WE SEE ARCHITECTURE AS A QUIET BUT POWERFUL MIX OF COLLABORATION AND CRAFT.

LET’S GET INTO IT.

SEPP 65 DESIGN VERIFICATION

REVISION	DATE	DESCRIPTION
00	04/2023	S4.55 submission

LOCATION

90-96 Jonson St
Byron Bay

DATE

February 2023

CLIENT

Luxcon

NOMINATED ARCHITECT

Paul Buljevic
No. 7768

pbd architects

PBD | Paul Buljevic Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale. Paul Buljevic has been responsible for the design of this project since its inception and has worked with
a professional consultant team in preparing the revised Development Application.

PBD | DESIGN VERIFICATION STATEMENT

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP No. 65. PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development are achieved for the proposed development described in the following document.

Paul Buljevic
Managing Director
Registered Architect NSW, No. 7768

CONTENTS

INTRODUCTION

TO DESIGN QUALITY PRINCIPLES

"The design quality principles for residential flat development are the principles set out in this Part.

Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.

Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

Good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

In this Report the proposal for 90-96 Jonson Street, Byron Bay is explained by using the Design Quality Principles listed in the State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979.

THE SITE

The Subject Site Lot 5 DP 619224 is located at 90-96 Jonson Street in the heart of Byron Bay. A coastal , diverse and bohemian town that is approximately 165km south of Brisbane and 770km north of Sydney, within NSW region.

The subject site is situated at the heart of Byron Bay commercial precinct and is located on the main accessway to the Main Beach.

PROPOSAL

A 3 storey shop top housing development including an open Central Piazza and retail premises on Ground floor; Upper levels residential units and a rooftop communal pen space and pool.

CONTEXT AND NEIGHBOURHOOD CHARACTER

"Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

The site is surrounded by various eateries and outlets which form the main gateway into Byron Bay and are in close proximites to beaches, cafes, shopping centre and nature reserve. To the north is the Byron Bay Visitor Centre, the first stop for all visitors visiting Byron Bay.

1. Corner from Site looking towards Carlyle Street
2. South Looking towards Jonoson Street
3. Looking towards corner of Jonson and Marvell Street
4. North West from Site - Byron Bay Bus Interchange
5. South - Shopping Centre Mercato on Byron

Subject Site

"Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

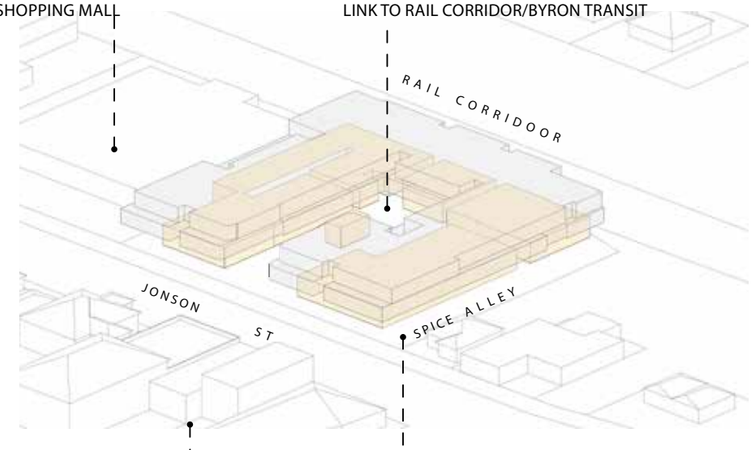
Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

To establish the appropriate scale of the development a streetscape analysis has been undertaken.The majority of the surrounding developments are low scale buildings being one to two storey high. Therefore our proposed bulk of building are

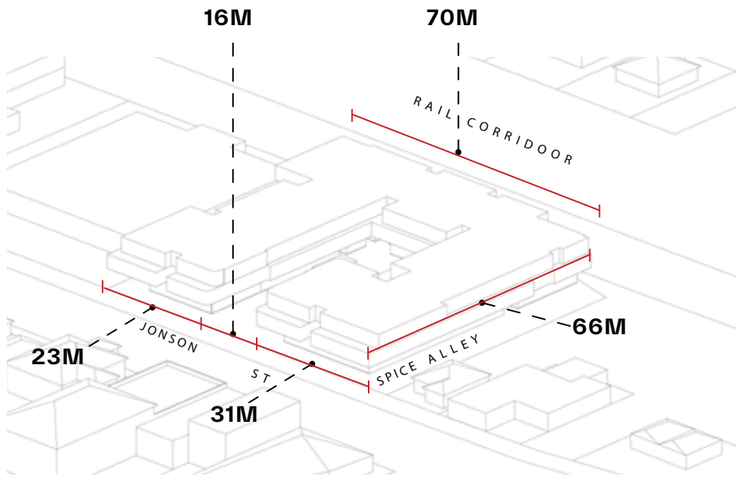
MERCATO ON BYRON
SHOPPING MALL

PIAZZA
LINK TO RAIL CORRIDOR/BYRON TRANSIT



JONSON ST RETAIL
RETAIL GROUND PLANE

SPICE ALLEY
SHARED ZONE WITH PEDESTRIAN LINK TO BYRON TRANSIT CENTRE AND TRUCK LOADING ACCESS

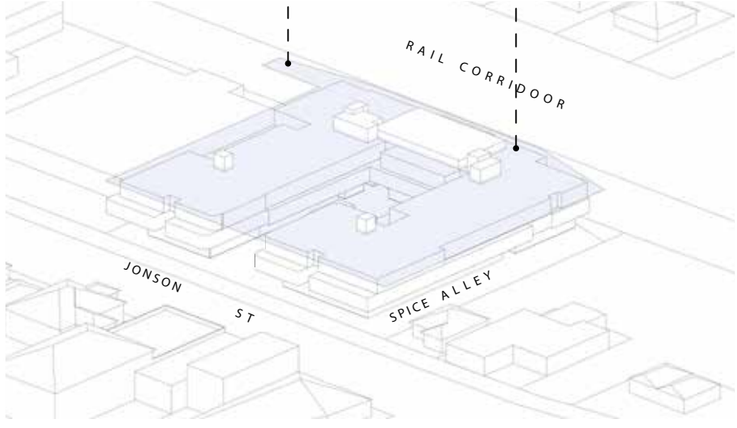


FRONTAGES

- 70m STREET FRONTAGE TO JONSON ST
- 66m FRONTAGE TO SPICE ALLEY
- 70m FRONTAGE TO THE RAIL CORRIDOR

LEP
11.5m HEIGHT PLANE

PREVIOUS APPROVED HEIGHT
MAXIMUM AT RL 18.55 FOR LIFTS OVERRUNS



BUILDING HEIGHT

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

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

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

There are a total of 44 units comprising of 4 two bedrooms and study , 24 two bedrooms and 20 three bedrooms within the development. The units are generally generous in size , and in line with the apartment sizes within the area.

The key metrics of the approved scheme - DA: 10.2021.384.1- DATED 27/05/2022

"Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

A comprehensive analysis of the building has been undertaken as part of the ESD and BASIX Assessment however we note the following general design solutions and inclusions as part of the proposal:

- The apartments are designed to maximize the north facing aspect and the proposed setback to the serviced apartment building ensure adequate access to daylight in the winter months.
- Generally, cross flow ventilation has been maximised when possible. Appropriate overhang depths and recessed balconies provide shade in summer and promote thermal heat gain during winter months, additional fixed screening and pergolas is provided to mitigate thermal heat gain when required.
- Energy efficient appliances and fixtures provided, low maintenance, long lifecycle and reusable materials proposed. An area is allocated on the roof for solar photovoltaic cells.
- Communal recycling and waste management facilities provided and on-site rainwater detention and re-use.

-

Subject Site
90-96 Jonson Street Byron Bay, NSW

1 **Hardstand**
All hardstands to stay consistent with architectural material and finishes palette. Refer to architectural package for further details.

2 **Roof top Podium Planting**
Proposed Depth: Over 1000mm Depth.
Podium planting at 1000mm depth and over to allow for potential shade trees and palms. Full sun tolerant species to be planted within roof planters. Species include Lomandra Longifolia 'Tanika', Carrisa gradiflora, Ipomoea pes-caprae, Carpobrotus glaucescens and Doryanthes palmeri. Potential to plant Acronychia imperforata, Cupaniopsis anacardioides, Banksia integrifolia and other tree species within podiums.

3 **Green Roof and Shallow Planting**
Proposed Depth: 400mm Depth.
Podium planting at 400mm depth to be planted with ground cover and cascading species.

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

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

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

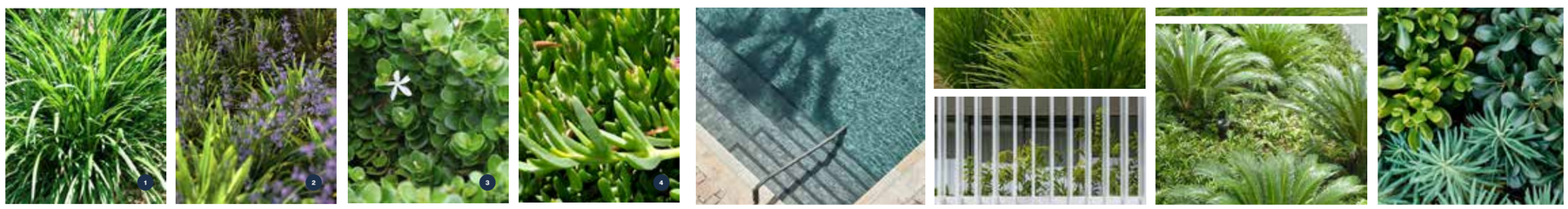
Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

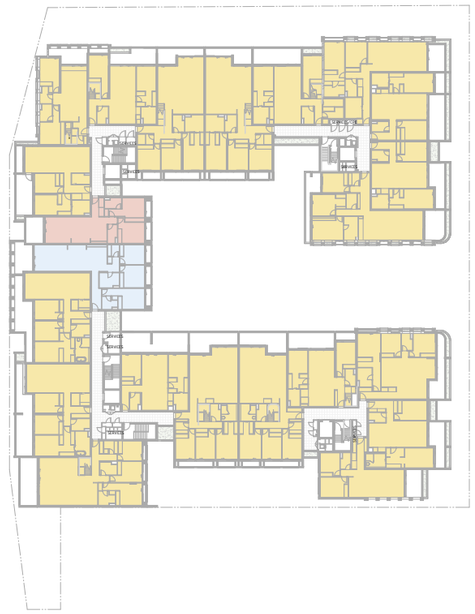
The landscaping within the development has formed an integral part of the proposed design. The quality of the open spaces and courtyard have been accentuated and articulated through large amount of greenery such as planters , tress , roof terraces. The lush greenery on the ground floor and building perimeter, rooftop terraces and communal open space are important in establishing a welcoming leafy environemnt for the residents and public. The softening character of the green is applied throughout the courtyards, and incorporated in the facade and roof terraces.

Landscape Design
2.5 Landscape Design Level 3

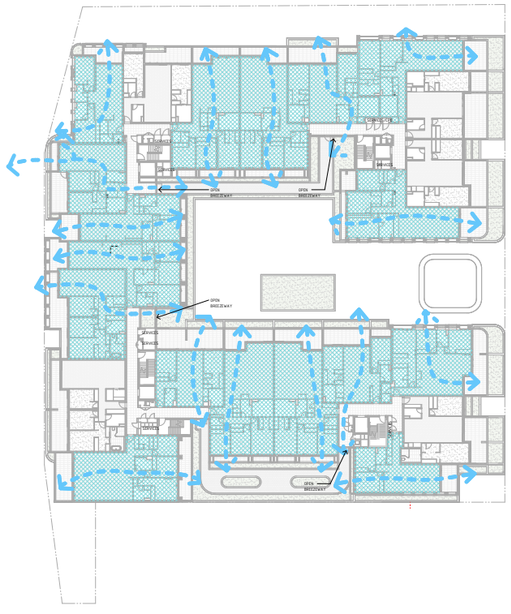
0m 5m 10m 20m



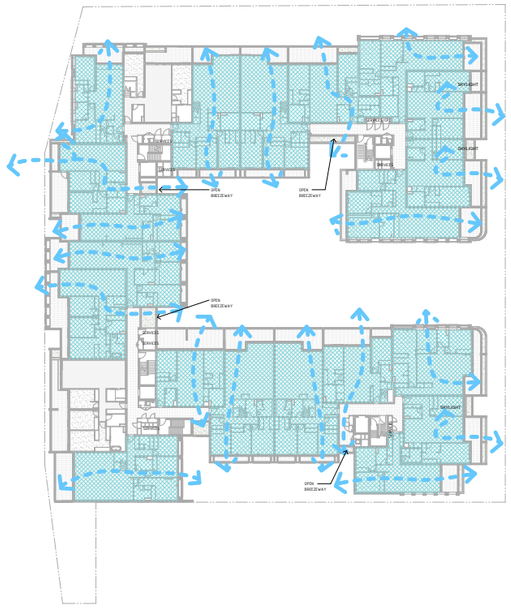
1 LEVEL 1 PLAN - SOLAR ACCESS DIAGRAM
1 : 300



2 LEVEL 2 PLAN - SOLAR ACCESS DIAGRAM
1 : 300



1 LEVEL 1 PLAN - CROSS VENTILATION DIAGRAM
1 : 300



2 LEVEL 2 PLAN - CROSS VENTILATION DIAGRAM
1 : 300

"Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

Generous apartment sizes and general configuration consistent with ADG objectives. All apartments have compliant private open space balconies or terraces. The northern facing balconies enjoy solar shading from the balcony above.

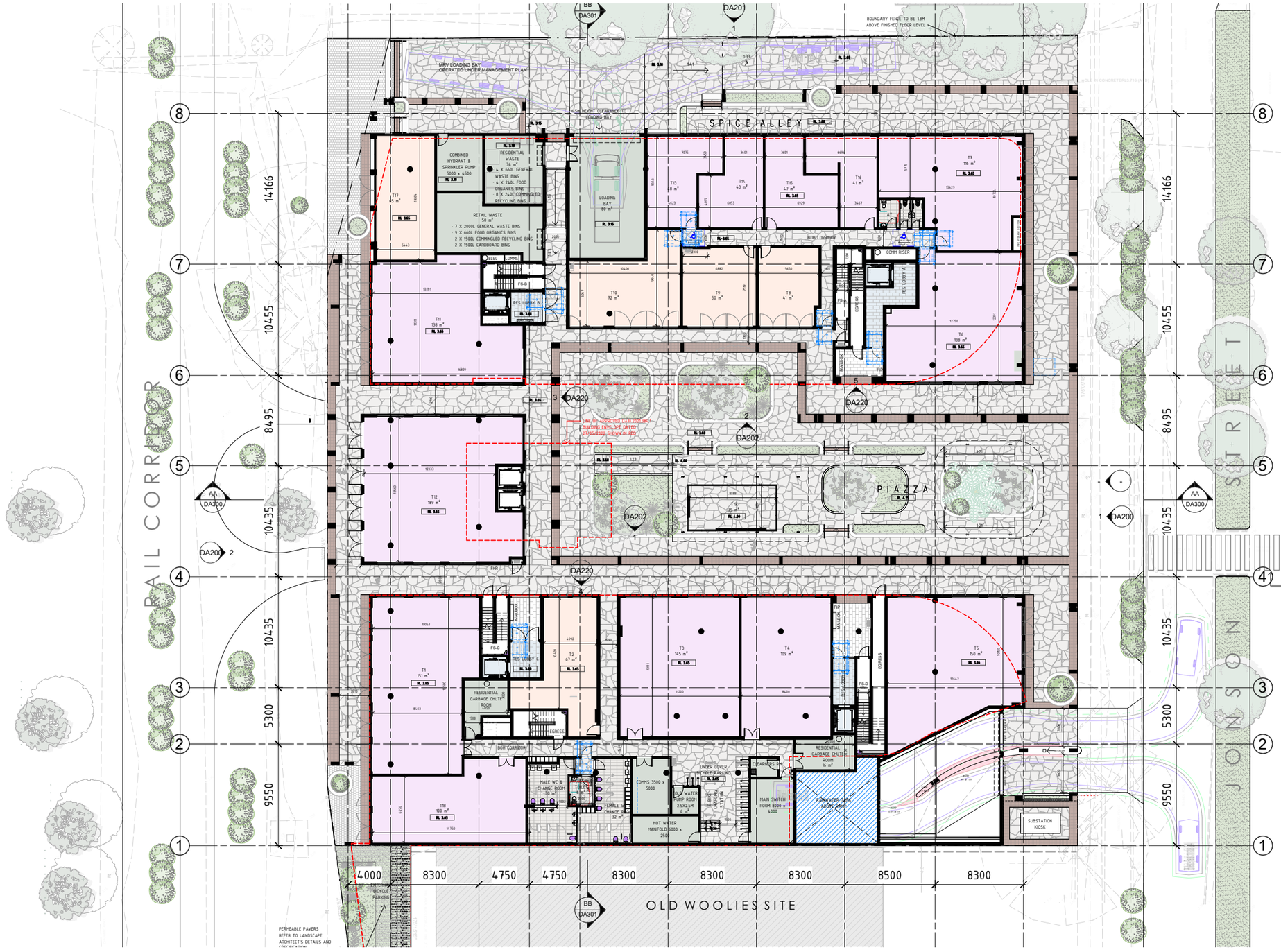
The building layout allows access to direct sunlight to living areas and balconies with 31 of the 44 units (70.45%) achieving solar access.

All bedrooms and habitable spaces are naturally ventilated, and 37 of the 44 apartments (84%) achieve cross ventilation with the opportunity

Carefully considered privacy screens have been provided to the balconies and bedroom windows facing the adjoining property to minimize privacy issues.

Open communal spaces and seating areas are located throughout the site and offering a diverse, safe and private reside for the residents. It is directly accessible via main lobbies.

10% of the dwellings are to be provided as adaptable. The proposal provides 5 adaptable dwellings.



"Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces."

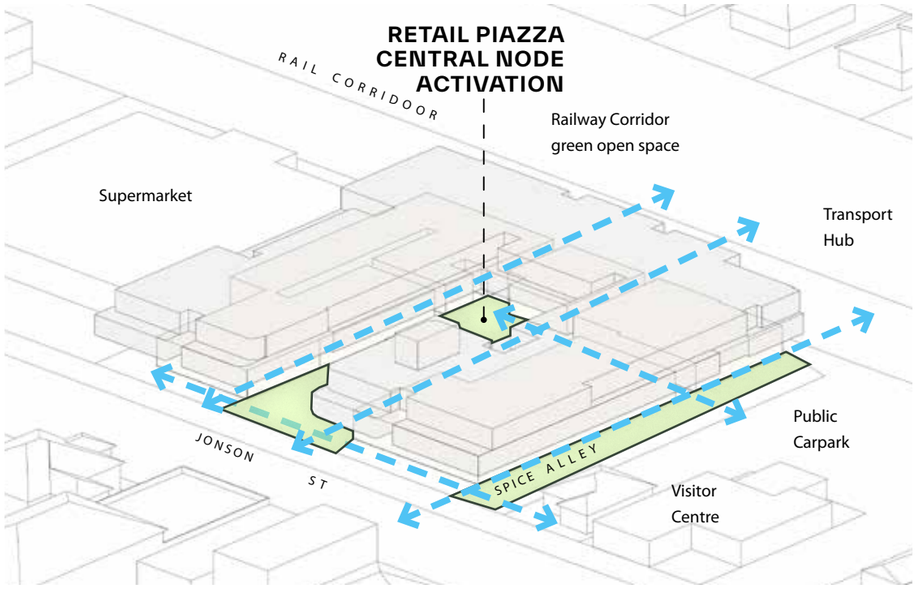
Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

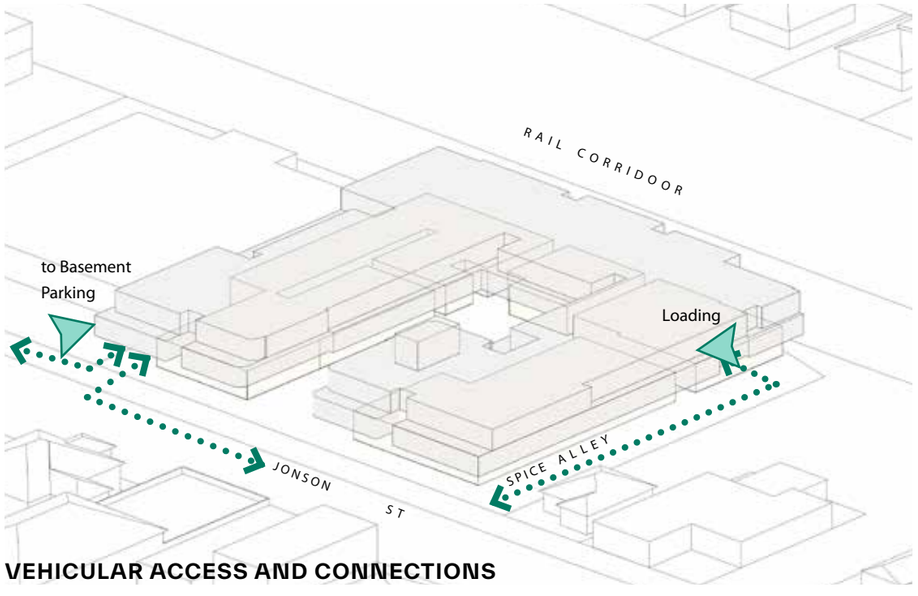
Clearly identifiable main building entrances and generous open entry area allowing for adequate surveillance. The entrance will be clearly visible from the street. A screened security door, a security camera and intercom are installed throughout the residential lobbies for visitors into the building complex.

All apartments are with a keyed system incorporating a high level of occupant security. Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street/ public areas. Secure basement car parking provided with keyed and remote-control access. Clear circulation paths in the basement allow safe pedestrian movement to the passenger lifts and access to individual parking space and storage area.

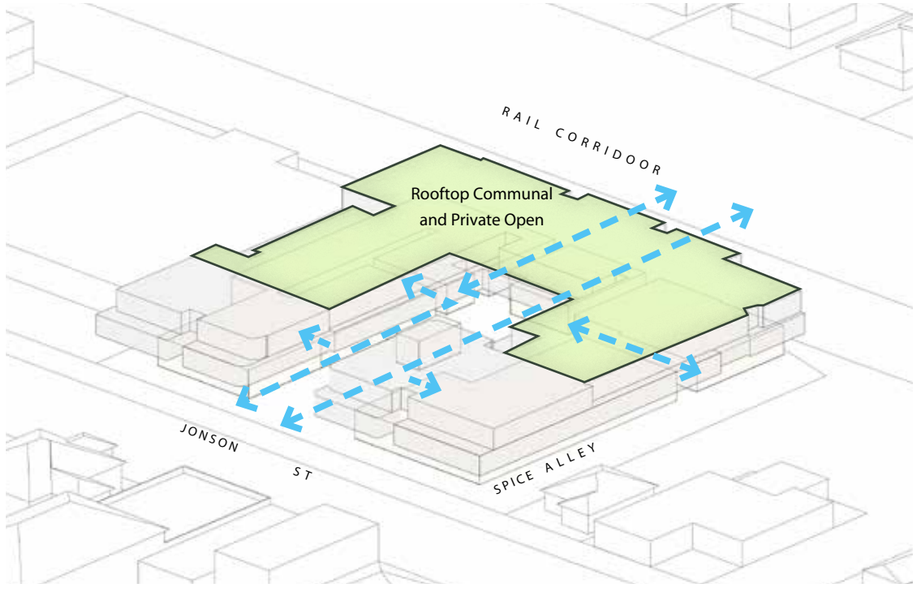
A clear definition between public and private spaces with clear, safe access points and adequate lighting of entrances and pedestrian areas including a separate accessway for pedestrian and for vehicles with a clear visibility.



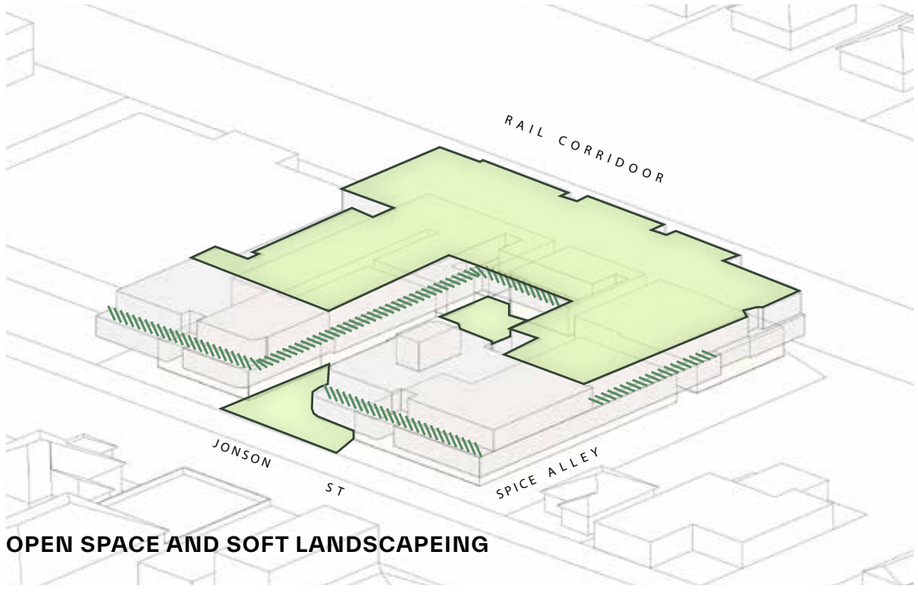
PUBLIC PEDESTRIAN ACCESS, CONNECTIONS, AND OPEN SPACE



VEHICULAR ACCESS AND CONNECTIONS



PRIVATE PEDESTRIAN ACCESS AND OPEN SPACE



OPEN SPACE AND SOFT LANDSCAPEING

"Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants.

The development has provided generous width of lobbies for ease of accessibility and analysis has been conducted to ensure the development complies with the accessibility and 'silver livable' requirements. General access for people with disabilities has also been addressed in the design of the building and common areas.

The site is located within close proximity to necessary facilities including public transport, shopping center, nature reserve and reconcilation places such as beaches.

The proposal provides a range of unit typologies and sizes that accommodate different demographics and appeal to different price points. The overall massing allows a greater number of apartments with larger terraces suitable for families or those who desire a garden area.Openings have been widened to an arcade typlogy whilst a unified colonade ties the building together. This helps to define the nature of the internal courtyard and better serve the retail tenancies on all sides.

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

PRINCIPLE 9 AESTHETICS

"Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

PROPOSAL

The overall development searches for a coherence in scale, tactility and color palette. The addition of green puts emphasis on the natural tone of the materials.

Aesthetically , the proposed looks to its environment to create a lush and generous place to be. It looks to utilise the comfortable local climate, whilst activiating public use and retail.

ADG

RESPONSE TO ADG OBJECTIVES

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
Proposed: The proposal takes into consideration of the complicated exisiting topography as well as the location constraints to propose a considerate street character that helps to contribute to the future character of Pymble City Precinct.

Objective 3B-1
Building types and layouts respond to the street-scape and site while optimising solar access within the development
Proposed: The building seeks to define the existing and new street pattern and reinforce the character of the neighbourhood.

Objective 3B-2
Overshadowing of neighbouring properties is minimised during mid-winter
Proposed: The building forms have been informed by the objectives of the building envelope controls outlined of the DCP and the ADG.

Objective 3C-1
Transition between private and public domain is achieved without compromising safety and security
Proposed: Residential access point is carefully and appropriately located for legibility for residents and visitors; the residential lobby will be designed to be secured with control access and separate circulation routes. Street facing apartment windows and balconies are located to provide for passive surveillance over the public domain.

Objective 3C-2
Amenity of the public domain is retained and enhanced
Proposed: The overall development improves the public domain by contributing activation and the vicinity.

Objective 3D-1
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.
Proposed: L1 & RF TOTAL 1,223.97 sqm (22.70%) of site area,
Additional 2,391.71 sqm of semi-public open space on Ground floor Levels is orientated to receive solar access during winter and the courtyard gallery is exposed to morning and afternoon sun.

Objective 3D-2
Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting
Proposed: All communal spaces have access to sun in winter, shade in summer from trees and pergola structures. Refer to landscape report and Landscape section in report.

Objective 3D-3
Communal open space is designed to maximise safety
Proposed: Communal open space is 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
Proposed: N/A

Objective 3E-1
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
Proposed: The proposal includes total Deep Soil Planting on GF,L1,L2,Roof Total: 885.68 sqm (16.43%).

Objective 3F-1
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy
Proposed: The proposal responds to the current and future development on the northern and southern boundary.

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
Proposed: The privacy is carefully considered through the integration of the facade elements, landscape planters and privacy screens and venetian blinds to minimise overlooking and maximise solar access to habitable rooms and private open space.

Objective 3G-1
Building entries and pedestrian access connects to and addresses the public domain
Proposed: Main residential entries are access from Jonson Street into the Ground floor Central Piazza .

Objective 3G-2
Access, entries and pathways are accessible and easy to identify
Proposed: Access from Jonson Street, Spice Alley and Rail corridor.

Objective 3G-3
Large sites provide pedestrian links for access to streets and connection to destinations
Proposed: The site seeks to have activated street frontage on all sides.

Objective 3H-1
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes
Proposed: The proposal vehicular access on Jonson Street on the southeastern corner of the proposed.

Objective 3J-1
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas
Proposed: The proposed basement car parking is provided in accordance with traffic engineers calculations and complies with the specified under the current DCP/LEP

Objective 3J-2
Parking and facilities are provided for other modes oftransport
Proposed: Bicycle parking is provided at rates recommended by the traffic report for residents and visitors, to encourage this mode of transport; easily accessible on ground floor for public access and end of trip faculities, and Basement for secured residential bicycle parking.

Objective 3J-3
Car park design and access is safe and secure
Proposed: Car park access is secured at appropriate levels for amenity and residential uses.

Objective 3J-4
Visual and environmental impacts of underground car parking are minimised
Proposed: Loading dock is located on Ground floor, access from Jonson Street into Spice Alleyat the far northern end of the site with single way ramps.

Objective 3J-5
Visual and environmental impacts of on-grade car parking is minimised
Proposed: No long term on-grade parking is proposed

Objective 3J-6
Visual and environmental impacts of aboveground enclosed car parking are minimised
Proposed: N/A

Objective 4A-1
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space
Proposed: 70.45% (31 out of 44) of the apartments achieve the ADG recommendation for 3hr solar access; 13.63% (6 our of 44) of the apartment received nil solar.

Objective 4A-2
Daylight access is maximised where sunlight is limited
Proposed: 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.

Objective 4A-3
Design incorporates shading and glare control, particularly for warmer months.
Proposed: Balconies on North-Western facades sit within the building envelope for shading in summer and weather protection Projecting screens provide protection to glazing.

Objective 4B-1
All habitable rooms are naturally ventilated
Proposed: Windows and doors are provided to allow the ADG and BCA requirements for natural ventilation.

Objective 4B-2
The layout and design of single aspect apartments maximises natural ventilation
Proposed: The apartment layouts include open plan kitchen, dining and living and the depth of rooms from external windows is less than the maximum 3 x the ceiling height.

Objective 4B-3
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents
Proposed: 84% of apartments achieve cross-ventilation; Cross-through apartments do not exceed 18m glass line to glass line;

Objective 4C-1
Ceiling height achieves sufficient natural ventilation and daylight access
Proposed: All apartments achieve sufficient daylight access and natural ventilation; A minimum floor-to-floor height of 3.2m is exceeded 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 (kitchens &/or Living directly adjacent to party walls) for mechanical services in locations that do not intrude. In these cases, the minimum ceiling level will be 2.4m;

Objective 4C-2
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms
Proposed: Internal layouts have well proportioned rooms with good access to daylight and ventilation, to maximise the feeling of spaciousness

Objective 4C-3
Ceiling heights contribute to the flexibility of building use over the life of the building
Proposed: floor to floor conforms with the ADG, 3200mm for level 1, 3300 for Level 2 to roof and 4340mm for Ground floor.

Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity
Proposed: A range of apartment typologies are provided adding to the flexibility and afford-ability of the development; The proposal includes apartments with studies, dual aspect apartments, dual aspect living areas and through apartments.

Objective 4D-2
Environmental performance of the apartment is maximised
Proposed: Refer to Objective 4C-1 for ceiling heights,

Objective 4D-3
Apartment layouts are designed to accommodate a variety of household activities and needs
Proposed: Minimum areas and widths of habitable rooms are provided or exceeded where possible. Access to bedrooms, bathrooms and laundries is generally separated from living areas minimising direct openings between living and service areas.

Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity
Proposed: All oversized balconies are provided with usable area. Balconies areas are free from air conditioning - units are provided within dedicated zones within the building.

Objective 4E-2
Primary private open space and balconies are appropriately located to enhance livability for residents
Proposed: Private open spaces and balconies predominantly face north, east or west; Primary balconies open directly from Living Areas; Large top floor balconies provide enhanced amenity for recreation or entertaining and include areas open to the sky.

Objective 4E-3
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building
Proposed: The balconies are an integral part of the building facade and following the facade language.

Objective 4E-4
Private open space and balcony design maximises safety
Proposed: Design and detailing of balconies avoid opportunities for climbing and falls

Objective 4F-1
Common circulation spaces achieve good amenity and properly service the number of apartments
Proposed: all corridors are 1.6meter wide and have access to natural light and ventilation.

Objective 4F-2
Common circulation spaces promote safety and provide for social interaction between residents
Proposed: Common circulation spaces are designed to provide safe, legible spaces to foster interaction and harmony between residents; Communal Facilities spaces are provided at Level two and can be accessed through both lobbies.

Objective 4G-1
Adequate, well-designed storage is provided in each apartment
Proposed: A variety of storage types are provided, accessed off living rooms and circulation corridors within the apartments, in joinery units, storage and study areas. Storage locations are allocated within basement levels as part of the proposal. Basement storage zones available meet ADG requirements.

Objective 4G-2
Additional storage is conveniently located, accessible and nominated for individual apartments
Proposed: Facades and glazing systems have been carefully considered in collaboration with Acoustic engineering.

Objective 4H-1
Noise transfer is minimised through the siting of buildings and building layout
Proposed: The balconies are appropriately located to minimise the transmission of noise between apartments, particularly at the internal corners.

Objective 4H-2
Noise impacts are mitigated within apartments through layout and acoustic treatments
Proposed: Noisy areas within the proposed development including building entries and corridors are generally located adjacent to each other; Living rooms and bedrooms within site are offset between blocks with vertical privacy louvers for enhanced treatment.

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
Proposed: N/A

Objective 4J-2
Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission
Proposed: N/A

Objective 4K-1
A range of apartment types and sizes is provided to cater for different household types now and into the future
Proposed: 4x 2bed+S, 20x 2 bed & 20x3bed,

Objective 4K-2
The apartment mix is distributed to suitable locations within the building
Proposed: Proposed Apartmentmix 4x 2bed+S, 20x 2 bed & 20x3bed,

Objective 4L-1
Street frontage activity is maximised where ground floor apartments are located
Proposed: The street frontage is activated by a public piazza and retails on Ground floor with pedestrian corridors on railway corridor and spice alley into open piazza for improved pedestrian access. Moreover an abundance of greenery is provided.

Objective 4L-2
Design of ground floor apartments delivers amenity and safety for residents
Proposed: Rejuvenated street-scape by ground floor activation with secured entry point.

Objective 4M-1
Building facades provide visual interest along the street while respecting the character of the local area
Proposed: Materials have been selected in response to the local and immediate context, such as Brick , concrete and timber blade walls . The response is in line with the urban character.

Objective 4M-2
Building functions are expressed by the façade
Proposed: The character of the building is expressed through its architectural language. The entry point is clearly defined through a central open piazza . Above the retail areas on ground floor, the façade design and articulation represents the residential apartments that are clearly identifiable. All elevations are rationally designed and respond to their use.

Objective 4N-1
Roof treatments are integrated into the building design and positively respond to the street
Proposed: Part of the roof is expressed to compliment the architectural aesthetic and scale down the elevation to tie in with local context,

Objective 4N-2
Opportunities to use roof space for residential accommodation and open space are maximised
Proposed: Communal open space is provided in the centre of the development . The predominant open space is provided at ground floor, L1 and roofterraces with visual and acoustic privacy, from screens and planters,

Objective 4N-3
Roof design incorporates sustainability features
Proposed: Roof design maximises solar access to apartments during winter and provides shade during summer via overhanging roofs and planting;

Objective 4O-1
Landscape design is viable and sustainable
Proposed: Building performance is enhanced by incorporating a diverse planting including appropriately planted shading trees and street trees to meet DCP requirements.

Objective 4O-2
Landscape design contributes to the street-scape and amenity
Proposed: The proposal involves a significant greenery proposed on the Ground Level activating the street frontage of Pacific HIghway.

Objective 4P-1
Appropriate soil profiles are provided
Proposed: The communal courtyard provides a large area of landscaped open space including 16.43% of deep soil for tree planting, Raised planters are also provided on the upper floor and roof terrace with 600mm- 1000mm depth of soil for larger plants.

Objective 4P-2
Plant growth is optimised with appropriate selection and maintenance
Proposed: Diverse planting that are low in maintenance and suited to the site are incorporated to enhance the performance of the landscaped areas.

Objective 4P-3
Planting on structures contributes to the quality and amenity of communal and public open spaces
Proposed: Proposed massing facilitates additional opportunities for Planting. Planters are positioned for visibility from the public domain and for privacy between private outdoors terraces and balconies. Landscaped courtyard structural design allows for suitable solid depths to accommodate deeper soil zones for tree planting.

"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."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

Objective 4Q-1
Universal design features are included in apartment design to promote flexible housing for all community members
Proposed: Open plan living and adaptable units provided

Objective 4Q-2
A variety of apartments with adaptable designs are provided Adaptable housing should be provided in accordance with the relevant council policy
Proposed: 5 adaptable apartment is provided. 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
Proposed: A mix of north facing, courtyard facing, and dual aspect apartments, a variety of internal layouts,

Objective 4R-1
New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place
Proposed: N/A

Objective 4R-2
Adapted buildings provide residential amenity while not precluding future adaptive reuse
Proposed: N/A

Objective 4S-1
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement
Proposed: N/A.

Objective 4S-2
Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents
Proposed: N/A

Objective 4T-1
Awnings are well located and complement and integrate with the building design
Proposed: awnings and entry forecourt portal is covered and the building entry is covered, creating a transition from outside to inside.

Objective 4T-2
Signage responds to the context and desired street-scape character
Proposed: 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.

Objective 4U-1
Development incorporates passive environmental design
Proposed: 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. Refer to ESD report for further details.

Objective 4U-2
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer
Proposed: Light finishes will be used on exposed roof slabs, Refer to ESD report for further details.

Objective 4U-3
Adequate natural ventilation minimises the need for mechanical ventilation
Proposed: Natural ventilation will be provided to all habitable rooms and typically, to all common areas and circulation space, Opportunities for natural ventilation are incorporated in the design through dual aspect apartments, corner apartments, and openable windows.

ADG

RESPONSE TO ADG OBJECTIVES

Objective 4V-1
Potable water use is minimized
Proposed: The development will incorporate water efficient fittings, appliances and rainwater collection

Objective 4V-2
Urban storm water is treated on site before being discharged to receiving waters
Proposed: Refer to Civil and Hydraulic Engineers documents for further information.

Objective 4V-3
Flood management systems are integrated into site design
Proposed: Building levels are above flood free board levels to Civil Engineer's design and recommendations

Objective 4W-1
Waste storage facilities are designed to minimise impacts on the street-scape, building entry and amenity of residents
Proposed: bulky-waste room for residents is provided on basement 1 . Garbage collection loading area is located at the loading dock on street level access from Spice Alley

Objective 4W-2
Domestic waste is minimised by providing safe and convenient source separation and recycling
Proposed: Communal waste area will be provided for residents in convenient and accessible locations related to each vertical core.

Objective 4X-1
Building design detail provides protection from weathering
Proposed: The façade is detailed including 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
Proposed: 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
Proposed: minimized painted surfaces and maximized natural and durable materials

THANK YOU!

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