



# NAREEN GARDENS

CKDS

Architecture | Planning | Interiors

- INTRODUCTION
- COMMUNITY CONSULTATION UPDATE
- KEY ISSUES:
  - EASTERN BOUNDARY INTERFACE
  - INTERNAL SITE AMENITY
  - SOUTHERN BOUNDARY INTERFACE
  - OVERALL COMPATIBILITY & CHARACTER
- COMMENTS / DISCUSSION

DRAFT

**COMPLETED:**

- Meeting with Uniting residents 9 December
- Online community consultation sessions x 6 on 11th & 12th January
- Council meeting 13th January
- 1:1 meetings with Uniting residents commenced 9th February

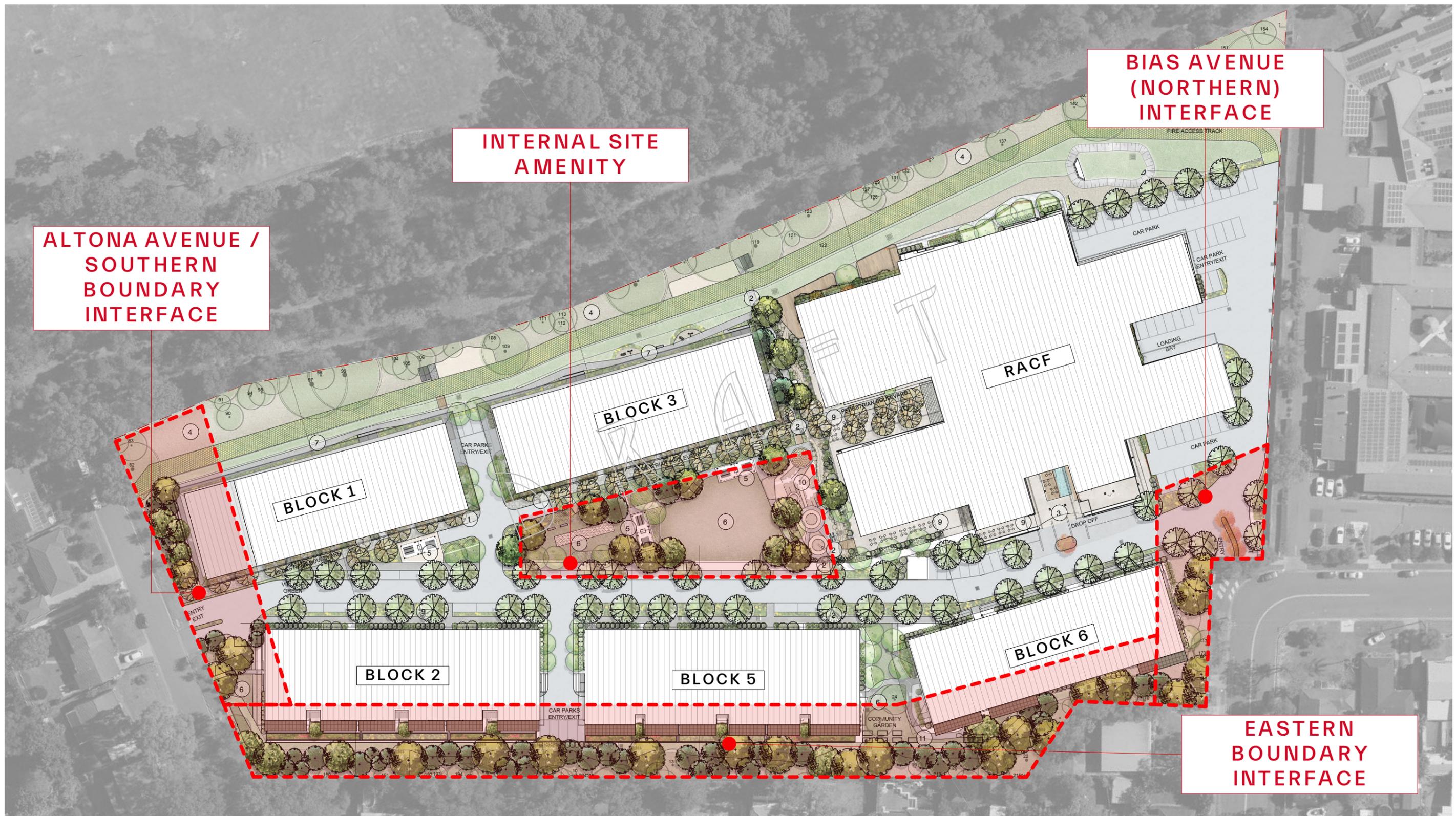
**UPCOMING:**

- Presentation of re-design to community 16th & 17th February
- Presentation of re-design to Uniting residents 16th February
- Presentation of re-design to other stakeholders 18th & 21st February
- 1:1 Uniting resident consultations continuing throughout February
- Community consultation feedback via Social Pinpoint website ongoing until 13th March

**DISCUSSION POINTS:**

- Eastern boundary interface
- Internal site amenity
- Altona Avenue / Southern boundary interface
- Bias Avenue / Northern boundary interface
- Communication & feedback with residents

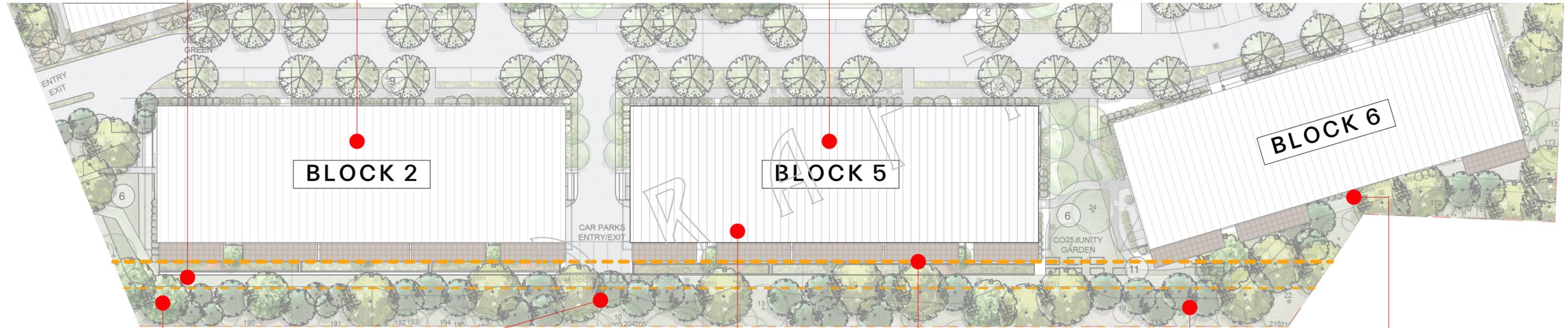
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RFI Number	RFI Summary
7	Character and Scale – bulk and scale, transition from adjoining residences, visual and privacy impacts
8	Block 6 – setback not compliant, visual and privacy impacts, not enough landscape detail, existing trees should be retained
9	Privacy Impacts – lack of screening through landscaping to preserve privacy and amenity. Potentially lower blocks 2, 5 + 6, existing trees should be retained
12	CPTED – surveillance and interaction at ground level
13	Ground Level Units - Provide ground level units for additional housing type, activation and security

**RFI #12 & #13**  
TERRACED  
COURTYARD  
APARTMENTS  
ADDED TO  
BLOCKS 2, 5 & 6

**RFI #12 & #13**  
GROUND LEVEL  
COURTYARD  
APARTMENTS  
ADDED TO WEST  
OF BLOCKS 2 & 5



**RFI #9**  
LANDSCAPING  
WITHIN SETBACK  
INCREASED BY 3M  
(TOTAL OF 9M  
FROM  
BOUNDARY)

**RFI #7**  
APARTMENT  
SETBACK  
INCREASED FROM  
6M TO 13.6M+.  
CARPARK  
SETBACK FROM  
6M TO 9M

**RFI #7 & #9**  
UPPER FLOOR  
REMOVED FROM  
BLOCKS 2 & 5

**RFI # 8 & 9**  
SOLID  
BALUSTRADES  
ON REAR  
BALCONIES FOR  
ADDITIONAL  
PRIVACY ON  
BLOCKS 2, 5 & 6

**RFI # 4 & 5**  
RETENTION OF  
TREES  
ALONG EASTERN  
INTERFACE

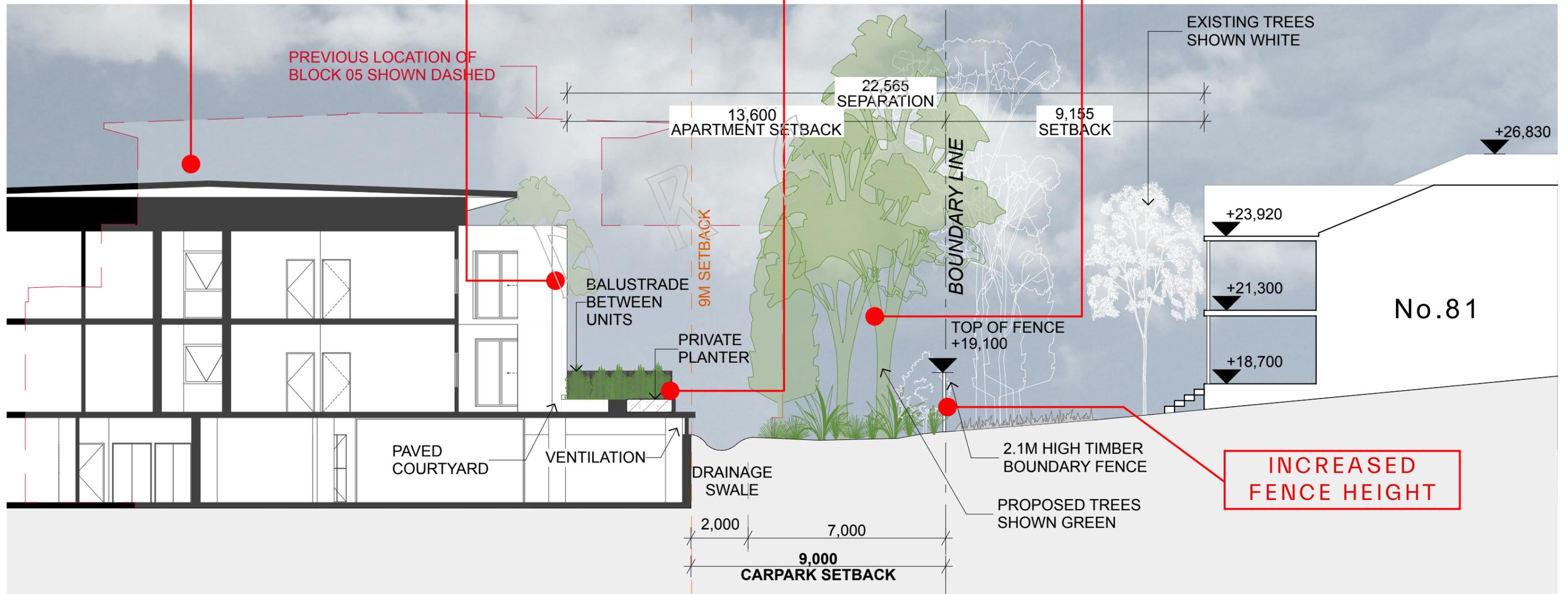
**RFI # 8**  
BLOCK 6 MOVED &  
REDUCED IN SIZE  
TO NOT  
ENCROACH IN  
SETBACKS.  
INCREASED  
LANDSCAPING  
WITHIN SETBACK.

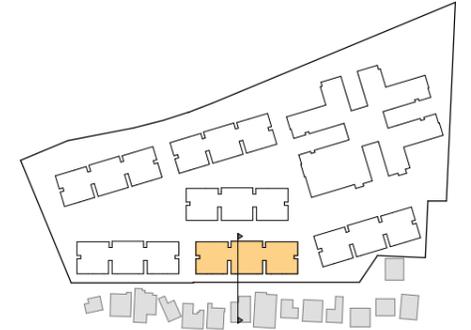
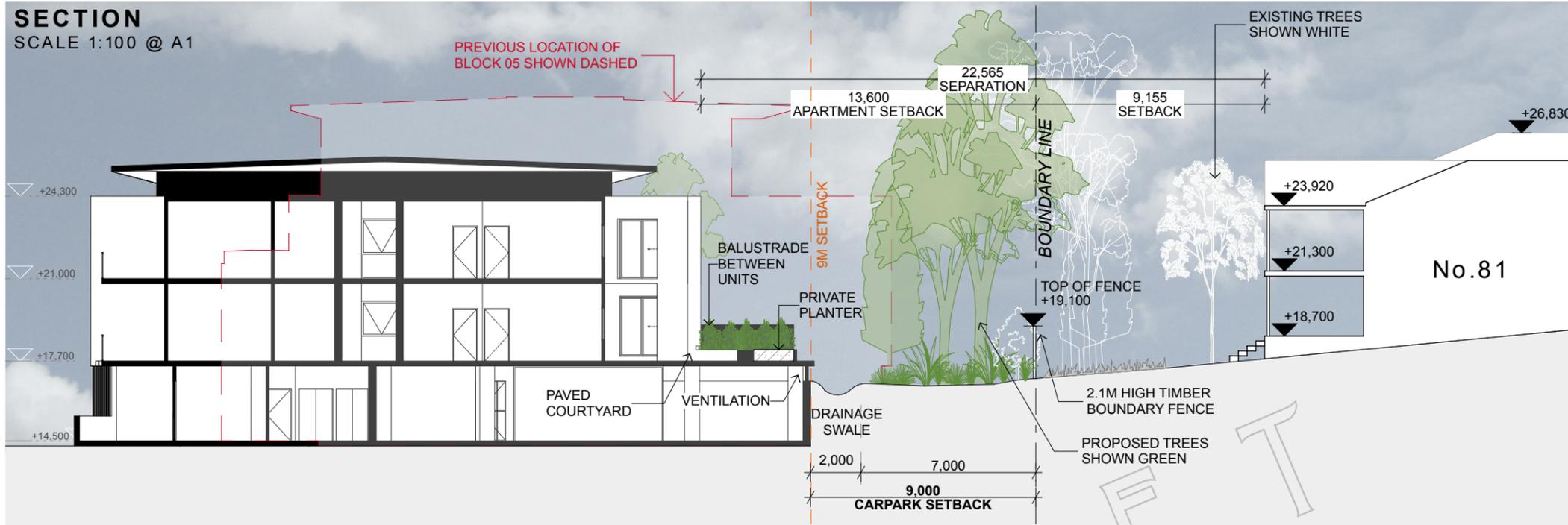
REMOVAL OF UPPER FLOOR OF BLOCKS 2 & 5 TO REDUCE BUILDING HEIGHT BY 3.3M

APARTMENT LEVELS SETBACK ADDITIONAL 7.6M TO CREATE GREATER SEPARATION

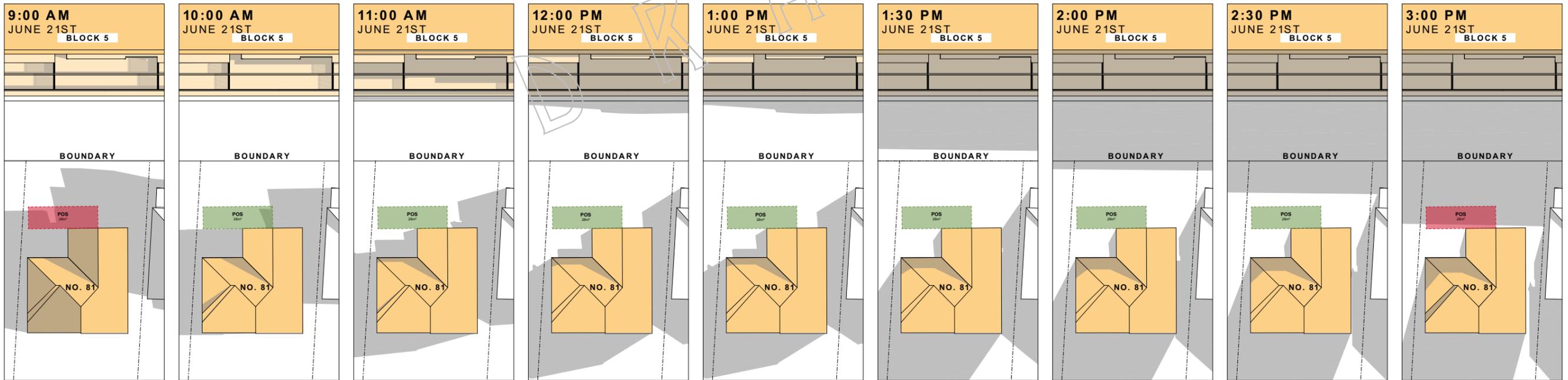
SCREENING AROUND NEW GROUND FLOOR POS

ADDITIONAL TREES ADDED TO SCREEN POS

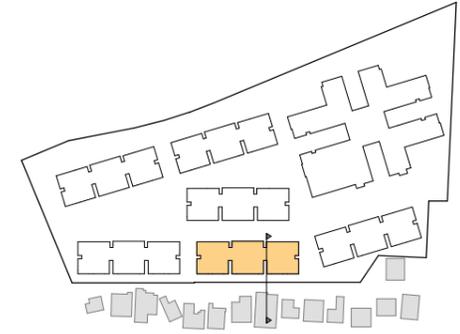
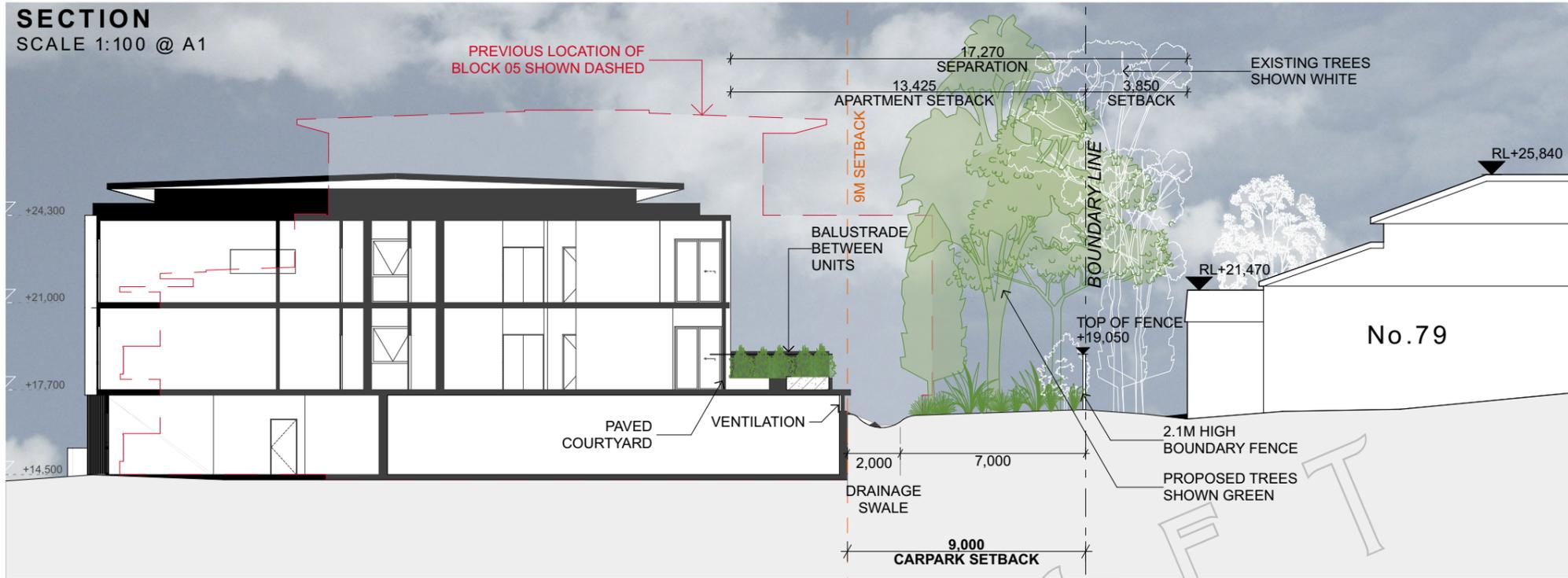




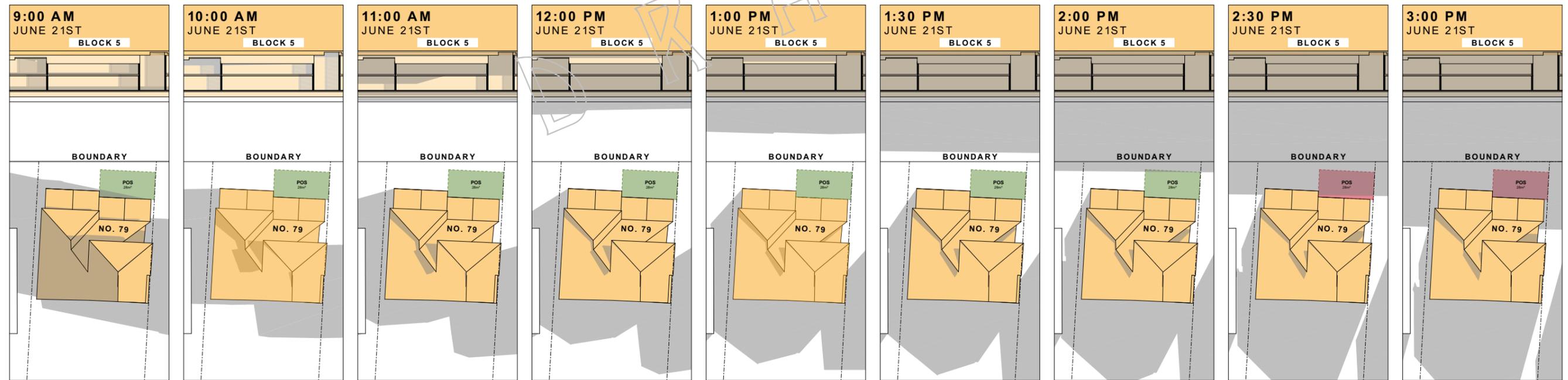
## SHADOW DIAGRAMS JUNE 21ST



28m<sup>2</sup> POS SOLAR ACCESS  
10:00AM TO 2:30PM  
4.5 HOURS



**SHADOW DIAGRAMS**  
JUNE 21ST



28m<sup>2</sup> POS SOLAR ACCESS  
9:00AM TO 2:00PM  
5 HOURS



BLOCK 5 EAST COURTYARD APARTMENTS

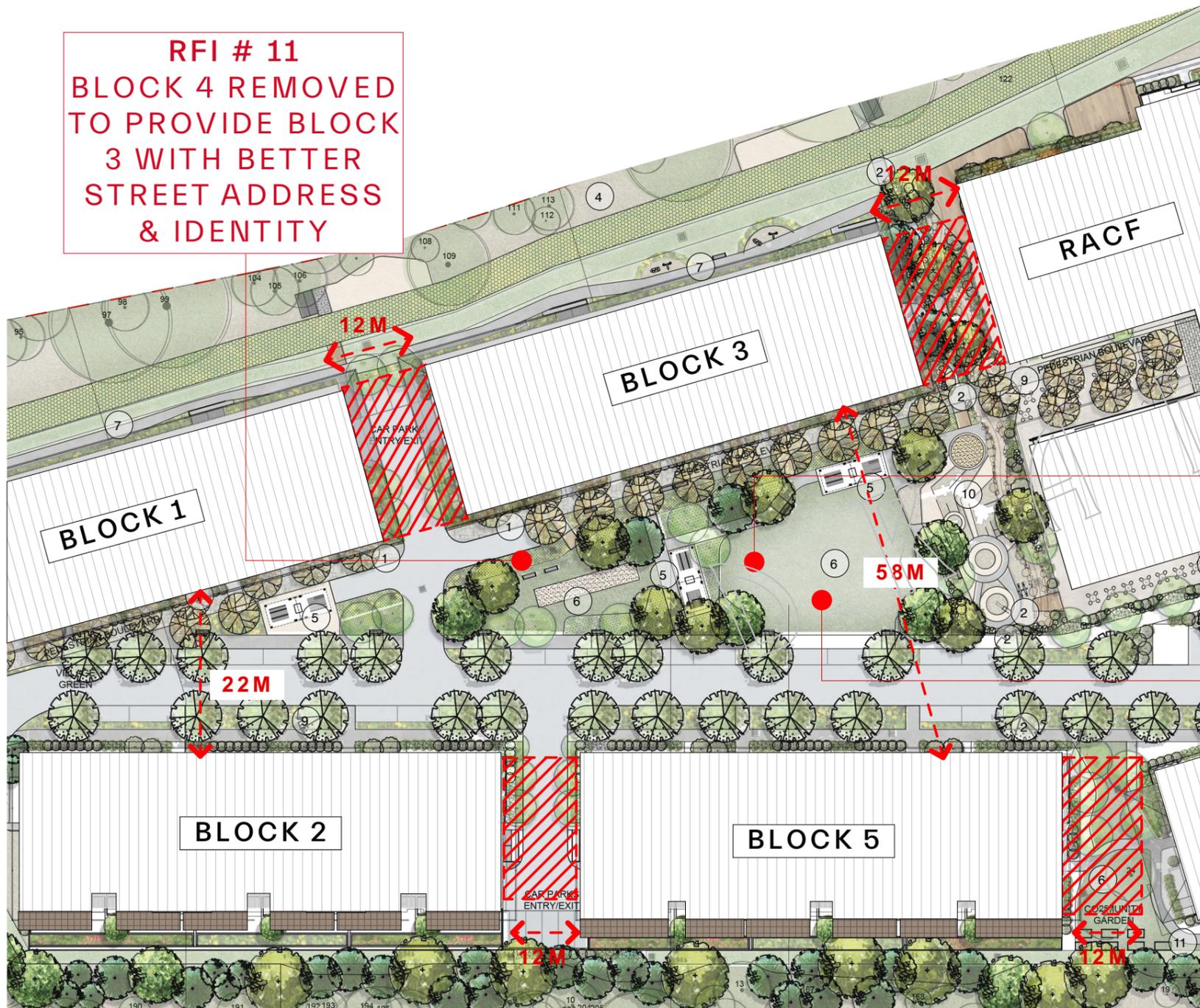
EAST BOUNDARY LOOKING NORTH





VIEW FROM REAR YARD OF 81 LAKIN STREET

**RFI # 11**  
**BLOCK 4 REMOVED**  
**TO PROVIDE BLOCK**  
**3 WITH BETTER**  
**STREET ADDRESS**  
**& IDENTITY**



11	Wayfinding and Identity - Building 3 is hidden and does not appear to have its own identity and street address
18	Visual Privacy and Building Separation – 5 instances of noncompliance with minimum building separation
19	Communal Open Space – Require 25% of site area, solar to open space, provide a centrally located communal open space
21	Solar Access – increase apartments solar access by increasing building separation, consider removing Block 4
22	Block 4 – consider removal of block 4 to 1. improve separation distance of all buildings 2. provide a central communal open space 3. provide Blocks 1 and 3 with their own identity and address 4. allow greater setback from eastern boundary of Blocks 2 and 5

**RFI # 18 & 21**  
**BLOCK 4 REMOVED TO**  
**PROVIDE GREATER**  
**SEPARATION BETWEEN**  
**BUILDINGS AND ACHIEVE**  
**70% SOLAR ACCESS**  
**(EXCLUDING SKYLIGHTS)**

**RFI # 19**  
**INCREASE IN COS AS A**  
**RESULT OF REMOVAL**  
**OF BLOCK 4**

**RFI # 22**  
**REMOVAL BLOCK 4**  
**ADDRESSES ALL FOUR**  
**ITEMS WITHIN RFI # 22**



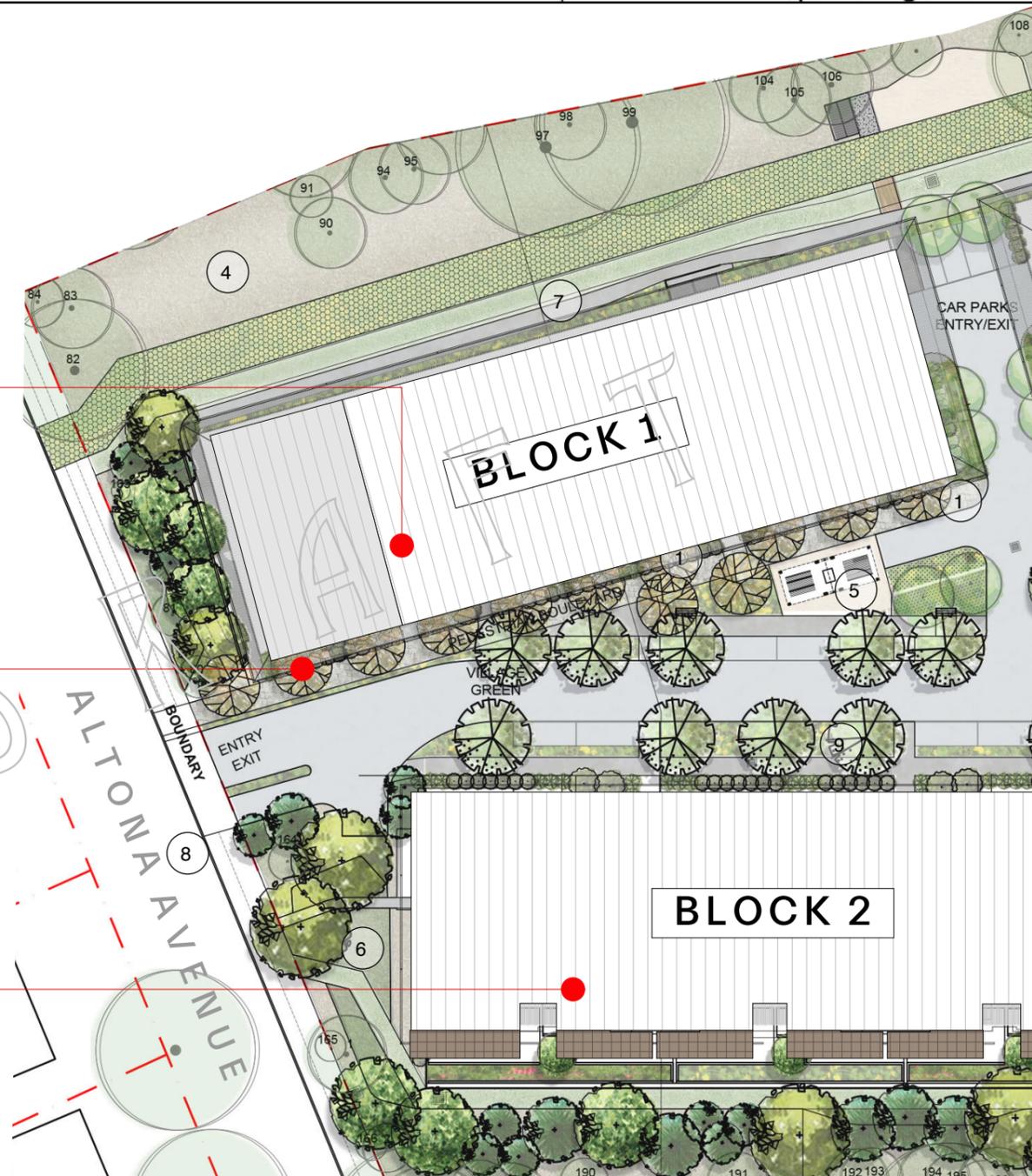
VILLAGE GREEN (LOOKING SOUTH)

Southern Boundary Interface	7	Character and Scale – bulk and scale, transition from adjoining residences
	17	Fencing and landscaping treatments to Altona elevation

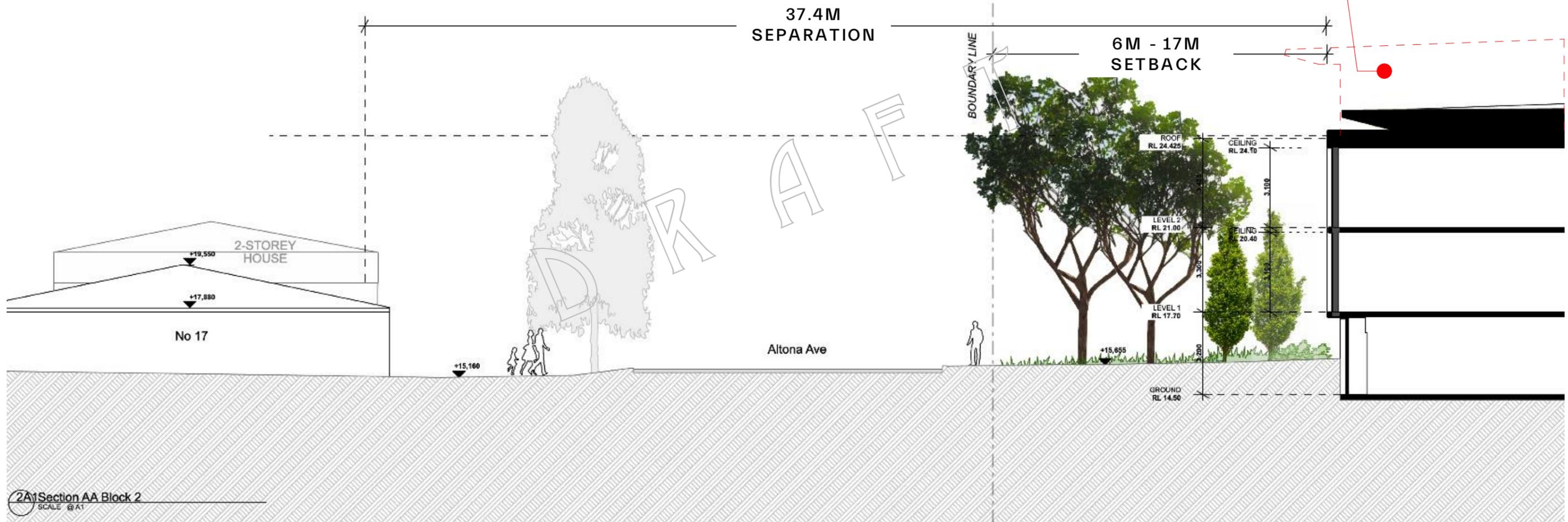
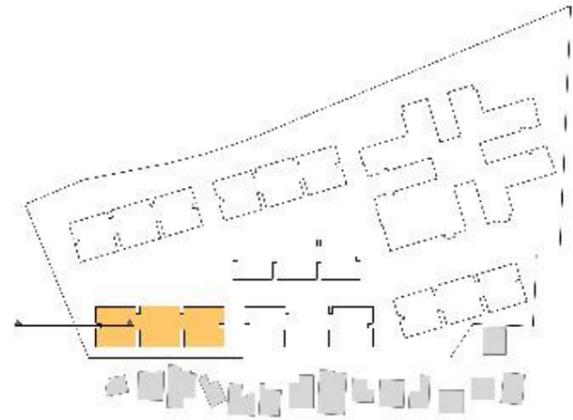
**RFI # 7**  
BLOCK 1 UPPER LEVEL SET BACK 20M FROM BOUNDARY TO REDUCE BULK & SCALE

**RFI # 17**  
NO FENCING, RETAINED & ENHANCED LANDSCAPING TO ALTONA, ADDITION OF STREET FOOTPATH

**RFI # 7**  
BLOCK 2 UPPER LEVEL REMOVED TO REDUCE BULK & SCALE









ALTONA STREET ENTRY



ALTONA AVENUE LOOKING WEST



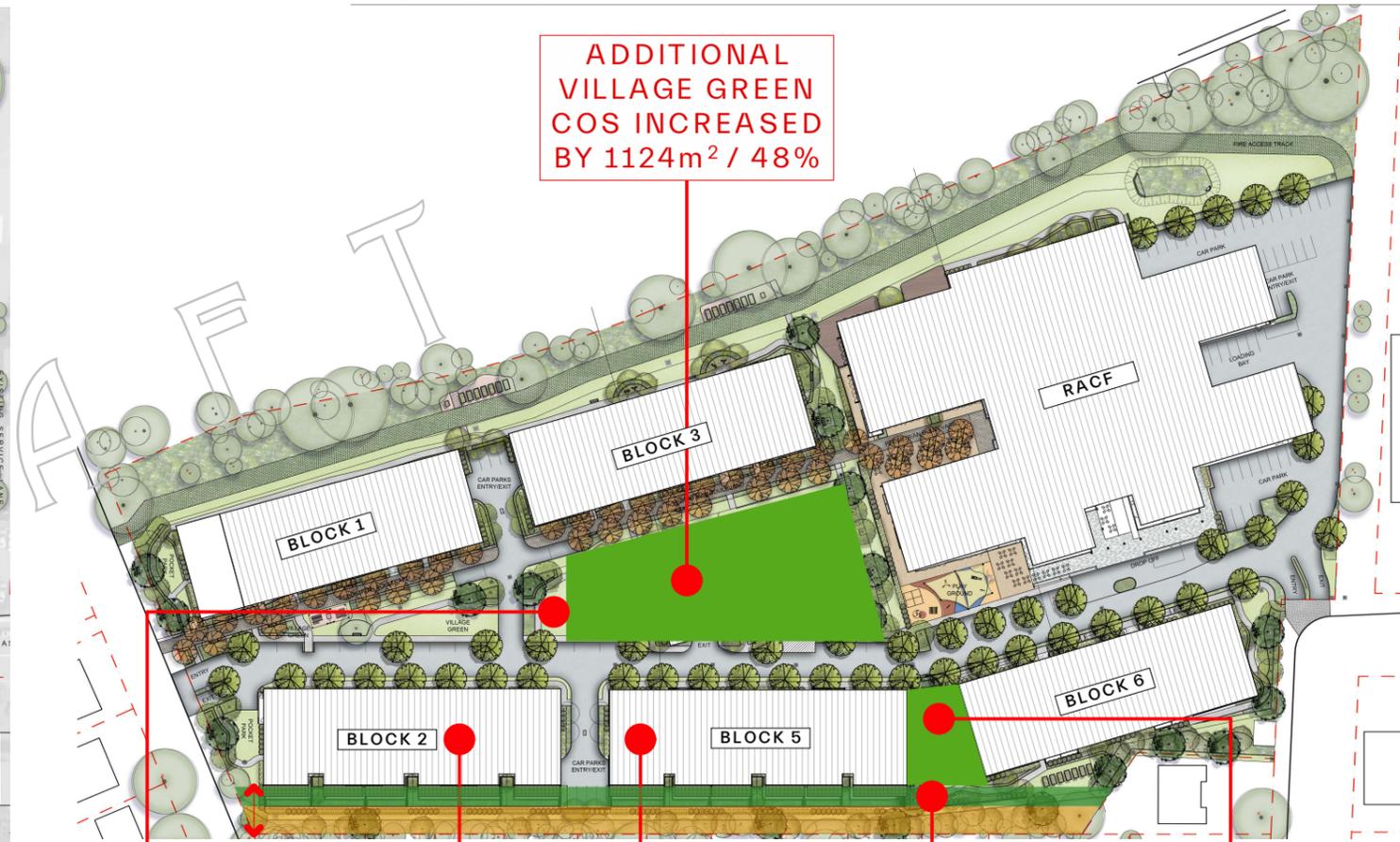
BIAS AVENUE ENTRY

PREVIOUS DA SITE PLAN



6M SETBACK

AMENDED DA SITE PLAN



ADDITIONAL VILLAGE GREEN COS INCREASED BY 1124m<sup>2</sup> / 48%

13.6M SETBACK

HEIGHT REDUCTION AND OVERALL DENSITY & YIELD REDUCTION BY 18% / 42 APARTMENTS

HEIGHT REDUCTION OF 3.3M TO BLOCKS 2 & 5 (REDUCTION OF A FULL STOREY)

7.6M (13.6M+ TOTAL) ADDITIONAL APARTMENT SETBACK TO EASTERN BOUNDARY

INCREASED COS

ITEM / AREA	SUBMISSION	COUNCIL MEETING	CURRENT
Eastern Boundary Interface	B2 + B5 LG carpark and apartments setback 6m	B2 + B5 LG carpark setback 6m and apartments 11m which is 45% more than required	B2 + B5 LG carpark setback 9m and apartments 13.6m + which is respectively 33% and 56% more than required
		Increased depth, height and density of landscaping along boundary with introduction of landscaped courtyard/terrace apartments and additional landscaping scope	Increased depth and height and density of landscaping along boundary with increase of LG setback by 3m and ground by 7.6m
	B2 + B5 with LG carpark and 3 apartment levels	One apartment level removed from B2 and B5	One apartment level removed from B2 and B5 (no change from Council meeting)
	B6 setback 4.0m from 1A Harbour (at pinch point)	B6 setback increased by 0.5m to achieve the required setback of 4.5m under XX	B6 setback increased by 0.5m to achieve the required setback of 4.5m (no change from Council meeting)
	No courtyard ground floor apartments	12 / 5.6% courtyard apartments introduced in B2 + B5	21 / 11% courtyard apartments introduced in B2 + B5 + B6
	16 apartments in Building 2 with potential to overlook Lakin St neighbours  Majority 2 bed apartment mix	6 apartments in Building 2 with potential to overlook Lakin St neighbours as we removed the top apartment level and no longer deem the L1 (ground floor) apartments to have the ability to overlook due to increased setback and landscaping also noting the slope in the land  Majority 2 bed apartment mix.	5 apartments in Building 2 with potential to overlook Lakin St neighbours as we removed the top apartment level and no longer deem the L1 (ground floor) apartments to have the ability to overlook due to the increased setback and landscaping also noting the slope in the land  Apartment mix was revised so there are less apartments facing east and the mix changed to 3 x 3 beds and 2 x 2 bed apartments.
	16 apartments in Building 5 with potential to overlook Lakin St neighbours  Majority 2 bed apartment mix	6 apartments in Building 5 with potential to overlook Lakin St neighbours as we removed the top apartment level and no longer deem the L1 (ground floor) apartments have the ability to overlook due to increased setback and landscaping also noting the slope in the land  Majority 2 bed apartment mix	5 apartments in Building 5 with potential to overlook Lakin St neighbours as we removed the top apartment level and no longer deem the L1 (ground floor) apartments have the ability to overlook due to the increased setback and landscaping also noting the slope in the land  Apartment mix was revised so there are less apartments facing east and the mix changed to 3 x 3 beds and 2 x 2 bed apartments
	All balconies are glazed	All B6 balconies facing east to be solid for more privacy to 1A Harbour	All balconies facing east in B2 + B5 + B6 to be solid to reduce overlooking of 1A Harbour and Lakin St neighbours
			Increase fixed and moveable screening to B2, B5 + B6 to mitigate overlooking
	Boundary fence 1.8m high	Boundary fence 2.1m high	Boundary fence 2.1m high (no change from Council meeting)

ITEM / AREA	SUBMISSION	COUNCIL MEETING	CURRENT
Altona Avenue	B2 with LG carpark and 3 apartment levels, B1 with G carpark and 3 apartment levels	1 full level removed from B2	1 full level removed from B2 (no change from Council meeting)
	All B1 levels aligned on the same plane at Altona elevation	Introduced a 3m setback of the B1 top floor from levels below	Introduced an additional 11.5m setback of the B1 top floor from levels below – 20m from boundary
	Closest point of B1 off boundary approx. 8m noting required setback is 6m (25% more than required)	No change	No change
	Closest point of B2 off boundary is 6m increasing to 17m on south west corner	No change	No change
	Footpath to Altona Street		Introduced a footpath to Altona Street to corner of our site to allow our residents to move from site to the local amenities.
Building 4 + Central Park	36 ILUs	24 ILUs – building reduced in length	0 ILUs – building deleted
	~ 1036sqm central open space	~ 1256 sqm central open space	~ 2160sqm central open space (48%)
Bias Avenue	Substation and hydrant to be located along this boundary elevation	Hydrant relocated inside subject site Substation still on Bias Ave	Both substation and hydrant relocated within the subject site and no longer along the Bias Avenue elevation
	B6 was ~ 5.5m within the Bias Ave setback requirement of 6m	Building was shifted to meet 6m setback required	Building 6 length reduced increasing setback to 9.4m
Tree removal	90 trees to be removed and further 43 trees identified to be potentially impacted and may need to be removed including 25 trees from neighbouring properties	Arborist and design team were still reviewing the tree removal at this time but had determined no trees had to be removed from the neighbouring properties and minimal along the boundary to Lakin St neighbours and subject site existing swale.	No neighbouring trees are being removed
			139 / 64.4 % to be retained across the site and a 1/4 of those being along the Lakin Street neighbour's boundary
			77 / 35.6% to be removed on subject site
			All trees on the boundary between Lakin Street neighbours and B2 + B5 are being retained other than 2 trees that still require further investigation. One is classified as having medium amenity value and the other low.  At B6 corner adjoining 1A Harbour, we need to remove 11, but can retain 7
	Nil to be removed from Altona Street		
Density	Total of 232 ILUs and 160 RACF	Total of 214 ILUs and 160 RACF  Drop of 18 / 7.75% ILUs	Total of 190 ILUs and 160 RACF  Drop of 42 / 18% in ILUs

**SUMMARY OF DISCUSSION POINTS:**

- Eastern boundary interface
- Internal site amenity
- Altona Avenue / Southern boundary interface
- Bias Avenue / Northern boundary interface
- Communication & feedback with residents

