones;

Refer to the landscape design package for further information

Objective 4P-1

Appropriate soil profiles are provided

- Breezeway planters and level 6 roof level include planters that are designed to accommodate plants, shrubs and trailing plants;
- The communal courtyard at L1 provides a large area of landscaped open space including a minimum 1m depth of soil for tree planting;
- Raised planting is also provided at the retail level with 1m depth of soil for trees, with large void connecting to the landscaped podium above.

Refer to the landscape design package for further information

Objective 4P-2

Plant growth is optimised with appropriate selection and maintenance

- Diverse planting that are low in maintenance and suited to the site are incorporated to enhance the performance of the landscaped areas.

Refer to the landscape design package for further information

Objective 4P-3

Planting on structures contributes to the quality and amenity of communal and public open spaces

- Breezeway planters and level 6 roof top include planters that are designed to accommodate plants, shrubs and

trailing plants. Planting is positioned for visibility from the public domain and for privacy between private outdoors terraces and balconies;

- L1 podium structural design allows for slab setdowns to accommodate deep soil zones (1m) for tree planting;
- Raised planting is provided at the retail courtyard and podium level.

Refer to the landscape design package for further information

Objective 4Q-1

Universal design features are included in apartment design to promote flexible housing for all community members

The Development achieves 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.

Refer to Access Report for further information.

Objective 4Q-2

A variety of apartments with adaptable designs are provided

Adaptable housing should be provided in accordance with the relevant council policy

20% of apartments are adaptable housing in accordance with council policy

Design solutions for adaptable apartments include:

- convenient access to communal and public areas
- high level of solar access
- minimal structural change and residential amenity loss when adapted
- larger car parking spaces for accessibility parking titled separately

Refer to Access Report for further information.

Objective 4Q-3

Apartment layouts are flexible and accommodate a range of lifestyle needs

Apartment design incorporates flexible design solutions which include:

- a mix of north facing, courtyard facing, and dual aspect apartments
- a variety of internal layouts
- 2 bathrooms in 2 bedroom apartments

Refer to Access Report for further information.

Objective 4R-1

New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place

Not applicable

Objective 4R-2

Adapted buildings provide residential amenity while not precluding future adaptive reuse

Not applicable

Objective 4S-1

Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement

The proposal meets the objectives:

- Ground Floor is dedicated to retail uses and communal uses for street activation and connection to Wicks Park;
- Retail includes a market of 1500sqm, and 5 additional retail tenancies, designed around an inner courtyard space partially open to the sky.
- The Market opens onto the courtyard, Wicks Park, and the new site through link to the east, drawing customers through from Victoria road, Hans Place and neighbouring properties;
- Retail tenancies are set back providing covered outdoor space for possible café seating along Victoria Road and Wicks Park
- The courtyard provides shelter from the noise of Victoria St and further opportunity for café seating or activities related to the retail spaces. The courtyard includes a large raised landscape feature with void opening to the landscaped podium above, providing green connection, airflow, and access to daylight.
- Plant rooms and vehicular services zones are kept away from facades where possible. When required to extend to facades, services rooms are separated by retail areas and residential lobbies for street and shareway activation and pedestrian safety.

Objective 4S-2

Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents

The proposal meets the objectives:

- Primary residential foyers are distributed around the perimeter of the development with secure access;
- The building design allows residential cores to be located away from Wicks Park, for maximum retail connection to the park.
- Concierge lobby and mailroom is located at Victoria St for visitor and after hours access, with dedicated shared lift to L1 podium;
- Residents car parking and lift access is separated from retail parking at basement and vertical transport, at basement levels

Objective 4T-1

Awnings are well located and complement and integrate with the building design

The proposal meets the objectives:

- Awnings and covered areas are provided around the perimeter of Ground Floor, provided protection to building entries and opportunities for retail outdoor uses. An awning with planting above extends to the site boundary along Victoria Road.

*Objective 4T-2**Signage responds to the context and desired streetscape character*

The proposal meets the objectives:

- Signage will be limited to building identification, navigation and statutory signs. It will be designed to fit harmoniously in the architecture and to contribute positively to the precinct.
- Commercial signage will be subject to future and separate Development Applications.

*Objective 4U-1**Development incorporates passive environmental design*

The proposal meets the objectives:

- Natural light is provided to all habitable rooms;
- Outdoor communal open space areas are designed to provide residents with a range of spaces offering flexibility and choice demonstrating a high level of passive environmental design.
- The proposed development will incorporate the following measures:
 - Maximised openable windows
 - Sensors to control artificial lighting in common circulation spaces
 - VRV condensers
 - 4 star hydraulic fixtures
 - 3 star appliances
 - PV cells
 - Rainwater tank

Refer to ESD and Basix report for more information

*Objective 4U-2**Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer*

The proposal meets the objectives:

- The design development includes passive solar design measures including thermal insulation, overhangs for shading, insulated walls, roofs and floors, and seals on window and external door openings.
- Light finishes will be used on exposed roof slabs
- A rainwater tank is provided at basement level.

Refer to ESD and Basix report for more information

*Objective 4U-3**Adequate natural ventilation minimises the need for mechanical ventilation*

The proposal meets the objectives:

- Natural ventilation will be provided to all habitable rooms and typically, to all common areas and circulation spaces;
- Mechanical ventilation required in addition to natural ventilation for acoustic requirements under the aircraft flight path, giving flexibility to residents during the hours between aircraft curfews;
- Opportunities for natural ventilation are incorporated in the design through, breezeways, voids, dual aspect apartments, corner apartments, and openable windows.

Refer to ESD and Basix report, Acoustic Report and Mechanical Engineer's statement for more information.

Objective 4V-1
Potable water use is minimized

- The development will incorporate water efficient fittings, appliances and rainwater collection;
- Plant selections are designed for the microclimate and are typically low-water use.

Further details about the proposed planting and landscape concept is detailed in the accompanying Landscape Concept Plan submitted as part of the development application.
Refer to ESD and Basix report for more information.

Objective 4V-2
Urban storm water is treated on site before being discharged to receiving waters

- WSUD principles are incorporated included on site detention tank and ground water treatment tank.

Refer to Civil and Hydraulic Engineers documents for further information.

Objective 4V-3
Flood management systems are integrated into site design

- Building levels are above flood free board levels to Civil Engineer's design and recommendations;
- On site detention tanks are located within the building envelope and below paving level.

Refer to Civil Engineers documents for further information.

Objective 4W-1
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents

- A bulk-waste area for residents is provided in the basement.
- Garbage collection loading area is internal to the building and is separated from public and residential areas.
- Retail and residential garbage rooms are separated.

Refer to waste management report and traffic report for more detail.

Objective 4W-2

Domestic waste is minimised by providing safe and convenient source separation and recycling

- Communal waste chutes will be provided for residents in convenient and accessible locations related to each vertical core.
- Waste and recycling storage areas will be well ventilated and have durable and washable finishes
- Dwellings are be designed to have sufficient internal space for the holding of waste and recycling as required under the DCP

Refer to waste management report for more information. Refer to Landscape Concept Plan for information on composting facilities.

Objective 4X-1

Building design detail provides protection from weathering

The proposal meets the objectives:

- The façade is detailed including corbels and overhangs to prevent staining and protect walls below;
- Planter boxes are designed to sit above paving levels for drainage and to minimise maintenance of waterproof membranes;
- Overhanging slabs will be detailed with drip lines to avoid staining.

Objective 4X-2

Systems and access enable ease of maintenance

- Suitable access for cleaning will be provided from the shared public/communal domain or appropriately controlled roof access;
- The majority of windows can be cleaned from inside or from balconies.

Objective 4X-3

Material selection reduces ongoing maintenance costs

For example:

- Robust natural materials are used to withstand the demands of the environment and to weather gracefully;
- Painted and applied finishes are minimised;
- Ground floor minimises blank walls and/or includes graffiti resistant materials and finishes and possible artwork and mosaics.

Refer to future Retail Development Application for detail of finishes at Retail level



APPENDICES