MELROSE PARK - VICTORIA ROAD SITE
STAGE 4 DA
DESIGN REPORT

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PAYCE

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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

The Design Verification Statement has been prepared by Allen Jack + Cottier Architects on behalf of the owners of the site at Lot AB 657-661 Victoria Road, 4-6 Wharf Road, Melrose Park NSW Payce Consolidated Limited (the proponent).

The statement has been submitted as part of the development application for the above site, and as such should be considered alongside the other documents prepared by the applicant's team.

The purpose of this statement is to outline the design rationale and process that was adopted to prepare the application scheme, including the contextual and planning parameters that influenced the shape and form of the design, to the social and environmental considerations reflected in the materials, orientation and building mass.

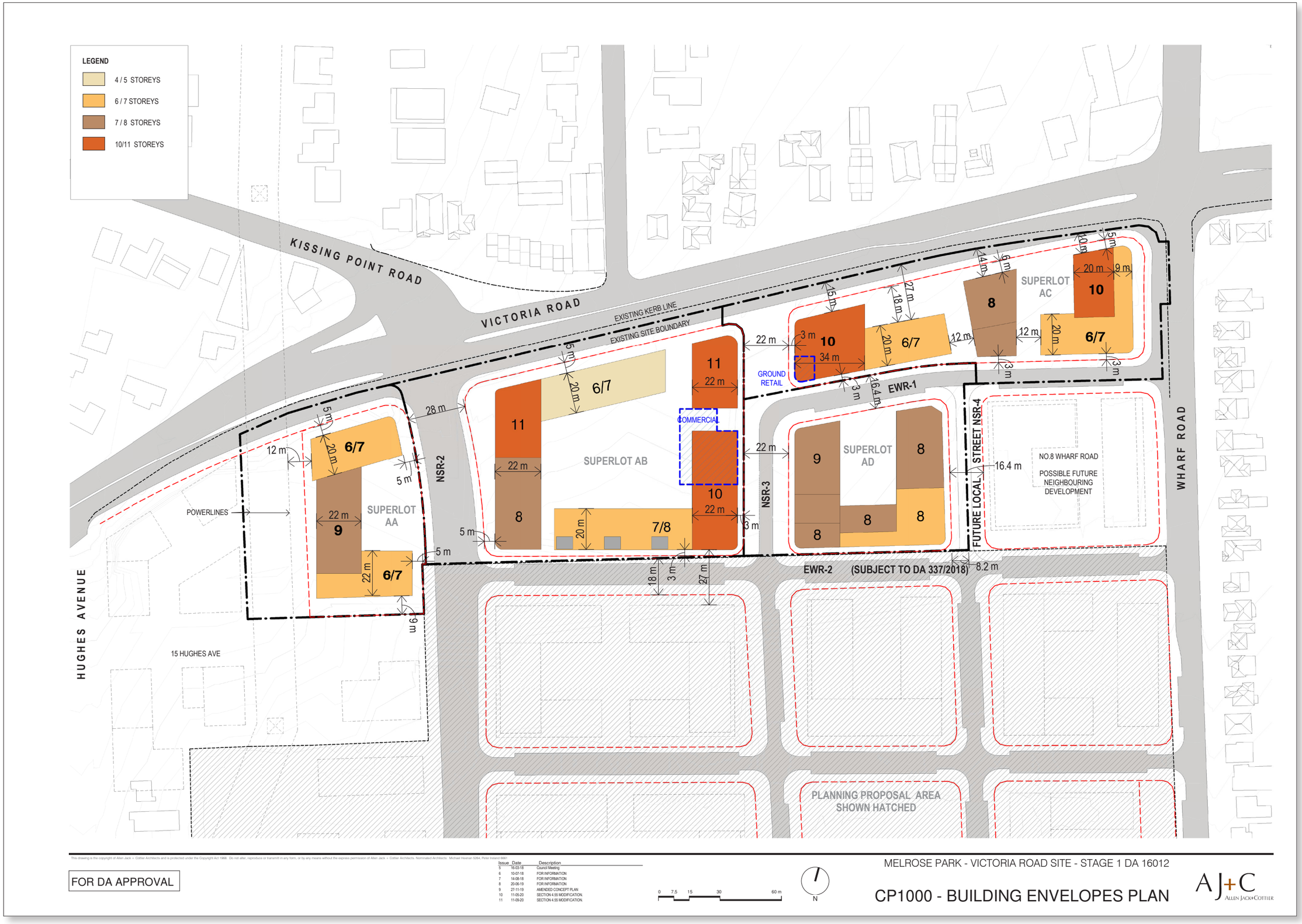
The application has been prepared following City of Parramatta's approval of the Melrose Park, Victoria Road Site Concept Proposal which includes the subject site of this application. The Concept Proposal outlines the development intent of the larger parcel of land known as 657-661 Victoria Road, Melrose Park. Within this parcel falls the subject site which is recognised as Superlot AB/Stage 4 under the Concept Proposal.

The approved Concept Proposal establishes:

+ Indicative network of streets, public and private/ communal open space areas and through site links
+ Superlots for future development
+ Building Envelopes including maximum heights
+ Total Gross Floor Areas distributed between established superlots
+ Carparking and Access Strategy

This development application builds upon the ideas, concepts and built form presented within the Concept Proposal

The Design Quality Principles outlined in Part 2 of State Environmental Planning Policy 65 (SEPP 65) have been used as a framework for presenting the design intent as they cover the range and breadth of considerations made throughout the design process.



Source: Melrose Park, Victoria Road Site Concept Proposal and Stage 1 DA

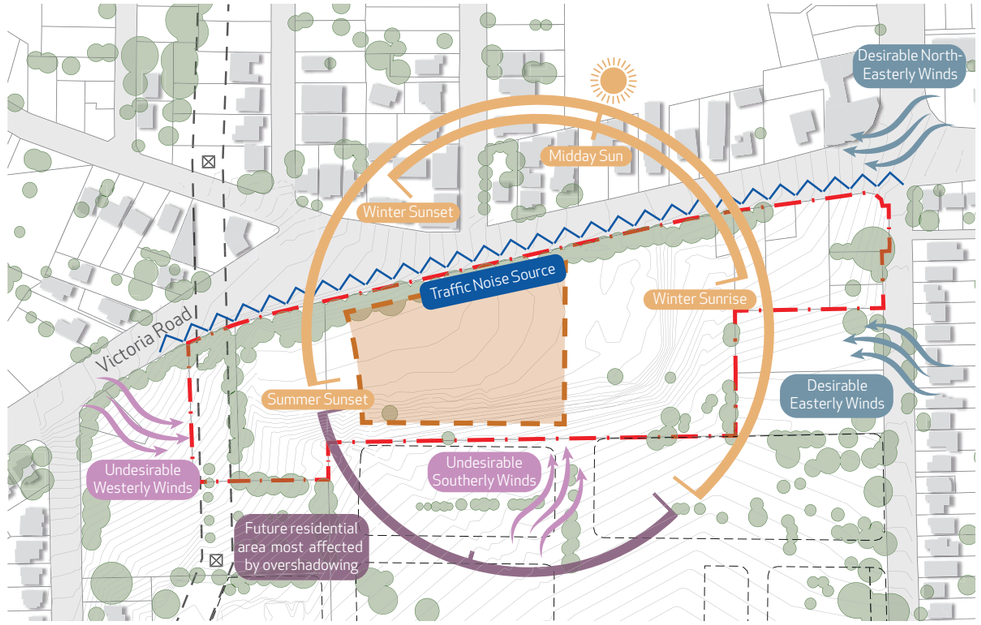
1.2 SITE ANALYSIS

Site analysis is an important part of the design process and has been undertaken from the outset of the project in order to inform the design principles. Design decisions have been based on careful analysis of the site conditions and relationships to the surrounding context.

By describing the physical elements of the locality and the conditons impacting on the site, opportunities and constraints for future apartment development have been identified and addressed in the design.

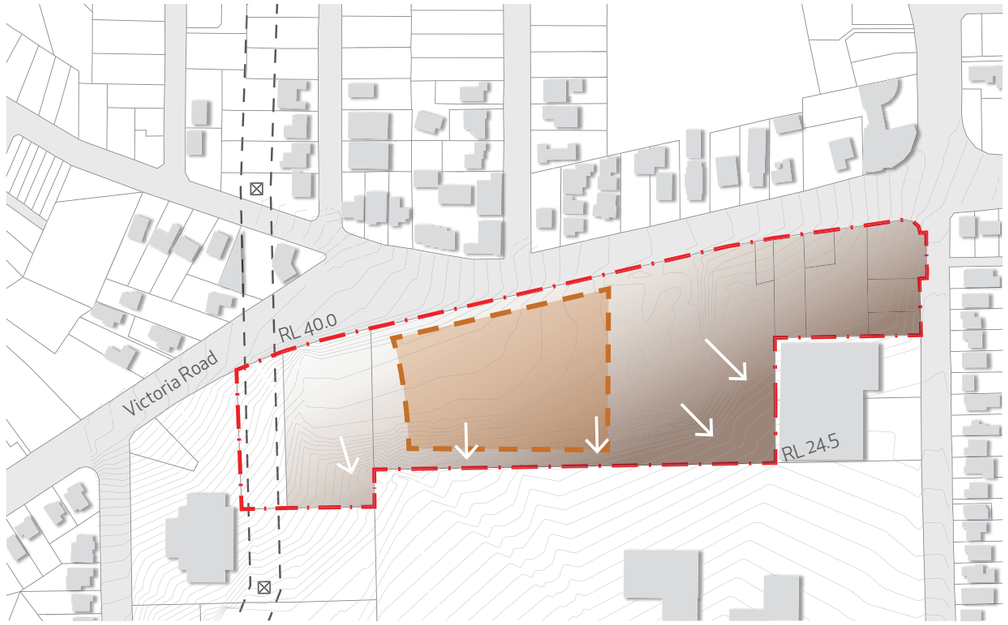
Outlined in the approved Concept Proposal are the Contextual, Planning and Site constrains of the parcel of land known as 657-661 Victoria Road. The subject site of this application falls within this larger lot and is recognised as superlot AB/ Stage 4 under the Concept Proposal.

The wider contextual analysis and in-depth site analysis are outlined in the Melrose Park, Victoria Road Site Concept Proposal document, pages 8-24.



ENVIRONMENTAL FACTORS

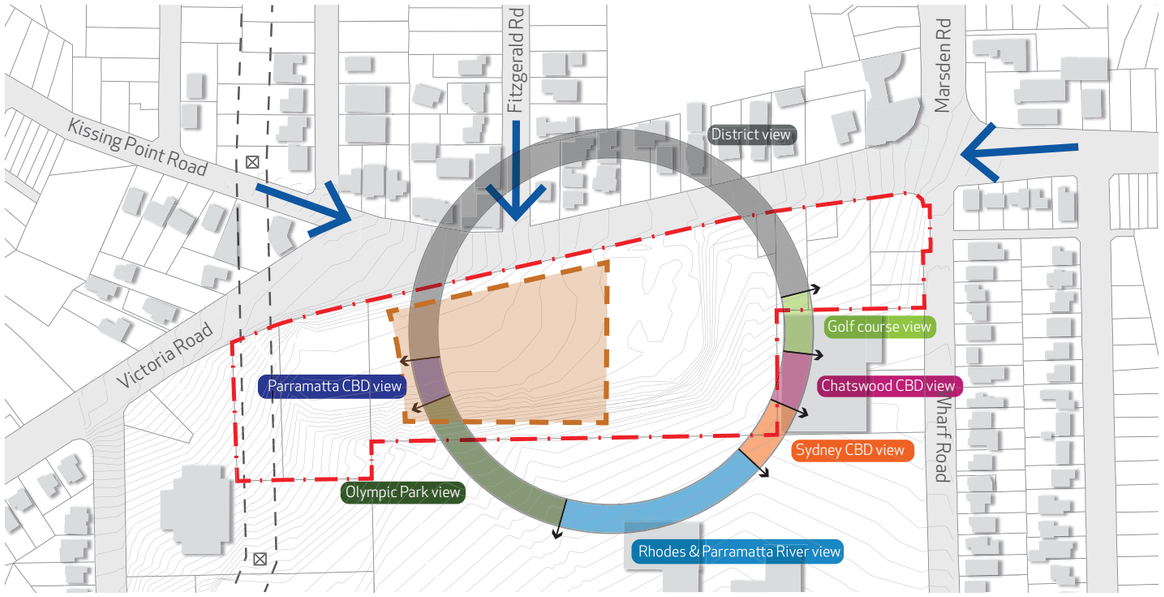
Site Boundary Existing Building Context Existing Power Line



SITE TOPOGRAPHY

Site Boundary Existing Building Context Existing Power Line

Source: Melrose Park, Victoria Road Site Concept Proposal and Stage 1 DA Site Analysis

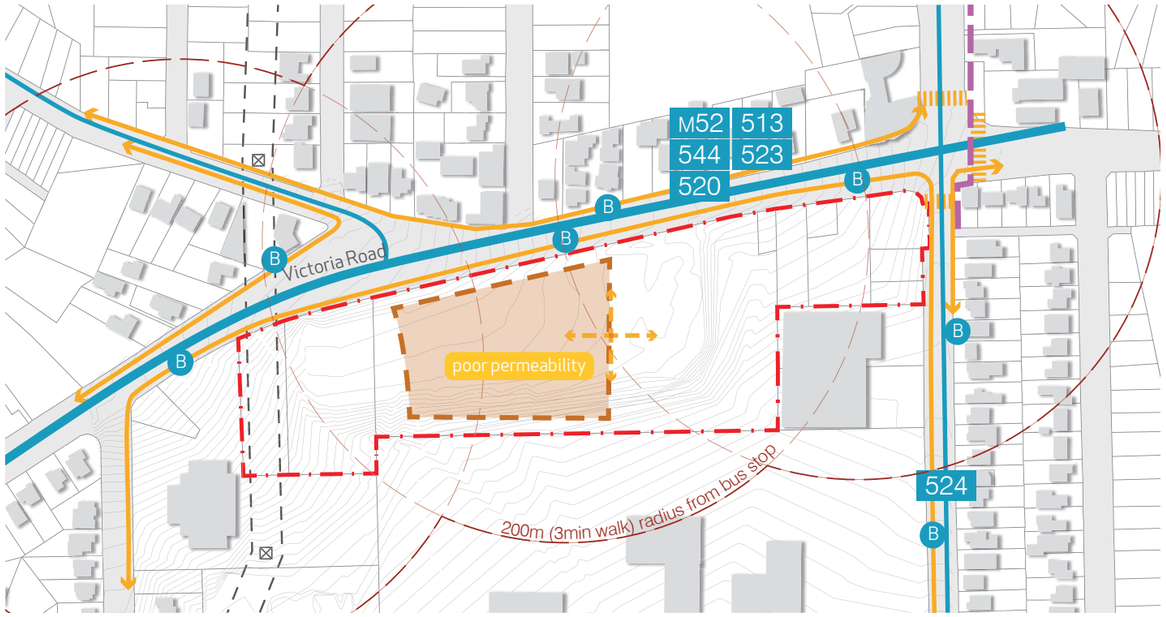


SITE VIEWS AND VISTAS

Site Boundary
Existing Building Context
Existing Power Line
Views to Site

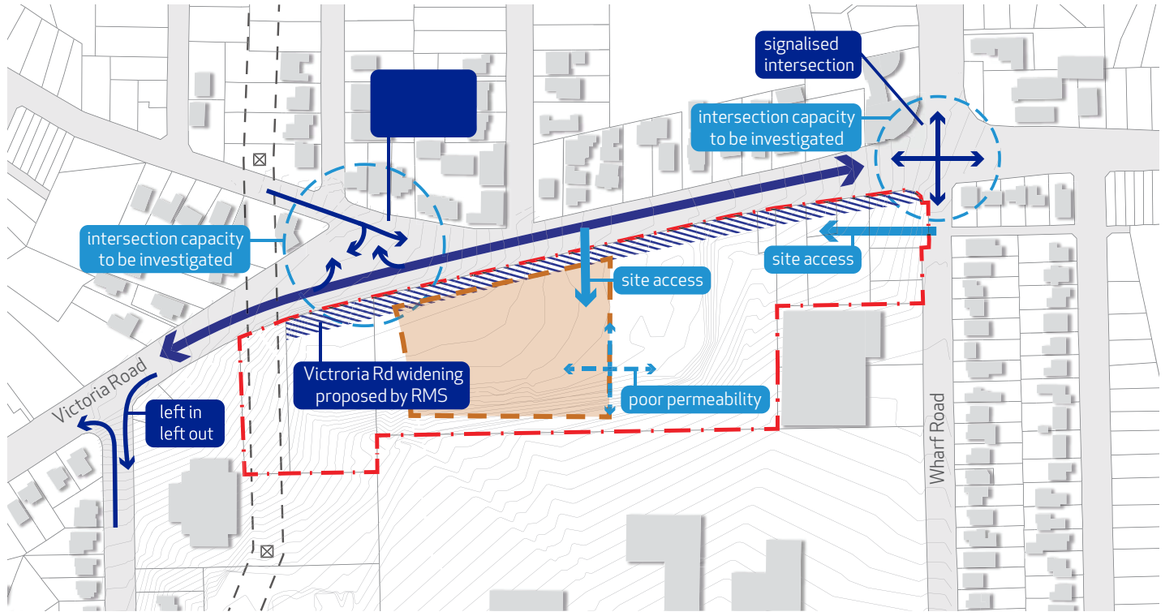
GEOTECHNICAL FACTORS

Site Boundary
Existing Building Context
Existing Power Line
Possible Shale Bedrock
Possible Sandstone Bedrock



SITE ACCESS: PUBLIC TRANSPORT AND PEDESTRIANS

Site Boundary
Existing Building Context
Existing Power Line
Existing Bus Line
Existing Pedestrian Access
Existing Pedestrian Crossing
Existing Bus Stop
Potential Pedestrian Access
Existing On-Road Bicycle Route



SITE ACCESS: VEHICULAR

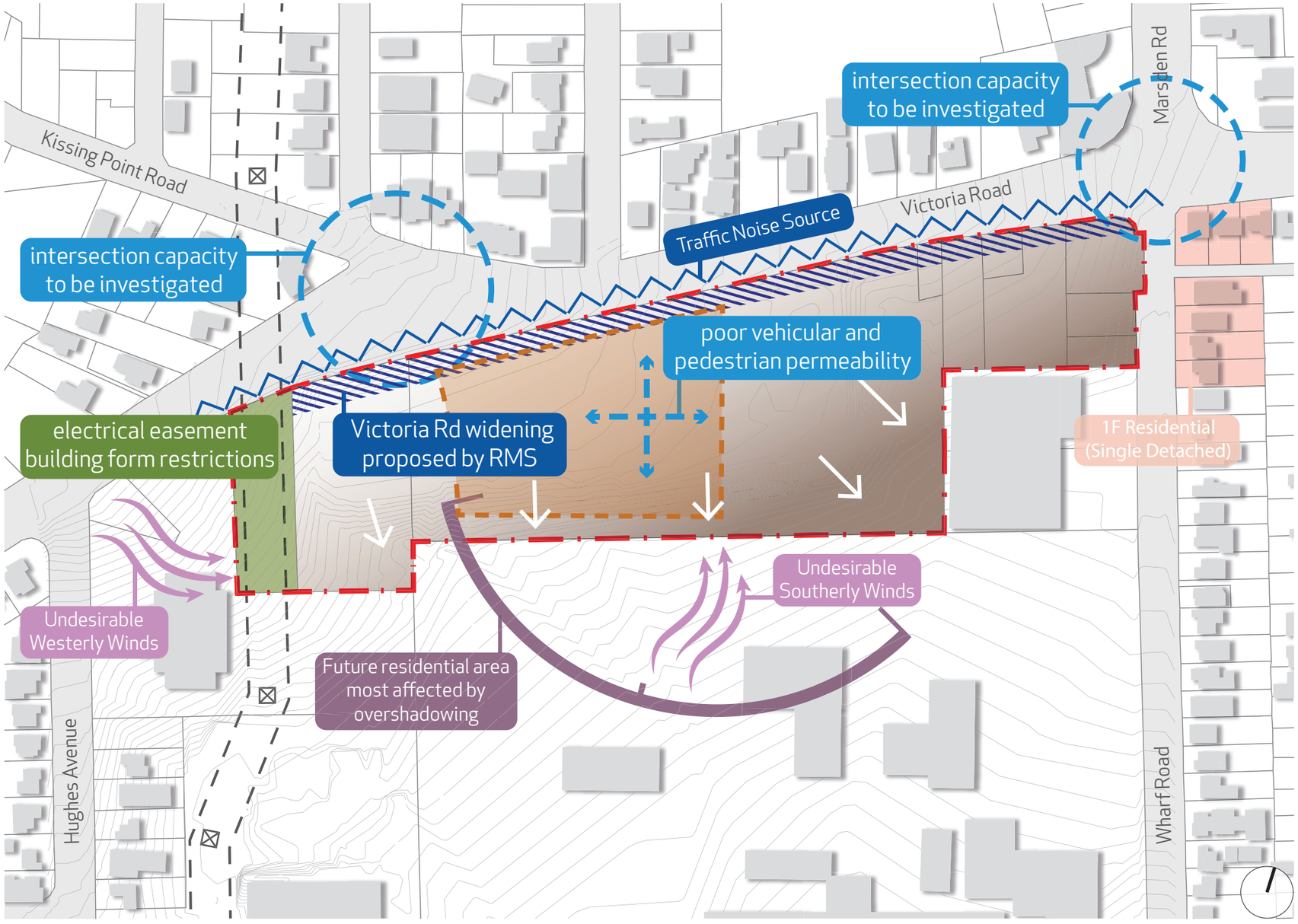
Site Boundary
Existing Building Context
Existing Power Line
Existing Vehicular Access
Site Access
Potential Vehicular Access
Proposed Road Widening

Source: Melrose Park, Victoria Road Site Concept Proposal and Stage 1 DA Site Analysis

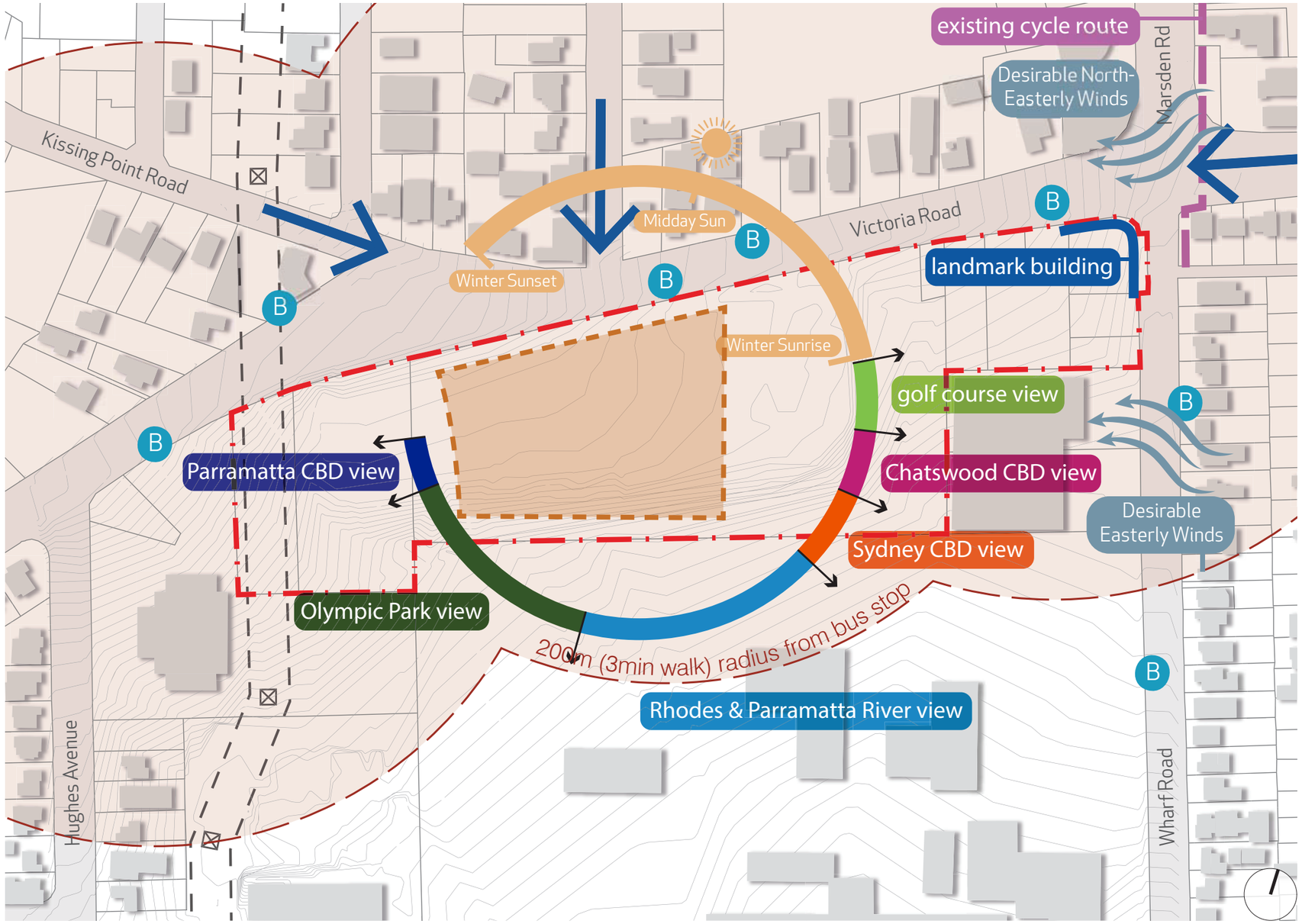
SITE ANALYSIS

SITE CHALLENGES

- RMS road widening to Victoria Road - Future road boundarylocation is unresolved and to be determined in discussion with Council and RMS
- Noise and Pollution - generated by Victoria Road traffic will have to be mitigated if development on the site is of residential use
- Orientation - conflict between maximising solar access to the north whilst mitigating noise and pollution generated by busy main road to the north
- Topography - regrading of topography will be required for ground level to meet existing Victoria Road footpath level and mitigate steep transition at the southern edges of the site.
- Height Limit - according to the Parramatta LEP 2011, permissible building heights must be measured from existing ground level. The areas where the existing land falls steeply will constrain the development's potential height, particularly once re-graded.
- Future Neighbouring Development - any development on the site will have to be sensitive to potential future residential uses on industrial land to the south of the site, should the Structure Plan be adopted. For example, future vehicle pedestrian links and overshadowing.



Source: Melrose Park, Victoria Road Site Concept Proposal and Stage 1 DA Site Analysis



SITE OPPORTUNITIES

+ Transport Links - multiple bus stops on Victoria Road are within 200m of any point on the subject site. The future of these bus stops as part of a rapid transport corridor ensure there will be capacity for increased density in the area

+ Overshadowing - by virtue of the width of Victoria Road and the low rise residential zoning to the north, there will likely be no impact of overshadowing on the site by future development

+ Landmark Building- the site has potential to utilise the long and prominent frontage to Victoria Road to create a recognisable landmark development that establishes a sense of place.

+ Views - the site has extensive views to the city to the south. Any residential development with a southerly aspect would benefit from the additional amenity afforded by the views.

+ Breezes - the development can take advantage of the desirable easterly and north-easterly breezes.

+ Future Development to South - there is a great opportunity to connect to future potential development to create a more extensive, new residential fabric.

Source: Melrose Park, Victoria Road Site Concept Proposal and Stage 1 DA Site Analysis

2.0 SEPP 65 DESIGN QUALITY PRINCIPLES

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01. CONTEXT AND NEIGHBOURHOOD CHARACTER

A successful neighbourhood is created by the synthesis of people and place. More specifically, success emerges when people can live their best lives, free from constraints that would otherwise restrict the development of good habits and rewarding social connections. An architecture that responds directly to the needs of the residents and the wider community creates a meaningful character, both physically and in collective memory.

The subject site and greater context is undergoing significant transition from a former industrial area to a residential precinct.

The approved Concept Proposal establishes the desired future character of the subject site and the greater Melrose Park, Victoria Road Site. The core of this character is to create a place that is urban, community and park lands orientated, a liveable city, which is vibrant, modern and welcoming.

The Concept Proposal addressed regional, district and local context and relevant planning frameworks. It provided detailed site analysis including:

+ Environmental Factors
+ Site Topography
+ Site Views and Vistas
+ Geotechnical Factors
+ Built Form and Landuse
+ Site Edges and Frontages
+ Site Access
+ Site Challenges
+ Site Opportunities

Derived from this analysis, the Concept Proposal established the following master planning principles responding to the existing and proposed context and character:

+ Making Connections
+ Variation in Height and Form
+ Residential Amenity
+ Neighbours Amenity
+ Landscape

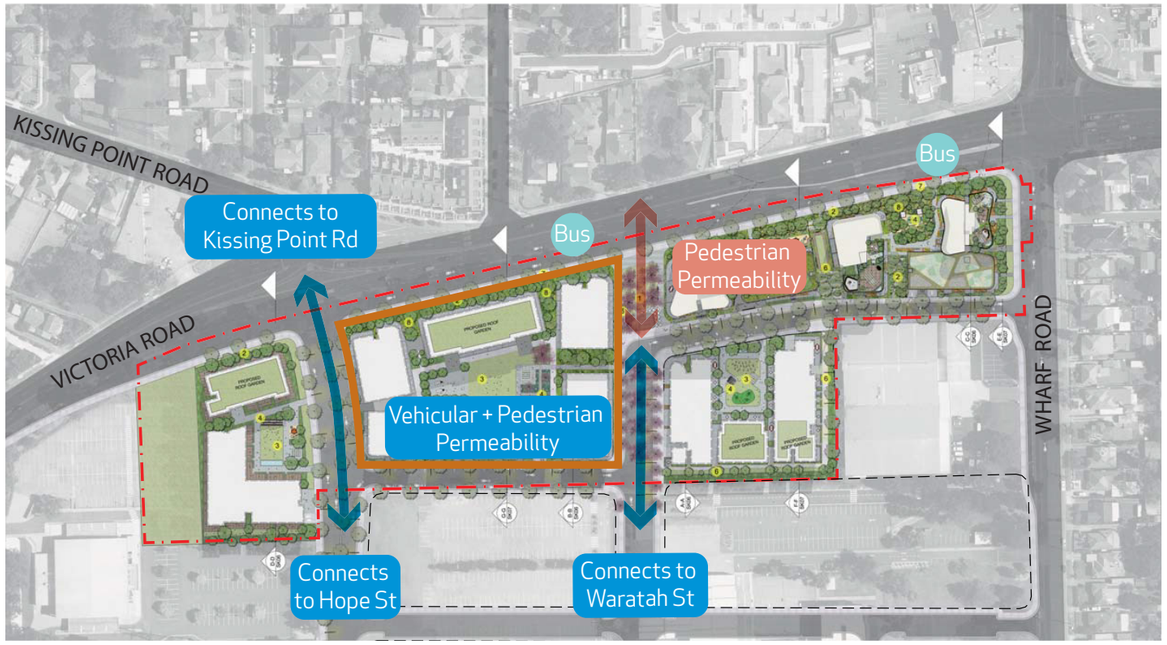
The proposal for Stage 4 implements key principles of on-going research by AJ+C that investigates the ability of courtyard building forms to provide increased liveability for families with children in high density urban environments.

The development application delivers these principles specifically through the following key moves:

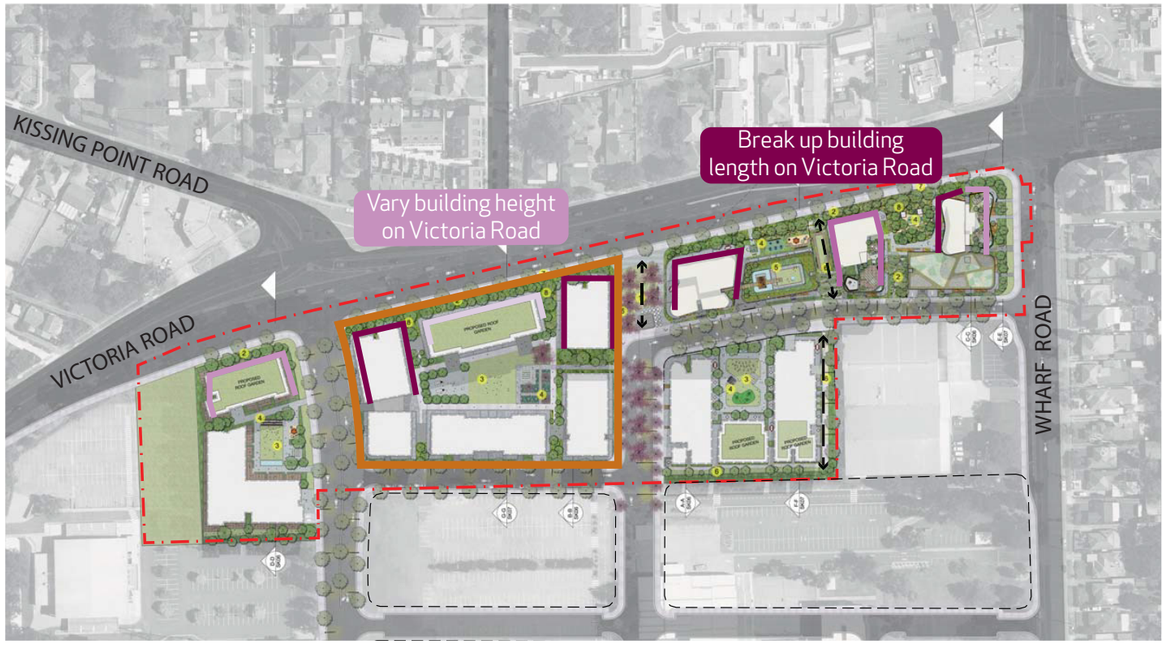
+ A central courtyard of generous proportions and amenity that encourages outdoor activity and caters for all age groups
+ Proposed building height, scale and form that is consistent with, and derived from, the approved Concept Plan building envelopes which guide the response to existing and future context.
+ Safe and direct connectivity to the courtyard via multi-core arrangements in the north and south buildings (Buildings 3 and 6)
+ Provision of significant convenience retail uses, co-located with the Boulevard Park public open space.

This proposal aims to be an exemplar of affordable and family friendly oriented development in Australia. Taking learnings from Europe and further afield, Lot AB represents a necessary re-thinking of how we design high density housing without compromising on the way Australians want to live. A socially conscious, well designed development in turn creates healthy and happy communities, which establishes a strong, human centred approach to the wider precinct.

CONCEPT PROPOSAL MASTERPLANNING PRINCIPLES



MAKING CONNECTIONS

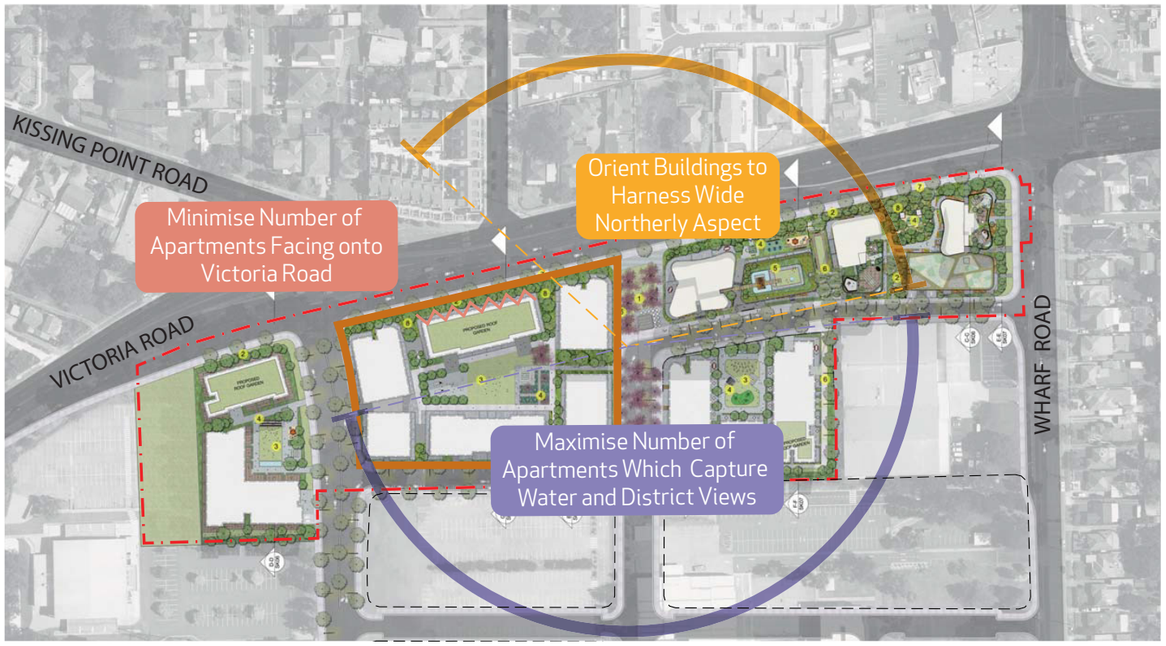


VARIATION OF HEIGHT AND FORM

Source: Melrose Park, Victoria Road Site Concept Proposal and Stage 1 DA Masterplaning Principles

2.0 SEPP 65 DESIGN QUALITY PRINCIPLES

CONCEPT PROPOSAL MASTERPLANNING PRINCIPLES



RESIDENTIAL AMENITY

NEIGHBOURS AMENITY

LANDSCAPE

Source: Melrose Park, Victoria Road Site Concept Proposal and Stage 1 DA Masterplaning Principles

02. BUILT FORM + SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

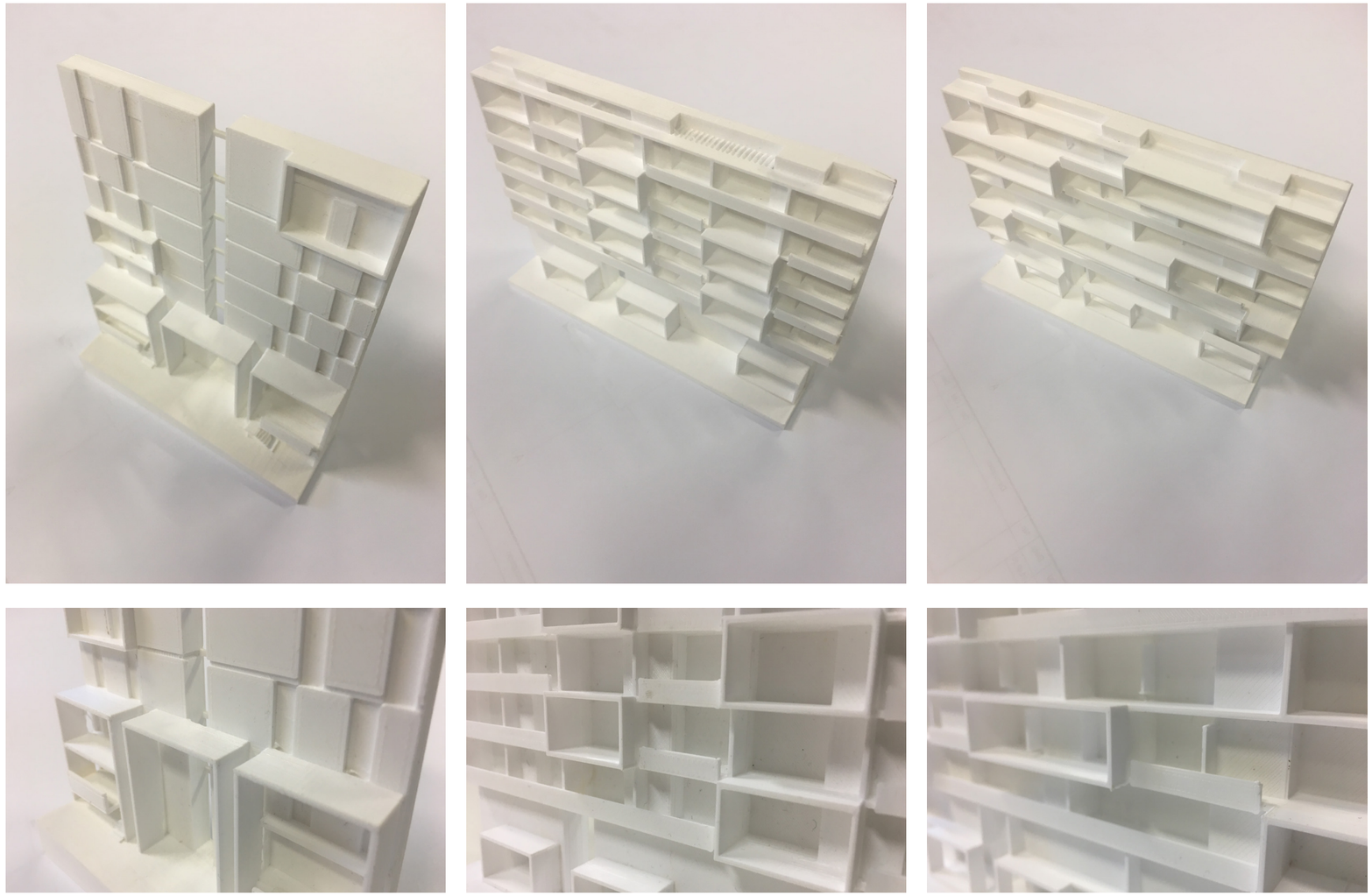
Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes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

The proposed built form and scale responds directly to the approved Concept Proposal building envelopes. Minor variations to these envelopes are sought to enable a greater articulation and manipulation of the built form and scale to enable a more detailed response to the Concept Proposal and considered outcome.

Key moves to achieve an appropriate built form and scale for the proposal include:

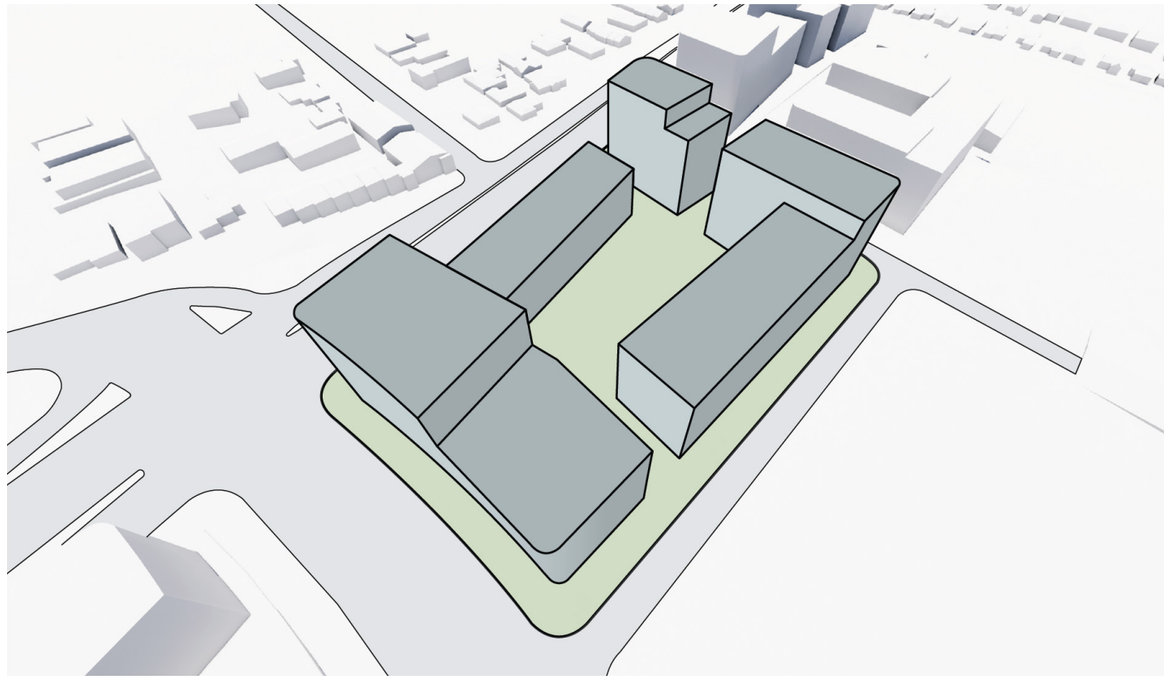
+ Adjusting building envelopes:
    - increases setbacks to western and southern frontages and reduces height in south-west corner to improve streetscape and solar access. (refer to diagrams on page 18)
    - narrows building depths to increase apartment amenity and internal courtyard area (refer to diagram on page 17)
+ Providing significant convenience retail uses which:
    - responds to the needs of the overall development and immediate neighbourhood, and is consistent with the mix of uses permissible within the zoning.
    - activates street front and adjoining Boulevard Park
    - creates a nighttime economy and convenience for residents
+ Articulating buildings by height, form and architectural language

The proposals aims to present a visually quiet and recessive series of courtyard buildings of subtle architectural variation that sets the stage for the landscape to create a high quality environment for both residents and the wider neighbourhood.



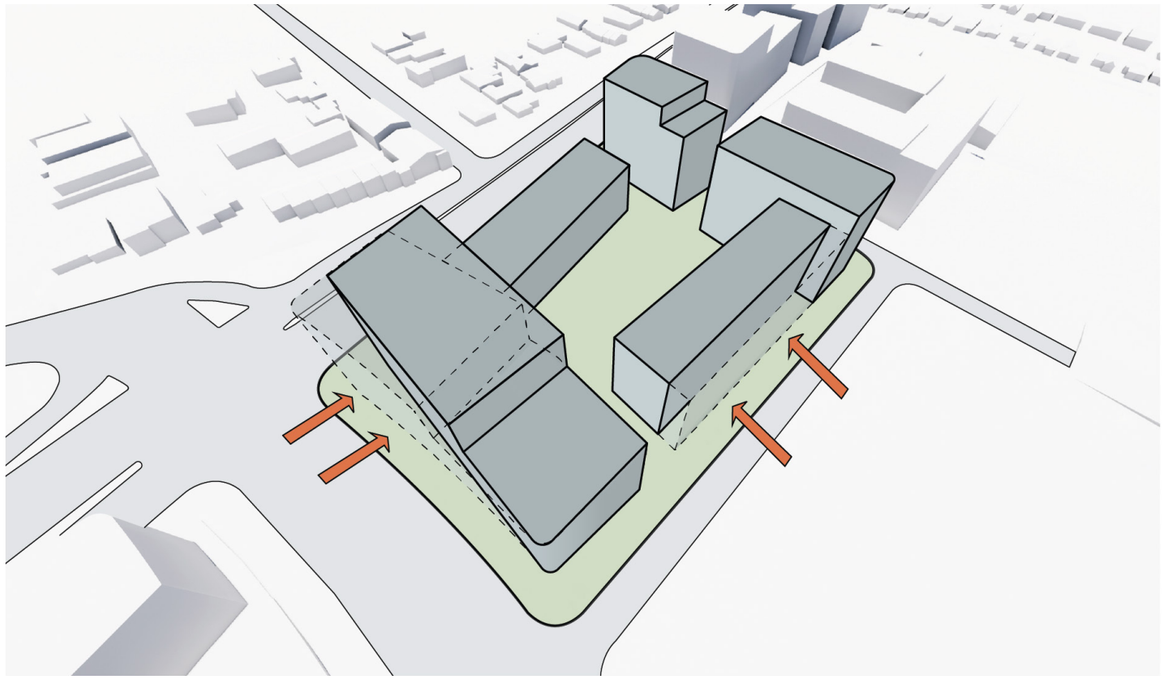
Facade Form Testing

KEY MOVES



ORIGINAL CONCEPT PROPOSAL MASSING

+ The Concept Proposal massing (refer CP 1000) was amended in September 2018, however, key moves are based on this original massing.

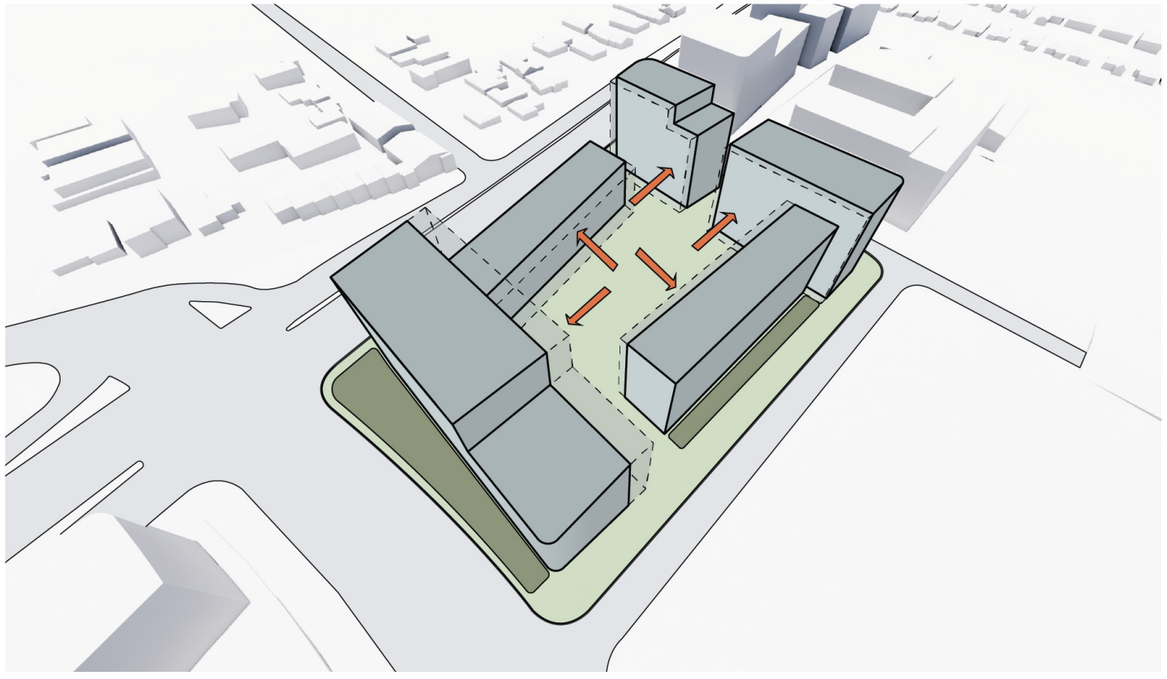


INCREASE SETBACKS

+ Orientate western building axis towards the north to achieve solar compliance, increasing setback to prominent north-west corner

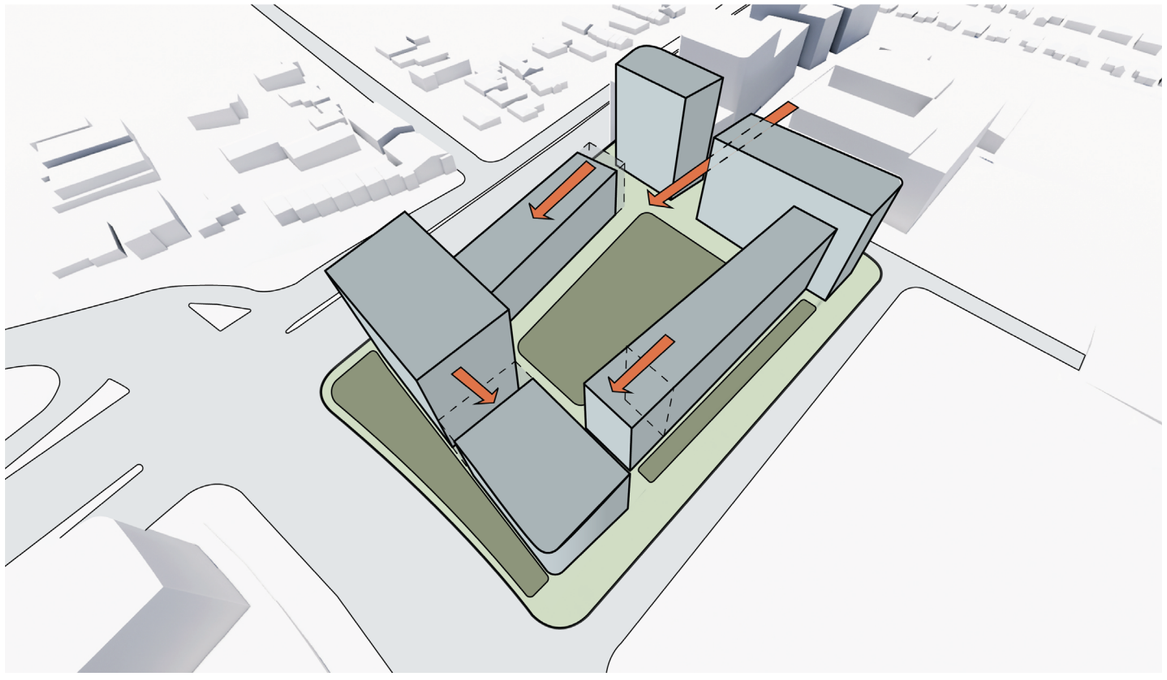
+ Increase southern setback to 6m to allow for improved landscaped streetscape and separation of apartments and vehicle entries

+ Increase northern setback to 6m to allow for improved landscaped streetscape along Victoria Road frontage



NARROWED BUILDING DEPTHS

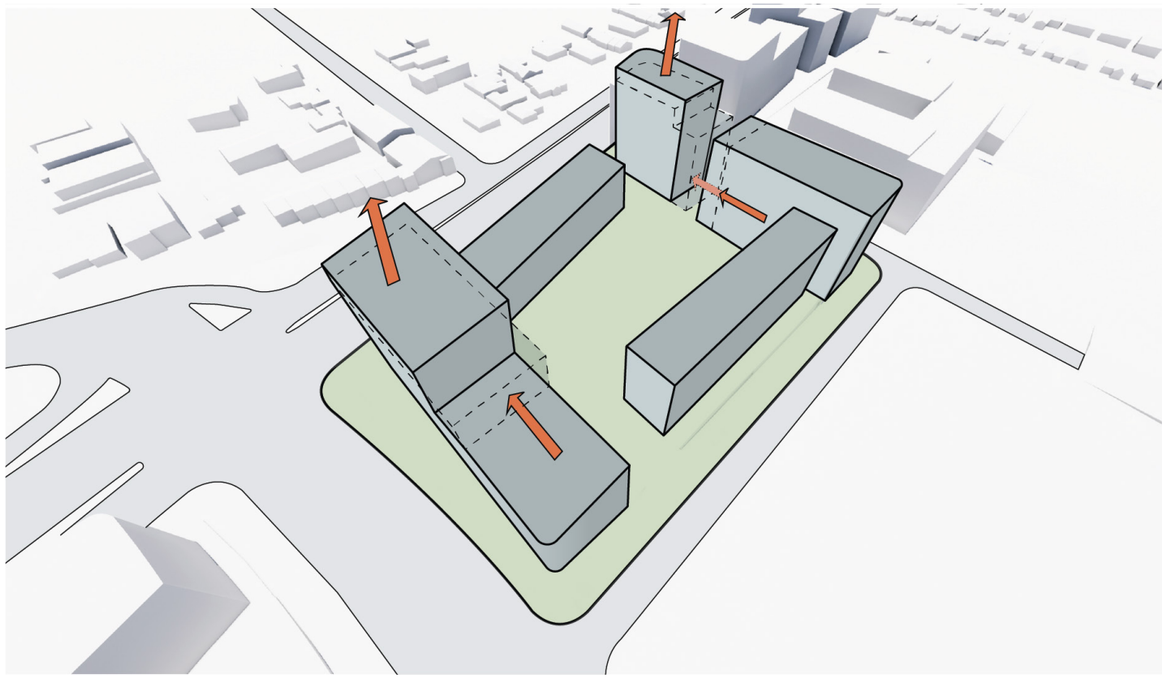
+ To increase apartment amenity
+ Increases internal courtyard area



PROVIDE BUILDING BREAKS

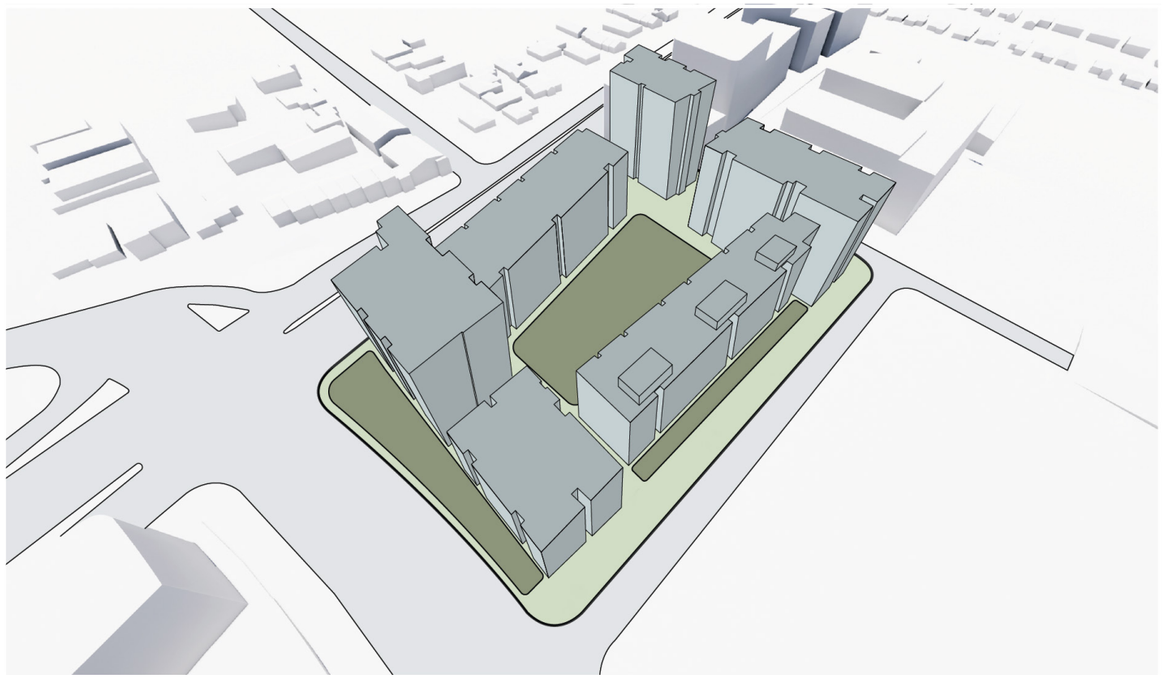
+ Building separation to western building form improves amenity and visual connections between NSR-2 and the Communal open space
+ Increased building separation in north-east corner improves visual amenity and enhances the significant site entry
+ Emphasise key access through western break by minimising separation in the south-west corner

KEY MOVES



MODIFIED BUILDING HEIGHTS

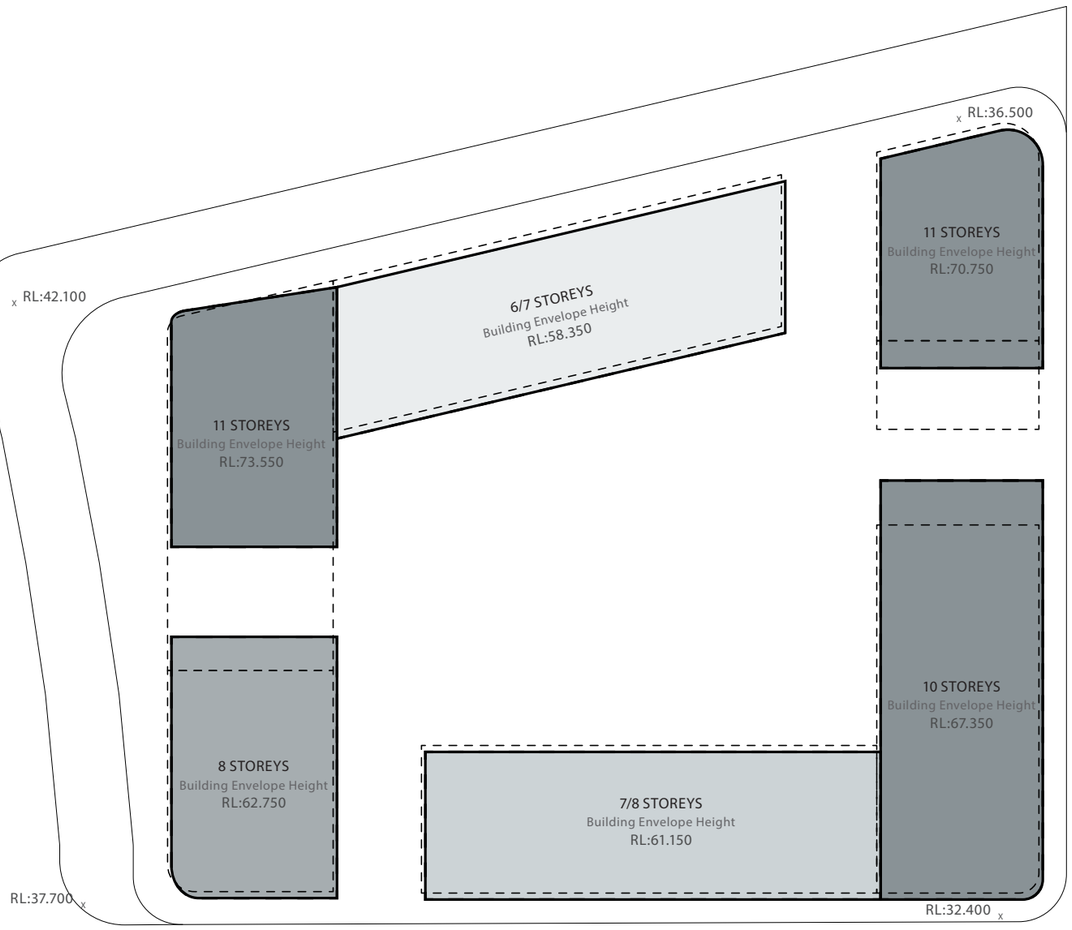
+ Reduces overshadowing to neighbouring developments



RICH AND DIVERSE ARCHITECTURE

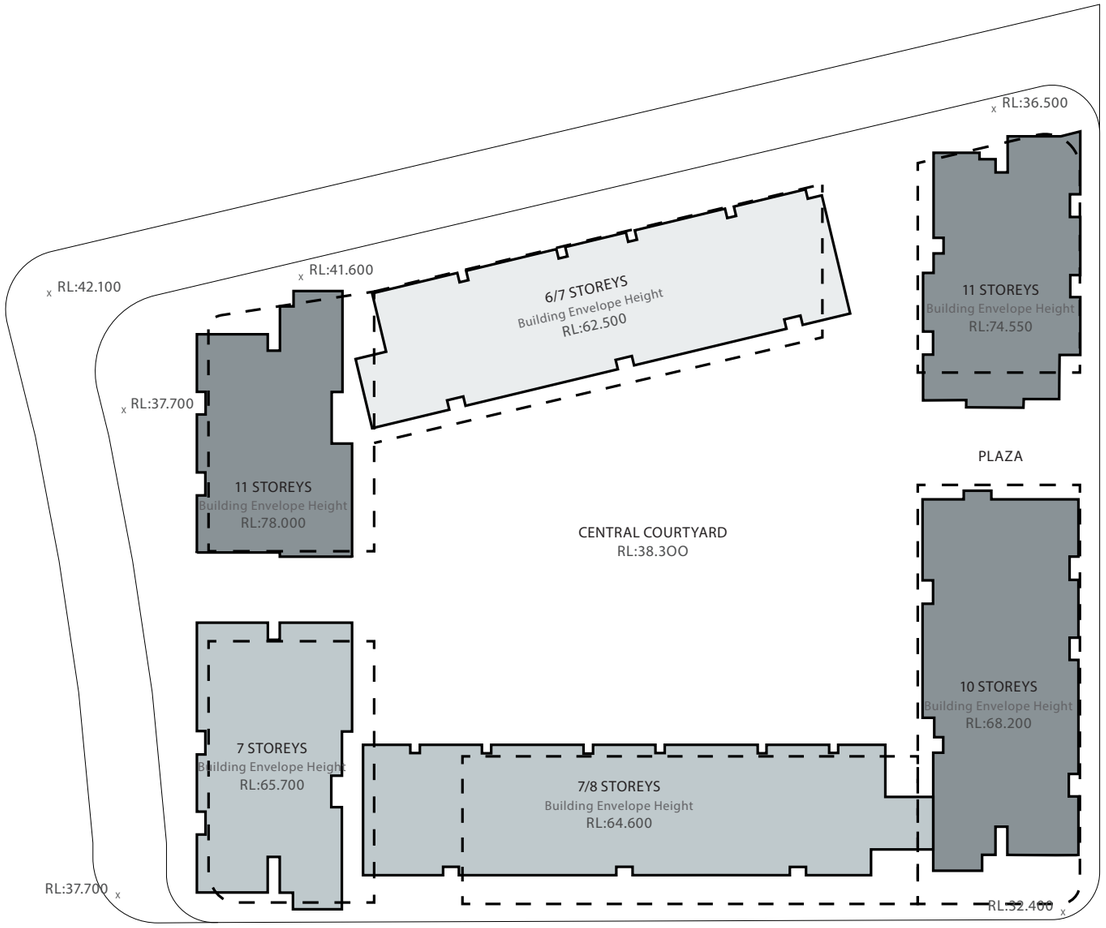
+ Articulate building form
+ Reinforce 2 distinct architectural characters

BUILDING ENVELOPE COMPARISON



CONCEPT PROPOSAL MODIFICATION

Approved building envelopes shown dashed



DEVELOPMENT APPLICATION

Proposed building envelopes shown dashed

* Storey heights are shown relative to adjoining street levels

03. 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.

The proposal achieves a density consistent with the approved Concept Proposal (as amended).

Through considered built form the proposed development achieves the approved density while meeting the amenity requirements set out within the Apartment Design Guidelines including building separation, communal open space, deep soil zones, solar access and natural ventilation while responding to the surrounding transitional built context.

04. 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.

This site presents a key urban renewal opportunity with potential to fulfil fundamental sustainable outcomes by successfully accommodating higher density living on this site.

In addition to this strategic sustainability, careful consideration has been given to enabling the highest amenity possible to individual apartments regarding:

+ Good access to winter sun and natural ventilation
+ Minimising noise impacts from Victoria Road
+ All corridor and lobby spaces are naturally lit and ventilated
+ Proposed materials to external areas are robust to ensure longevity and sustainably sourced to ensure that their embodied energy is managed appropriately
+ Communal open space is orientated and located to ensure its use year round
+ Substantial landscaping
+ Proximity to public transport
+ Meeting extended BASIX targets

Northrop have prepared a detailed ESD and Basix assessment that is included in this development application.

05. 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.

The landscape design aims to compliment and echo the built architectural form. Landscape and the built form will appear seamless and cohesive across the development site, mediate the scale of the built form and provide visual amenity. The landscape design is conscious of its current and future context within the wider Melrose Park development and will set a precedent for future development.

The sites current natural features will be retained and enhanced by retention of existing native vegetation on site and maintaining existing site levels wherever possible. Retention of native vegetation can be seen in the northern landscape setback to Victoria Road. The landscape design provides and encourages equality of access and diversity of functional and comfortable spaces for all users. Spaces within the development will foster a sense of belonging and community for residents and visitors by providing moments in the landscape for play and social interaction.

Providing a clear address and entry to the east, the plaza space forms a visual focus at the end of EWR-1, creating an address for the shops, and provides a connection to the central courtyard. This space fosters gathering and movement through the site, connecting the street and Boulevard Park to the residents central courtyard.

06. 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, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

The development provides the following mix of apartments and sizes:

+ 4% Studio apartments [35-45m2]
+ 37% One bedroom and one bedroom + study apartments [54-59m2]
+ 49% Two bedroom and two bedroom + study apartments [75-88m2]
+ 10% Three bedroom apartments [95-105m2]

with

+ 20% meeting Silver Level Livable Housing standards
+ 10% meeting adaptable standards

Individual apartment design provides good levels of amenity through the following:

+ Provision of functional, efficient and flexible internal layouts that deliver appropriate room sizes and proportions.
+ Apartments are orientated to maximise exposure to natural light with a minimal number of south facing dwellings
+ Apartments are configured to maximise cross and natural ventilation with cross-through apartments account for approximately half of the apartment types in buildings 3 and 6
+ Private open space delivered via balconies and courtyards meet or exceed minimum ADG requirements and are directly accessible from all internal living areas and have a functional area and configuration conducive to recreational use.
+ Provision of adequate storage within the apartment with additional basement storage including additional bicycle parking

Common areas of the development provide good levels of amenity through the following:

+ Communal open space achieves 35% of the site area and will provide a mix of passive and active recreational opportunities. The central courtyard provides a pleasant outlook for all buildings with significant and well considered quality landscaping and resident amenities. This is inclusive of communal open space located on the Building 3 roof terrace, which is provided with soft landscaping, shaded seating areas, and looks over the central courtyard.
+ Ground floor building entries are conceived as outdoor landscaped lobbies
+ Corridor and lobby spaces enjoy access to views and are naturally lit and ventilated

07. 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.

The proposal has been designed to minimise the opportunities for anti-social behaviour in accordance of CPTED principles of surveillance, access control, territorial reinforcement and space management. This approach includes:

+ Principle building entrances are clearly defined and highlighted through the use of building form and the articulation of materials.
+ Retail shops have shopfronts on NSR-3 frontage that allows good surveillance of the street.
+ Private open space and living areas are located along street frontages and communal open space to provide activated spaces that allow good surveillance of surrounds.
+ A secure entry system linked to the apartments allows access through the external entry points upon confirmation from inside.
+ Basement carpark layouts are designed to minimise opportunities for alcoves. Columns and walls do not obstruct sight lines and the car parking spaces are generally open. Residential and commercial carparks have a shared entrance, with a separate queuing area prior to the secured entry to the residential capark.
+ Increased pedestrian traffic will be a result of this development, increasing the feeling of safety for residents and pedestrians.

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.

The proposed development provides diverse housing choices. A mix of studio, 1 bedroom, 1 bedroom + study, 2 bedroom, 2 bedroom + study and 3 bedroom apartments have been designed with a range of internal areas. 10% of units are adaptable for the needs of people with disabilities, whilst facilitating inter-generational changes and evolving lifestyles. 20% of units meet livable housing standards, and are immediately more accessible to the ageing population without compromising amenity. Variety in height above ground, aspect and outlook within apartment types will result in market price differentiation.

The central courtyard, plaza and roof terrace will encourage social interaction amongst residents and neighbours, supporting the communal life of the building and establishing a distinct sense of communal place.

The retail entry is clearly differentiated to provide a mix of character and uses that promote a pedestrian connection from NSR-3. The retail also relates to the NSR-3 Boulevard Park and retail tenancy in the neighbouring VRS Stage 1. The retail tenancies provides an active frontage along NSR-3.

09. 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.

The proposal aims to present a collection of buildings rather than a single building while establishing an appealing and cohesive identity to the proposed development. Attention has been made to intentionally differentiate the architectural character between the varied building masses.

A language of material and colour change differentiates the multiple building entrances and lobbies, facades are modern in language and reflect contemporary building methods and include various techniques to create visual and textural interest including:

+ Articulated depth of solid textured mass elements - eg. face brick podiums, contrasted with smooth walls.
+ Careful consideration was given to articulate and differentiate separate characters for all six buildings and to give visual prominence to all four street corners, and the retail entry and pedestrian connection located at the end of EWR-1.
+ Subtle changes in façade detail in orientation to create interesting shadow effects and increase appearance of depth.
+ A terrace-style language for the buildings running east-west provides a lower, finer grain articulation.
+ The building mass is articulated into smaller elements to create a variety facades, textures and architectural character, and to better relate to the human scale.
+ The façade design incorporates vertical frames connecting from ground to roof level expressed as free standing structures capping the tops of buildings

The combination of these approaches is considered compatible with the future desired architectural character of the area.

Material selection includes components which are long lasting and weather naturally, have a finer grain and texture to achieve a more appropriate human scale within the urban environment. Proposed colours utilised are those which are found naturally. This is to establish a more subtle visual dialogue with the surrounding context and landscaping.

Through Site Link between Buildings 3 and 4

Lobby entry into Building 2

Building 1 and 2 gap, looking West

Plaza between Buildings 1 and 2

Building 1 entry plaza from Victoria Road

3.0 SEPP 65 COMPLIANCE CHECKLIST

SEPP 65
COMPLIANCE CHECKLIST
MELROSE PARK - VICTORIA ROAD SITE STAGE 4 DA

ISSUES

Issue	Date	Reason for Issue	Comment	Checked	Approved
1	14.05.2020	DA Issue		RD	JK
2	11.09.2020	Amended DA Issue		RD	JK

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
PART 3	SITING THE DEVELOPMENT				
3A	SITE ANALYSIS				
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				
3A-1.1	Each element in the Site Analysis Checklist should be addressed (see Appendix 1 in ADG)		•	Complies – refer to approved Concept Proposal & Design Report.	✓
3B	ORIENTATION				
Objective 3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development				
3B-1.1	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1 in ADG)		•	Generally complies – buildings define street frontages. 11 major building and communal open space entries provided and located on all streets, except NSR-2 which has direct entry to some ground floor apartments.	✓
3B-1.2	Where the street frontage is to the east or west, rear buildings are orientated to the north		•	Street frontages on all 4 sides. The buildings are oriented to maximise solar access to apartments. Apartment layouts optimize solar access within the development.	N/A
3B-1.3	Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2 in ADG)		•	Refer 3B-1.2.	N/A
Objective 3B-2	Overshadowing of neighbouring properties is minimised during mid-winter				
3B-2.1	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access		•	Complies.	✓
3B-2.2	Solar access to living rooms, balconies and private open spaces of neighbours should be considered		•	Complies - refer to DA4-961, 962 & 963 Sun Eye Views. Refer 3B-2.4.	✓
3B-2.3	Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%		•	No adjoining property.	N/A
3B-2.4	If the proposal will reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy		•	Approved neighbouring buildings in VRS Stages 2 & 3 achieve ADG minimum solar access based on approved building envelope for VRS Stage 4.	✓

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3B-2.5	Overshadowing is minimised to the south or downhill by increased upper level setbacks		•	Complies – Building 3 setback has been increased and other buildings are within Concept Plan building envelopes - refer to DA4-960.	✓
3B-2.6	It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development		•	No adjoining properties.	N/A
3B-2.7	A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings		•	Complies – approved neighbouring buildings in VRS Stages 2 & 3 have solar panels above Level 7.	✓
3C	**PUBLIC DOMAIN INTERFACE**				
Objective 3C-1	Transition between private and public domain is achieved without compromising safety and security				
3C-1.1	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate		•	Generally complies – the site is subject to a substantial level change on all street frontages, limiting direct street entry. All buildings have direct street entry, but only one of three Building 6 lobbies have street entry from Victoria Road, and access is provided to all lobbies at ground floor level. Some apartment courtyards have direct street entry on all street frontages.	✓
3C-1.2	Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1 in ADG)		•	Complies.	✓
3C-1.3	Upper level balconies and windows should overlook the public domain		•	Complies.	✓
3C-1.4	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls is limited to 1m		•	Generally complies – apartments facing all streets have visually permeable fence / landscape treatments. Locating all apartments at 0.5m overland flow freeboard height along sloping streets results in some solid walls exceeding 1m height. The transition between road and residential levels is modulated by planter walls that are sculptural in incorporate stair and ramp entries to buildings and provide opportunities for planting at street level.	✓
3C-1.5	Length of solid walls should be limited along street frontages		•	Generally complies – walls incorporate stair and ramp entries to buildings and communal open space, and carpark / services entries, reducing the apparent length.	✓
3C-1.6	Opportunities should be provided for casual interaction between residents & the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets.		•	Complies - 11 major building and communal open space entries provided.	✓
3C-1.7	In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • Architectural detailing • Changes in materials • Plant species • Colours		•	Complies – building entries incorporate areas for individual material and colour selections to differentiate buildings.	✓
3C-1.8	Opportunities for people to be concealed should be minimised		•	Complies.	✓
Objective 3C-2	Amenity of the public domain is retained and enhanced				
3C-2.1	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking		•	Complies.	✓
3C-2.2	Mail boxes are located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided		•	Complies - mailboxes are located outside the entry door of apartment lobbies, except for Buildings 1 and Building 6 where mailboxes are located at the Victoria Road COS entry.	✓
3C-2.3	The visual prominence of underground car park vents should be minimised and located at a low level where possible		•	Complies.	✓
3C-2.4	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view		•	All service areas are concealed in the basement except for the substation, main switch room and supermarket plantroom, which are located in recesses in the NSR–3 frontage.	✓
3C-2.5	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels		•	Generally complies – some ramping is required at street entries to achieve overland flow freeboard levels.	✓
3C-2.6	Durable, graffiti resistant and easily cleanable materials should be used		•	Complies - durable, robust materials are proposed ground floor / public areas.	✓

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3C-2.7	Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking		•	Complies – retail with extensive glazing, two major entries, two townhouse apartments with direct street entry, a resident work-from-home office / meeting room, and resident bike store are located on the frontage to the NSR-3 Boulevard Park.	✓
3C-2.8	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking		•	Generally complies – carparking areas are only exposed above street level at the carpark entry on the EWR–2 frontage.	✓
3D	COMMUNAL AND PUBLIC OPEN SPACE				
Objective 3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping				
3D-1.1	Communal open space has a minimum area equal to 25% of the site (see figure 3D.3 in ADG)	•		Complies – 35% of the site Site area – 12,935sqm Required – 3,235sqm Provided – 4,588sqm Including 790sqm communal open space on the Building 3 roof terrace. Refer to DA4-966 – ADG Open Space / Deep Soil.	✓
3D-1.2	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 9am and 3pm on 21 June (mid-winter)	•		Complies – 51% of 818sqm principle usable space at ground level, plus Building 3 roof terrace provides additional solar access. Refer to drawing DA4-967 – ADG Open Space – Solar Access.	✓
3D-1.3	Communal open space should be consolidated into a well-designed, easily identified and usable area		•	Complies.	✓
3D-1.4	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions		•	Complies.	✓
3D-1.5	Communal open space should be co-located with deep soil areas		•	Generally complies – communal open space in north-west corner of site is co-located with an extensive deep soil zone.	✓
3D-1.6	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies		•	Complies.	✓
3D-1.7	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof		•	Not applicable – communal open space is at street level at north-east and south-west corner entries, but a roof terrace is also provided on Building 3.	N/A
3D-1.8	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space		•		N/A
Objective 3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting				
3D-2.1	Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms		•	Complies – refer to landscape drawings.	✓
3D-2.2	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts		•	Complies – refer to landscape drawings.	✓
3D-2.3	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tank		•	Generally complies – carpark exhaust outlet integrated into communal open space – refer to landscape drawings.	✓
Objective 3D-3	Communal open space is designed to maximise safety				
3D-3.1	Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies		•	Complies.	✓
3D-3.2	Communal open space should be well lit		•	Can comply.	✓
3D-3.3	Where communal open space/facilities are provided for children and young people they are safe and contained		•	Complies – the extensive central communal open space provides a range of active and passive recreation opportunities and is secured.	✓

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Objective 3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood				
3D-4.1	The public open space should be well connected with public streets along at least one edge		•	No public open space.	N/A
3D-4.2	The public open space should be connected with nearby parks and other landscape elements		•		N/A
3D-4.3	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid		•		N/A
3D-4.4	Solar access should be provided year round along with protection from strong winds		•		N/A
3D-4.5	Opportunities for a range of recreational activities should be provided for people of all ages		•		N/A
3D-4.6	A positive address and active frontages should be provided adjacent to public open space		•		N/A
3D-4.7	Boundaries should be clearly defined between public open space and private areas		•		N/A
3E	**DEEP SOIL ZONES**				
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				
3E-1.1	Deep soil zones are to meet the following minimum requirements: Site area: < 650m² — Minimum dimensions: - — Deep soil zone (% of site area): 7% Site area: 650m²-1,500m² — Minimum dimensions: 3m — Deep soil zone (% of site area): 7% Site area: > 1,500m² — Minimum dimensions: 6m — Deep soil zone (% of site area): 7% Site area: > 1,500m² with significant existing tree cover — Minimum dimensions: 6m — Deep soil zone (% of site area): 7%		•	Complies – 8.2% of site with minimum 6m dimension. Site area: 12,935sqm Deep soil required: 905sqm Deep soil achieved: 1,066sqm	✓
3E-1.2	On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: • 10% of the site as deep soil on sites with an area of 650m²-1,500m² • 15% of the site as deep soil on sites greater than 1,500m2		•	Not compliant 13.5% of site Site area: 12,935sqm Deep soil required: 1,940sqm Deep soil achieved: 1,749sqm >6m = 1,066sqm >3m<6m = 683sqm Excluded from the deep soil calculation is 287sqm of 3m soil depth in the communal open space. This equates to 861m³ of soil; a suitable volume for 25 medium trees or 5 large trees, or a mix of both, in accordance with ADG Part 4P - Planting on Structures recommendations.	✓
3E-1.3	Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: • basement and sub-basement car park design that is consolidated beneath building footprints • use of increased front and side setbacks • adequate clearance around trees to ensure long term health • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil		•	Not applicable – no existing trees located in main deep soil areas. Increased ground levels along the northern frontage for the NSR-2 slip lane and future Victoria Road widening do not allow the retention of existing trees.	N/A
3E-1.4	Achieving the design criteria may not be possible on some sites including where: • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) • there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure		•		N/A
3F	**VISUAL PRIVACY**				
Objective 3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy				
3F-1.1	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required 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 (9+ 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 figure 3F.2 in ADG) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties		•	Generally complies – where less than ADG minimum separation in breaks between Buildings 1 & 2 and Buildings 4 & 5, balconies are provided with privacy screens and secondary windows for cross ventilation have obscured glazing for visual privacy. Refer to drawings DA4-203 – DA4-214 floor plans. Refer to 3F-1.6 for visual privacy across internal corners.	✓
3F-1.2	Generally one step in the built form as the height increases due to building		•		

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	separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance			Complies.	✓
3F-1.3	For residential buildings next to commercial buildings, separation distances should be measured as follows: • for retail, office spaces and commercial balconies use the habitable room distances • for service and plant areas use the non-habitable room distances		•		N/A
3F-1.4	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: • site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) • on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4 in ADG)		•	Complies.	✓
3F-1.5	Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5 in ADG)		•		N/A
3F-1.6	Direct lines of sight should be avoided for windows and balconies across corners		•	Complies – care has been taken to provide differing private open space view orientations when close to neighbouring apartments and to provide privacy screens to avoid direct sightlines at ≤45° from view orientation and ≤12m between windows and balconies in neighbouring apartments. Refer to DA4-209 for sightline analysis diagrams.	✓
3F-1.7	No separation is required between blank walls		•		N/A
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				
3F-2.1	Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: • setbacks • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation		•	Complies – a combination of solid fencing, some elevated courtyards & generous landscape buffers provided to ground floor apartments adjacent communal open space.	✓

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	to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies				
3F-2.2	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas		•	Complies – courtyard walls and landscape buffer provided at Building 6 Level 8 terrace connection between lift lobbies.	✓
3F-2.3	Balconies and private terraces should be located in front of living rooms to increase internal privacy		•	Complies – some apartments have additional balconies in front of bedrooms.	✓
3F-2.4	Windows should be offset from the windows of adjacent buildings		•	Complies.	✓
3F-2.5	Recessed balconies and/or vertical fins should be used between adjacent balconies		•	Complies.	✓
3G	**PEDESTRIAN ACCESS AND ENTRIES**				
Objective 3G-1	Building entries and pedestrian access connects to and addresses the public domain				
3G-1.1	Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge		•	Generally complies – 11 major building and communal open space entries provided and located on all streets, except NSR-2 which has direct entry to some ground floor apartments.	✓
3G-1.2	Entry locations relate to the street and subdivision pattern and the existing pedestrian network		•	Complies.	✓
3G-1.3	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries		•	Complies.	✓
3G-1.4	Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries		•	Complies.	✓
Objective 3G-2	Access, entries and pathways are accessible and easy to identify				
3G-2.1	Building access areas including lift		•	Complies.	✓

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	lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces				
3G-2.2	The design of ground floors and underground car parks minimise level changes along pathways and entries		•	Generally complies – some ramping is required at street entries to achieve overland flow freeboard levels.	✓
3G-2.3	Steps and ramps should be integrated into the overall building and landscape design		•	Complies.	✓
3G-2.4	For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3 in ADG)		•	Can comply.	✓
3G-2.5	For large developments electronic access and audio/video intercom should be provided to manage access		•	Can comply.	✓
Objective 3G-3	Large sites provide pedestrian links for access to streets and connection to destinations				
3G-3.1	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport		•	No pedestrian through sites links provide – consistent with the approved Concept Plan.	N/A
3G-3.2	Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate		•		N/A
3H	**VEHICLE ACCESS**				
Objective 3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes				
3H-1.1	Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the façade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed		•	Generally complies – carpark and service entry doors are located at minimum queuing distances from boundary – visible interior spaces can comply.	✓
3H-1.2	Car park entries should be located behind the building line		•	Generally complies – service vehicle entry is located behind the building line. Carpark entry is located forward of the building line (but not within minimum setback) to provide acoustic and visual separation to apartments above. The carpark entries are integrated into the landscape design for the EWR-2 frontage.	✓
3H-1.3	Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout		•	Complies.	✓
3H-1.4	Car park entry and access should be located on secondary streets or lanes where available		•	Complies.	✓
3H-1.5	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided		•	Complies – reduced driveway widths have been provided as recommended in Pre-Lodgement Advice – refer to traffic report.	✓
3H-1.6	Access point locations should avoid headlight glare to habitable rooms		•	Complies.	✓
3H-1.7	Adequate separation distances should be provided between vehicle entries and street intersections		•	Generally complies – service vehicle entry is located at the lowest point of the Site which is less than AS 2890.1 recommended distance from NSR-3 intersection, but low frequency usage - refer to traffic report.	✓
3H-1.8	The width and number of vehicle access points should be limited to the minimum		•	Complies – vehicle access points are aggregated on EWR-2 frontage. Residential and commercial carpark entries have been combined as recommended in Pre-Lodgement Advice – refer to traffic report.	✓
3H-1.9	Visual impact of long driveways should be minimised through changing alignments and screen planting		•	Complies – short driveways provided.	✓
3H-1.10	The need for large vehicles to enter or turn around within the site should be avoided		•	Unavoidable – DCP requires on-site garbage collection and supermarket requires HRV service access.	✓
3H-1.11	Garbage collection, loading and servicing areas are screened		•	Complies – in basement.	✓
3H-1.12	Clear sight lines should be provided at pedestrian and vehicle crossings		•	Complies.	✓
3H-1.13	Traffic calming devices such as changes in paving material or textures should be used where appropriate		•	Can comply.	✓
3H-1.14	Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials • level changes • the use of landscaping for separation		•	Complies.	✓
3J	**BICYCLE AND CAR PARKING**				
Objective 3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas				
3J-1.1	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop	•		Complies – some reduction in parking provided based on proximity to public transport – refer to traffic report.	✓

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	• in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres 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				
3J-1.2	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site		•	Complies – 10 carshare spaces included in basement.	✓
3J-1.3	Where less car parking is provided in a development, council should not provide on street resident parking permits		•		N/A
Objective 3J-2	Parking and facilities are provided for other modes of transport				
3J-2.1	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters.		•	Complies.	✓
3J-2.2	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas		•	Complies.	✓
3J-2.3	Conveniently located charging stations are provided for electric vehicles, where desirable		•	Can comply.	✓
Objective 3J-3	Car park design and access is safe and secure				
3J-3.1	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces		•	Complies.	✓
3J-3.2	Direct, clearly visible and well lit access should be provided into common circulation areas		•	Can comply.	✓
3J-3.3	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs		•	Complies.	✓
3J-3.4	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards		•	Can comply.	✓

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Objective 3J-4	Visual and environmental impacts of underground car parking are minimised				
3J-4.1	Excavation should be minimised through efficient car park layouts and ramp design		•	Complies.	✓
3J-4.2	Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles		•	Complies.	✓
3J-4.3	Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites		•	Generally complies – carpark area is only exposed above street level at the carparking entry on EWR-2 frontage.	✓
3J-4.4	Natural ventilation should be provided to basement and sub-basement car parking areas		•	Does not comply – natural ventilation of three storey deep basement is not feasible.	✗ Minor
3J-4.5	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design		•	Complies.	✓
Objective 3J-5	Visual and environmental impacts of on-grade car parking are minimised				
3J-5.1	On-grade car parking should be avoided		•	Complies.	✓
3J-5.2	Where on-grade car parking is unavoidable, the following design solutions are used: • parking is located on the side or rear of the lot away from the primary street frontage • cars are screened from view of streets, buildings, communal and private open space areas • safe and direct access to building entry points is provided • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • stormwater run-off is managed appropriately from car parking surfaces • bio-swales, rain gardens or on site detention tanks are provided, where appropriate • light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving		•		N/A
Objective 3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised				
3J-6.1	Exposed parking should not be located along primary street frontages		•	Complies.	✓
3J-6.2	Screening, landscaping and other design elements including public art		•	Complies.	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	should be used to integrate the above ground car parking with the facade. Design solutions may include: • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9 in ADG)				
3J-6.3	Positive street address and active frontages should be provided at ground level		•	Complies.	✓
PART 4	**DESIGNING THE BUILDING**				
4A	**SOLAR AND DAYLIGHT ACCESS**				
Objective 4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space				
4A-1.1	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	•		Generally complies – 74% of apartments receive 2hrs direct sunlight – refer to DA4-961 –DA4-963 Sun Eye Views and DA4-964 Solar Access Diagram. 15% of apartments receiving 2hrs direct sunlight are west facing apartments achieving 2hrs direct sunlight between 1:30 and 3:30 pm. Refer to detailed explanation on page 51.	✓
4A-1.2	In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter	•			N/A
4A-1.3	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	•		Complies - 4% of apartments receive no direct sunlight. Refer to DA4-961 - DA4-963 Sun Eye Views and DA4-964 Solar Access Diagram.	✓
4A-1.4	The design maximises north aspect and the number of single aspect south facing apartments is minimised		•	Complies – only 7 (2%) single aspect south facing apartments.	✓
4A-1.5	Single aspect, single storey apartments should have a northerly or easterly aspect		•	Generally complies – 59 (32%) of single aspect apartments (185) have west and south aspects.	✓
4A-1.6	Living areas are best located to the north and service areas to the south and west of apartments		•	Complies - where orientation permits.	✓
4A-1.7	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows		•	Complies - the number of corner apartments and through apartments with dual aspect has been maximised.	✓
4A-1.8	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m^2 of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes		•	Complies.	✓
4A-1.9	Achieving the design criteria may not be possible on some sites. This includes: • where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source • on south facing sloping sites • where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective		•		N/A
Objective 4A-2	Daylight access is maximised where sunlight is limited				
4A-2.1	Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms		•	Complies.	✓
4A-2.2	Where courtyards are used: • use is restricted to kitchens, bathrooms and service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved		•		N/A

3.0 SEPP 65 COMPLIANCE CHECKLIST

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4A-2.3	Opportunities for reflected light into apartments are optimised through: • reflective exterior surfaces on buildings opposite south facing windows • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light • integrating light shelves into the design • light coloured internal finishes		•	Can comply – subject to future interior design.	✓
Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months				
4A-3.1	A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas • shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting • horizontal shading to north facing windows • vertical shading to east and particularly west facing windows • operable shading to allow adjustment and choice • high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)		•	Generally complies – some east and west facing 1 Bed apartments have minimal shading of living room glazing. Good horizontal shading provided to north facing and majority of east and west facing apartments.	✓
4B	**NATURAL VENTILATION**				
Objective 4B-1	All habitable rooms are naturally ventilated				
4B-1.1	The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms		•	Complies - the number of corner apartments and through apartments with dual aspect has been maximised.	✓
4B-1.2	Depths of habitable rooms support natural ventilation.		•	Generally complies.	✓
4B-1.3	The area of unobstructed window openings should be equal to at least 5% of the floor area served		•	Complies - refer to BASIX report for detail.	✓
4B-1.4	Light wells are not the primary air source for habitable rooms		•		N/A
4B-1.5	Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors		•	Complies.	✓
Objective 4B-2	The layout and design of single aspect apartments maximises natural ventilation				
4B-2.1	Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3 in ADG)		•	Complies.	✓
4B-2.2	Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells		•	Complies - the number of corner apartments and through apartments with dual aspect has been maximised. 2% of apartments are provided with clerestory windows for natural cross ventilation. 2% are single aspect studio apartments achieve natural ventilation through cross ventilated lobbies.	✓
Objective 4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents				
4B-3.1	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	•		Complies – 60% of apartments are naturally cross ventilated. 4% of cross ventilated apartments achieve natural cross ventilation with operable highlight windows. 4% are single aspect studio apartments cross ventilated through open lobbies. Refer to detailed explanation on page 50.	✓
4B-3.2	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	•		Complies – overall depth ~15m maximum.	✓
4B-3.3	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths		•	Complies.	✓
4B-3.4	In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4 in ADG).		•	Complies.	✓
4B-3.5	Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow		•	Complies.	✓
4B-3.6	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow		•	Complies.	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4C	**CEILING HEIGHTS**				
Objective 4C-1	Ceiling height achieves sufficient natural ventilation and daylight access				
4C-1.1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Min. ceiling heights for apartment and mixed use buildings Habitable rooms: 2.7m Non-habitable: 2.4m 2 storey apartments: 2.7 for main living area floor; 2.4 for second floor, where its area does not exceed 50% of the apartment area Attic spaces: 1.8m at edge of room with a 30 degree minimum slope If located in mixed use areas: 3.3m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired	•		Generally complies. Ceiling heights in kitchens may be reduced to 2.4m to accommodate services. Additional ceiling height is provided for retail tenancies at Level 1 and not for ground floor apartments.	✓
4C-1.2	Ceiling height can accommodate use of ceiling fans for cooling and heat distribution		•	Can comply.	✓
Objective 4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms				
4C-2.1	A number of the following design solutions can be used: • the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces • well-proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings • ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist		•	Can comply.	✓
Objective 4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building				
4C-3.1	Ceiling heights of lower level apartments in centres should be greater than the minimum required by		•	Not located in a centre.	N/A

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1 in ADG)				
4D	**APARTMENT SIZE AND LAYOUT**				
Objective 4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity				
4D-1.1	Apartments are required to have the following minimum internal areas: Studio: 35m² 1 bedroom: 50m² 2 bedroom: 70m² 3 bedroom: 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each	•		Complies.	✓
4D-1.2	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	•		Complies.	✓
4D-1.3	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)		•	Complies.	✓
4D-1.4	A window should be visible from any point in a habitable room		•	Generally complies – direct line of sight from all parts of a room to windows is not available in some studies in larger apartments.	✓
4D-1.5	Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits		•	Complies.	✓
Objective 4D-2	Environmental performance of the apartment is maximised				
4D-2.1	Habitable room depths are limited to a maximum of 2.5 x the ceiling height	•		Complies.	✓
4D-2.2	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	•		Generally complies – measured to the face of cupboards on the kitchen rear wall.	✓
4D-2.3	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted		•		N/A

3.0 SEPP 65 COMPLIANCE CHECKLIST

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	maximum depths				
4D-2.4	All living areas and bedrooms should be located on the external face of the building		•	Complies.	✓
4D-2.5	Where possible: • bathrooms and laundries should have an external openable window • main living spaces should be oriented toward the primary outlook and aspect and away from noise sources		•	Does not comply - bathroom & laundries are internalised as external outlook is better utilised by habitable rooms. Main living areas are orientated away from noise sources except for north facing apartments on the Victoria Road frontage (20% of total apartments), the majority at levels 2-7 have wintergardens to reduce traffic noise.	✗ Minor ✓
Objective 4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs				
4D-3.1	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	•		Complies.	✓
4D-3.2	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	•		Complies.	✓
4D-3.3	Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments	•		Complies.	✓
4D-3.4	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	•		Complies.	✓
4D-3.5	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas		•	Complies.	✓
4D-3.6	All bedrooms allow a minimum length of 1.5m for robes		•	Complies.	✓
4D-3.7	The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high		•	Complies.	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4D-3.8	Apartment layouts allow flexibility over time, design solutions may include: • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) • efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms		•	Generally complies.	✓
4E	**PRIVATE OPEN SPACE AND BALCONIES**				
Objective 4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity				
4E-1.1	All apartments are required to have primary balconies as follows: Dwelling type / Minimum area / Minimum depth Studio apartments: $4m^2$ / - 1 bedroom apartments: $8m^2$ / 2m 2 bedroom apartments: $10m^2$ / 2m 3+ bedroom apartments: $12m^2$ / 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m	•		Complies.	✓
4E-1.2	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 $15m^2$ and a minimum depth of 3m	•		Generally complies – some ground level apartments have less than 15sqm – additional communal open space provided – see below.	✓
4E-1.3	Increased communal open space should be provided where the number or size of balconies are reduced		•	10% additional communal open space provided over the 25% minimum, including roof terrace.	✓
4E-1.4	Storage areas on balconies is additional to the minimum balcony size		•		N/A
4E-1.5	Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above • close proximity to road, rail or other		•	Generally complies – except for apartments with north facing balconies on Victoria Road (20% of total apartments) which have wintergardens (50%) or	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	noise sources • exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated			blade walls at sides to reduce traffic noise.	
Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents				
4E-2.1	Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space		•	Complies.	✓
4E-2.2	Private open spaces and balconies predominantly face north, east or west		•	Generally complies – except for a small number of south facing balconies (4% of total).	✓
4E-2.3	Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms		•	Complies.	✓
Objective 4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building				
4E-3.1	Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They 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. Solid and partially solid balustrades are preferred		•	Generally complies - partially solid fences and elevated courtyards at ground floor level.	✓
4E-3.2	Full width, full height glass balustrades alone are generally not desirable		•	Complies.	✓
4E-3.3	Projecting balconies should be integrated into the building design and the design of soffits considered		•	Complies.	✓
4E-3.4	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind		•	Generally complies - the majority of balconies have blade walls at the sides to control sun and wind and 10% of apartments have wintergardens.	✓
4E-3.5	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue		•	Complies.	✓
4E-3.6	Downpipes and balcony drainage are integrated with the overall facade and building design		•	Can comply.	✓
4E-3.7	Air-conditioning units should be located		•	Complies.	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	on roofs, in basements, or fully integrated into the building design				
4E-3.8	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design		•	Dryers provided.	N/A
4E-3.9	Ceilings of apartments below terraces should be insulated to avoid heat loss		•	Can comply.	✓
4E-3.10	Water and gas outlets should be provided for primary balconies and private open space		•	Can comply.	✓
Objective 4E-4	Private open space and balcony design maximises safety				
4E-4.1	Changes in ground levels or landscaping are minimised		•	Complies.	✓
4E-4.2	Design and detailing of balconies avoids opportunities for climbing and falls		•	Can comply.	✓
4F	**COMMON CIRCULATION & SPACES**				
Objective 4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments				
4F-1.1	The maximum number of apartments off a circulation core on a single level is eight	•		Generally complies – 6 circulation cores serve ≤4 apartments per floor. 3 circulation cores serve 5-7 apartments per floor. Up to 11 apartments per floor in Building 2 as a result of Pre-Lodgement Advice recommendation to relocate break between Buildings 1 & 2.	✓
4F-1.2	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	•		Complies.	✓
4F-1.3	Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors		•	Generally complies.	✓
4F-1.4	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground		•	Complies.	✓
4F-1.5	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors		•	Complies.	✓
4F-1.6	Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating • wider areas at apartment entry doors and varied ceiling heights		•	Generally complies – 7 circulation cores have corridors of less than 12m (6 with corridors of 3m). 3 circulation cores have corridors of up to 36m. Ceiling height can be varied to articulate long corridors.	✓

3.0 SEPP 65 COMPLIANCE CHECKLIST

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4F-1.7	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments		•	Complies – 6 of 10 building cores allow for through apartments.	✓
4F-1.8	Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity		•	Generally complies – refer 4F-1.1. Building 2 northern fire stair relocated to provide additional outlook, daylight and natural ventilation in response to DEAP recommendation.	✓
4F-1.9	Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level		•	Complies.	✓
4F-1.10	Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled		•	Complies.	✓
Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents				
4F-2.1	Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines		•	Complies.	✓
4F-2.2	Tight corners and spaces are avoided		•	Complies – ≥1600m width.	✓
4F-2.3	Circulation spaces should be well lit at night		•	Can comply.	✓
4F-2.4	Legible signage should be provided for apartment numbers, common areas and general way finding		•	Can comply.	✓
4F-2.5	Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided		•	Complies.	✓
4F-2.6	In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space		•	Complies – resident facilities are provided at Level 1 in Building 1 and Level 2 in Building 4.	✓
4F-2.7	Where external galleries are provided, they are more open than closed above the balustrade along their length		•		N/A
4G	**STORAGE**				
Objective 4G-1	Adequate, well designed storage is provided in each apartment				
4G-1.1	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type / Storage size volume Studio apartments – 4m³ 1 bedroom apartments – 6m³ 2 bedroom apartments – 8m³ 3+ bedroom apartments – 10m³ At least 50% of the required storage is to be located within the apartment		•	Complies. Note – majority of 1 bedroom apartments are provided with 5sqm store rooms, which are less than 2m wide as per Council guidelines.	✓
4G-1.2	Storage is accessible from either circulation or living areas		•	Complies.	✓
4G-1.3	Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street		•	No storage on balconies.	N/A
4G-1.4	Left over space such as under stairs is used for storage		•	Complies.	✓
Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments				
4G-2.1	Storage not located in apartments is secure and clearly allocated to specific apartments		•	Complies – storage cages will be provided in resident store rooms provided in basements.	✓
4G-2.2	Storage is provided for larger and less frequently accessed items		•	Can comply.	✓
4G-2.3	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible		•	Complies.	✓
4G-2.4	If communal storage rooms are provided they should be accessible from common circulation areas of the building		•	Complies.	✓
4G-2.5	Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain		•	Complies.	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4H	**ACOUSTIC PRIVACY**				
Objective 4H-1	Noise transfer is minimised through the siting of buildings and building layout				
4H-1.1	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also Section 2F Building separation and Section 3F Visual privacy)		•	Generally complies - privacy screens provided at internal corners and at gaps between buildings – see 3F-1.1 & 3F-1.6.	✓
4H-1.2	Window and door openings are generally orientated away from noise sources		•	Generally complies.	✓
4H-1.3	Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas		•	Complies.	✓
4H-1.4	Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources		•	Does not comply – this conflicts with ADG requirements to provide natural daylight, direct sunlight and natural ventilation to habitable rooms.	✗ Minor
4H-1.5	The number of party walls (walls shared with other apartments) are limited and are appropriately insulated		•	Can comply.	✓
4H-1.6	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms		•	Generally complies – bedrooms in apartments are located within 3m above the service vehicle entry in Buildings 2 & 3, but service vehicle operation times are restricted to 6am - 7pm.	✓
Objective 4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments				
4H-2.1	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers		•	Generally complies.	✓
4H-2.2	Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements		•	Can comply.	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
4J	**NOISE AND POLLUTION**				
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				
4J-1.1	To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4 in ADG) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry		•	Generally complies – number of north facing apartments along the Victoria Road frontage is limited to 20% of total apartments, and the majority of these between Levels 2 & 7 have wintergardens. 61% of north facing apartments in Building 6 are dual aspect with bedrooms located on the south façade away from the noise, and 60% of Building 6 apartments have wintergardens.	✓
4J-1.2	Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • solar and daylight access • private open space and balconies • natural cross ventilation		•		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				
4J-2.1	Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvres or enclosed		•	Can comply –refer to acoustic report. The majority of north facing apartments along the Victoria Road frontage between Levels 2 & 7 have wintergardens	✓

3.0 SEPP 65 COMPLIANCE CHECKLIST

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, ext screens & soffits				
4K	**APARTMENT MIX**				
Objective 4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future				
4K-1.1	A variety of apartment types is provided		•	Complies.	✓
4K-1.2	The apartment mix is appropriate, taking into consideration: • the distance to public transport, employment and education centres • the current market demands and projected future demographic trends • the demand for social and affordable housing • different cultural and socioeconomic groups		•	Complies.	✓
4K-1.3	Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households		•	Complies.	✓
Objective 4K-2	The apartment mix is distributed to suitable locations within the building				
4K-2.1	Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3 in ADG)		•	Complies.	✓
4K-2.2	Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available		•	Does not comply – typically larger apartments are located at internal corners to minimise visual privacy issues and on key corners and upper floor levels with premium views, six two-storey townhouse apartments are located at ground level.	✗
4L	**GROUND FLOOR APARTMENTS**				
Objective 4L-1	Street frontage activity is maximised where ground floor apartments are located				
4L-1.1	Direct street access should be provided to ground floor apartments		•	Generally complies – the site is subject to a substantial level change on all street frontages which limits direct street entry, but some apartment courtyards have direct street entry on all street frontages.	✓
4L-1.2	Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street		•	Direct street entry is provided to some apartment courtyard on all street frontages. Townhouse apartments are located on three street frontages.	✓
4L-1.3	Retail or home office spaces should be located along street frontages		•	Complies.	✓
4L-1.4	Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion		•		N/A
Objective 4L-2	Design of ground floor apartments delivers amenity and safety for residents				
4L-2.1	Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4 in ADG) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design		•	Complies – apartment courtyards are located above street level on all street frontages.	✓
4L-2.2	Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer		•	Complies.	✓
4M	**FACADES**				
Objective 4M-1	Building facades provide visual interest along the street while respecting the character of the local area				
4M-1.1	Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements		•	Complies - facades are modern in language & reflect contemporary building methods & include various techniques to create visual & textural interest including: - articulated depth of solid textured mass elements contrasted with smooth walls; - subtle changes in façade detail in orientation to create interesting shadow effects & increase appearance of depth; - alternating main wall colours of adjoining buildings.	✓
4M-1.2	Building services should be integrated within the overall facade		•	Can comply.	✓
4M-1.3	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and		•	Complies - the facades have been designed to respond to the	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings			streetscape and human scale & to balance privacy with amenity, solar & ventilation access & views. Proportions of western façades were amended in response to Pre-Lodgement Advice recommendation - refer Design Report 02 – Built Form + Scale.	
4M-1.4	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights		•	Complies – buildings relate to height and mass of approved VRS Stages 1-3.	✓
4M-1.5	Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals		•	Complies.	✓
Objective 4M-2	Building functions are expressed by the facade				
4M-2.1	Building entries should be clearly defined		•	Complies – retail entry is also clearly differentiated from residential entries.	✓
4M-2.2	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height		•	Complies - careful consideration given to articulate & differentiate characteristics of all six buildings, and to give visual prominence to all four street corners, and to the retail entry and communal open space stair located at the end of EWR-1.	✓
4M-2.3	The apartment layout should be expressed externally through facade features such as party walls and floor slabs		•	Complies.	✓
4N	ROOF DESIGN				
Objective 4N-1	Roof treatments are integrated into the building design and positively respond to the street				
4N-1.1	Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent buildings		•	Complies – the façade design incorporates vertical frames connecting from podium to roof levels, expressed as free-standing structures capping the tops of buildings.	✓
4N-1.2	Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the		•	Complies – roofs are not visible from street levels and so are not expressed. Façade frames instead cap the top of buildings.	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	overall building size, scale and form • roof materials complement the building • service elements are integrated			Building 3 roof includes an integrated roof terrace and canopy structure. Roof services are screen around perimeter of roof. Building 6 and the retail entry roofs have a decorative ballast finish.	
Objective 4N-2	Opportunities to use roof space for residential accommodation and open space are maximised				
4N-2.1	Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments • dormer or clerestory windows • openable skylights		•	Complies – additional communal open space is provided on the Building 3 roof terrace. The majority of the remaining roof space is occupied by solar panels and plant. Openable clerestory windows are provided for natural ventilation.	✓
4N-2.2	Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations		•	Complies – additional communal open space provided on the roof of Building 3.	✓
Objective 4N-3	Roof design incorporates sustainability features				
4N-3.1	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun		•	Complies – buildings have flat roofs, maximising solar access to apartments and communal open space.	✓
4N-3.2	Skylights and ventilation systems should be integrated into the roof design		•	Complies – openable clerestory windows provided for natural ventilation.	✓
4O	LANDSCAPE DESIGN				
Objective 4O-1	Landscape design is viable and sustainable				
4O-1.1	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls		•	Complies – refer to Landscape DA Design Report.	✓
4O-1.2	Ongoing maintenance plans should be prepared		•	Can comply.	✓
4O-1.3	Microclimate is enhanced by: • appropriately scaled trees near the		•	Complies – refer to Landscape DA Design Report.	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	eastern and western elevations for shade • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter • shade structures such as pergolas for balconies and courtyards				
4O-1.4	Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4 in ADG)		•	Complies with ADG. Refer to Landscape DA Design Report.	✓
Objective 4O-2	Landscape design contributes to the streetscape and amenity				
4O-2.1	Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops		•	Complies – refer to Landscape DA Design Report.	✓
4O-2.2	Significant landscape features should be protected by: • tree protection zones (see figure 4O.5 in ADG) • appropriate signage and fencing during construction		•	Can comply.	✓
4O-2.3	Plants selected should be endemic to the region and reflect the local ecology		•	Complies – refer to Landscape DA Design Report. Proposed trees have been selected from Council's Tree Plan.	✓
4P	PLANTING ON STRUCTURES				
Objective 4P-1	Appropriate soil profiles are provided				
4P-1.1	Structures are reinforced for additional saturated soil weight		•	Can comply.	✓
4P-1.2	Soil volume is appropriate for plant growth, considerations include: • modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage		•	Complies – refer to Landscape DA Design Report.	✓
4P-1.3	Minimum soil standards for plant sizes should be provided in accordance with Table 5 (in ADG)		•	Complies – refer to Landscape DA Design Report.	✓
Objective 4P-2	Plant growth is optimised with appropriate selection and maintenance				
4P-2.1	Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity		•	Complies – refer to Landscape DA Design Report.	✓
4P-2.2	A landscape maintenance plan is prepared		•	Complies – a general maintenance plan is provided. Refer to Landscape DA Design Report. A detailed maintenance plan will be prepared at detailed design phase.	✓
4P-2.3	Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used		•	Can comply.	✓
Objective 4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces				
4P-3.1	Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time		•	Complies – refer to Landscape DA Design Report.	✓
4Q	UNIVERSAL DESIGN				
Objective 4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members				
4Q-1.1	Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features		•	Complies – 20% Silver Level Liveable Housing – inclusive of adaptable housing.	✓
Objective 4Q-2	A variety of apartments with adaptable designs are provided				
4Q-2.1	Adaptable housing should be provided in accordance with the relevant council policy		•	Complies – 10% adaptable housing.	✓
4Q-2.2	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 from apartments or shared car parking arrangements		•	Complies – refer to access report.	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
Objective 4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs				
4Q-3.1	Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions • dual master bedroom apartments with separate bathrooms • larger apartments with various living space options • open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom		•	Complies – open plan living/dining/kitchen areas. A proportion of apartment and balcony areas exceed ADG minimums.	✓
4R	**ADAPTIVE REUSE**				
Objective 4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place				
4R-1.1	Design solutions may include: • new elements to align with the existing building • additions that complement the existing character, siting, scale, proportion, pattern, form and detailing • use of contemporary and complementary materials, finishes, textures and colours		•	No existing buildings.	N/A
4R-1.2	Additions to heritage items should be clearly identifiable from the original building		•	No heritage items.	N/A
4R-1.3	New additions allow for the interpretation and future evolution of the building		•		N/A
Objective 4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse				
4R-2.1	Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • generously sized voids in deeper buildings • alternative apartment types when orientation is poor • using additions to expand the existing building envelope		•		N/A
4R-2.2	Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar		•		N/A

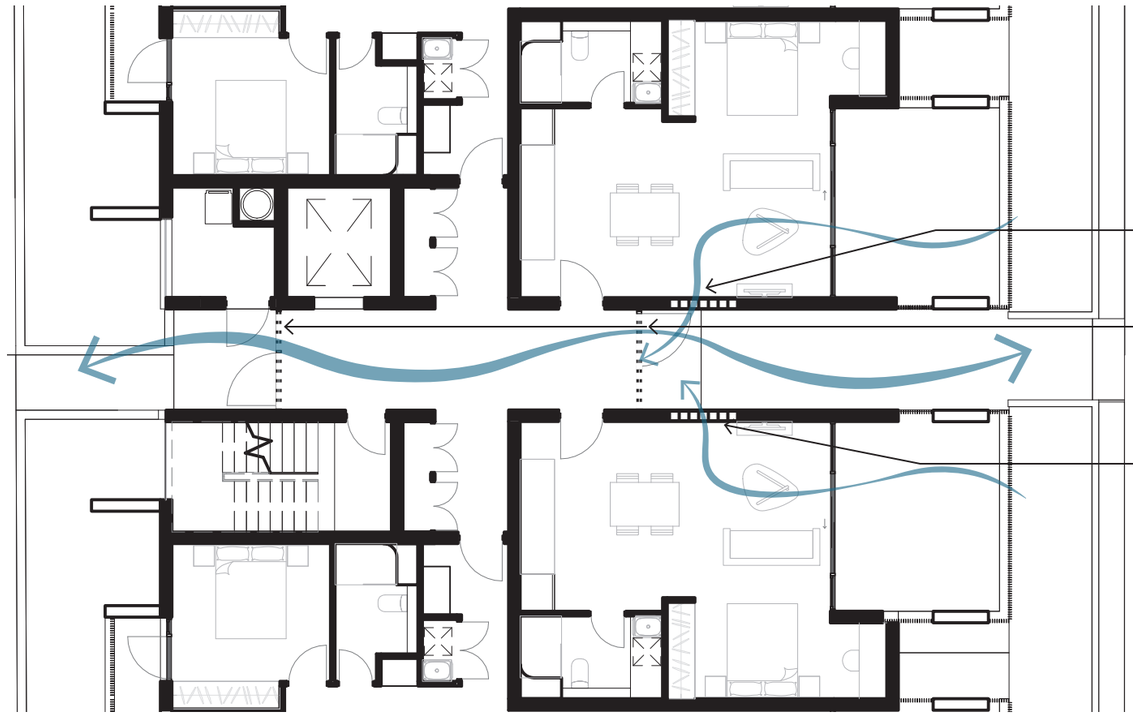
Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
	and daylight access and 4B Natural ventilation) • alternatives to providing deep soil where less than the minimum requirement is currently available on the site • building and visual separation – subject to demonstrating alternative design approaches to achieving privacy • common circulation • car parking • alternative approaches to private open space and balconies				
4S	**MIXED USE**				
Objective 4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement				
4S-1.1	Mixed use development should be concentrated around public transport and centres		•	Complies – there are significant non-residential uses in development. Victoria Road is a public transport corridor.	✓
4S-1.2	Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street • active frontages are provided • diverse activities and uses • avoiding blank walls at the ground level • live/work apartments on the ground floor level, rather than commercial		•	Complies – retail tenancies are located in Building 2 to relate to the NSR-3 Boulevard Park and retail tenancy in neighbouring VRS Stage 1. The Building 2 podium incorporates extensive shopfront glazing.	✓
Objective 4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents				
4S-2.1	Residential circulation areas should be clearly defined. Design solutions may include: • residential entries are separated from commercial entries and directly accessible from the street • commercial service areas are separated from residential components • residential car parking and communal facilities are separated or secured • security at entries and safe pedestrian routes are provided • concealment opportunities are avoided		•	Complies – residential building entries are separated from the retail entry. The residential and commercial carpark entries have been combined as recommended in the Pre-Lodgement Advice. The residential carpark is secured. A separate service vehicle entry is provided.	✓
4S-2.2	Landscaped communal open space should be provided at podium or roof levels		•	Complies – residential communal open space is partly located above the retail tenancies, and is at street level at the north-east and south-west corners. The communal open space has separated and secure entries, while allowing residents	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
				convenient access to retail and commercial uses. Additional communal open space provided on the roof of Building 3.	
4T	**AWNINGS AND SIGNAGE**				
Objective 4T-1	Awnings are well located and complement and integrate with the building design				
4T-1.1	Awnings should be located along streets with high pedestrian activity and active frontages		•		N/A
4T-1.2	A number of the following design solutions are used: • continuous awnings are maintained and provided in areas with an existing pattern • height, depth, material and form complements the existing street character • protection from the sun and rain is provided • awnings are wrapped around the secondary frontages of corner sites • awnings are retractable in areas without an established pattern		•		N/A
	Awnings should be located over building entries for building address and public domain amenity		•	Complies – building entry portals provided at entries. None project beyond boundary.	✓
4T-1.4	Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure		•		N/A
4T-1.5	Gutters and down pipes should be integrated and concealed		•		N/A
4T-1.6	Lighting under awnings should be provided for pedestrian safety		•		N/A
Objective 4T-2	Signage responds to the context and desired streetscape character				
4T-2.1	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development		•	Complies – integrated signage zones shown on DA elevations.	✓
4T-2.2	Legible and discrete way finding should be provided for larger developments		•	Complies – sight lines are provided to key entries from the street frontage.	✓
4T-2.3	Signage is limited to being on and below awnings and a single facade sign on the primary street frontage		•	Can comply.	✓
4U	**ENERGY EFFICIENCY**				
Objective 4U-1	Development incorporates passive environmental design				
4U-1.1	Adequate natural lighting is provided to habitable rooms		•	Complies.	✓
4U-1.2	Well located, screened outdoor areas should be provided for clothes drying		•	Apartments incorporate laundries with dryers.	✗
Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer				
4U-2.1	A number of the following design solutions are used: • the use of smart glass or other technologies on north and west elevations • thermal mass in the floors and walls of north facing rooms is maximised • polished concrete floors, tiles or timber rather than carpet • insulated roofs, walls and floors and seals on window and door openings • overhangs and shading devices such as awnings, blinds and screens		•	Complies - a combination of solutions is used including insulation and shading devices.	✓
4U-2.2	Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)		•	Apartments incorporate individual heating and cooling systems.	✗
Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation				
4U-3.1	A number of the following design solutions are used: • rooms with similar usage are grouped together • natural cross ventilation for apartments is optimised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas & circulation spaces as possible		•	Generally complies - natural ventilation solutions have been sought wherever possible, mechanical ventilation will be incorporated into internalised spaces.	✓
4V	**WATER MANAGEMENT AND CONSERVATION**				
Objective 4V-1	Potable water use is minimised				
4V-1.1	Water efficient fittings, appliances & wastewater reuse should be incorporated		•	Can comply.	✓
4V-1.2	Apartments should be individually metered		•	Can comply.	✓
4V-1.3	Rainwater should be collected, stored and reused on site		•	Can comply.	✓
4V-1.4	Drought tolerant, low water use plants should be used within landscaped areas		•	Complies – refer to Landscape DA Design Report for indicative plant schedule.	✓

Ref	Item Description	Design Criteria	Design Guidance	Notes	Objective Achieved ✓/✗
Objective 4V-2	Urban stormwater is treated on site before being discharged to receiving waters				
4V-2.1	Water sensitive urban design systems are designed by a suitably qualified professional		•	Complies.	✓
4V-2.2	A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation • porous and open paving materials is maximised • on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits		•	Complies – a combination of bio-retention / treatment and OSD.	✓
Objective 4V-3	Flood management systems are integrated into site design				
4V-3.1	Detention tanks should be located under paved areas, driveways or in basement car parks		•	Complies – located under communal open space bio-retention / treatment area.	✓
4V-3.2	On large sites parks or open spaces are designed to provide temporary on site detention basins		•		N/A
4W	**WASTE MANAGEMENT**				
Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents				
4W-1.1	Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park		•	Complies.	✓
4W-1.2	Waste and recycling storage areas should be well ventilated		•	Complies.	✓
4W-1.3	Circulation design allows bins to be easily manoeuvred between storage and collection points		•	Complies.	✓
4W-1.4	Temporary storage should be provided for large bulk items such as mattresses		•	Complies.	✓
4W-1.5	A waste management plan should be prepared		•	Complies – refer to waste management report.	✓
Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling				
4W-2.1	All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste and recycling		•	Can comply.	✓
4W-2.2	Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core		•	Complies.	✓
4W-2.3	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses		•	Complies – secure storage area for residential waste and recycling accessed from shared loading dock.	N/A
4W-2.4	Alternative waste disposal methods such as composting should be provided		•	Can comply.	✓
4X	**BUILDING MAINTENANCE**				
Objective 4X-1	Building design detail provides protection from weathering				
4X-1.1	A number of the following design solutions are used: • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter box leaching • appropriate design and material selection for hostile locations		•	Can comply.	✓
Objective 4X-2	Systems and access enable ease of maintenance				
4X-2.1	Window design enables cleaning from the inside of the building		•	Complies.	✓
4X-2.2	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade		•	Can comply.	✓
4X-2.3	Design solutions do not require external scaffolding for maintenance access		•	Can comply.	✓
4X-2.4	Manually operated systems such as blinds, sunshades and curtains used in preference to mechanical systems		•		N/A
4X-2.5	Centralised maintenance, services and storage should be provided for communal open space areas within the building		•	Can comply.	✓
Objective 4X-3	Material selection reduces ongoing maintenance costs				
4X-3.1	A number of the following design solutions are used: • sensors to control artificial lighting in common circulation and spaces • natural materials that weather well and improve with time such as face brickwork • easily cleaned surfaces that are graffiti resistant • robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors		•	Can comply with: - sensors to control artificial lighting in common circulation spaces - easily cleaned surfaces that are graffiti resistant are proposed - robust materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors.	✓

01. NATURAL VENTILATION DIAGRAMS

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



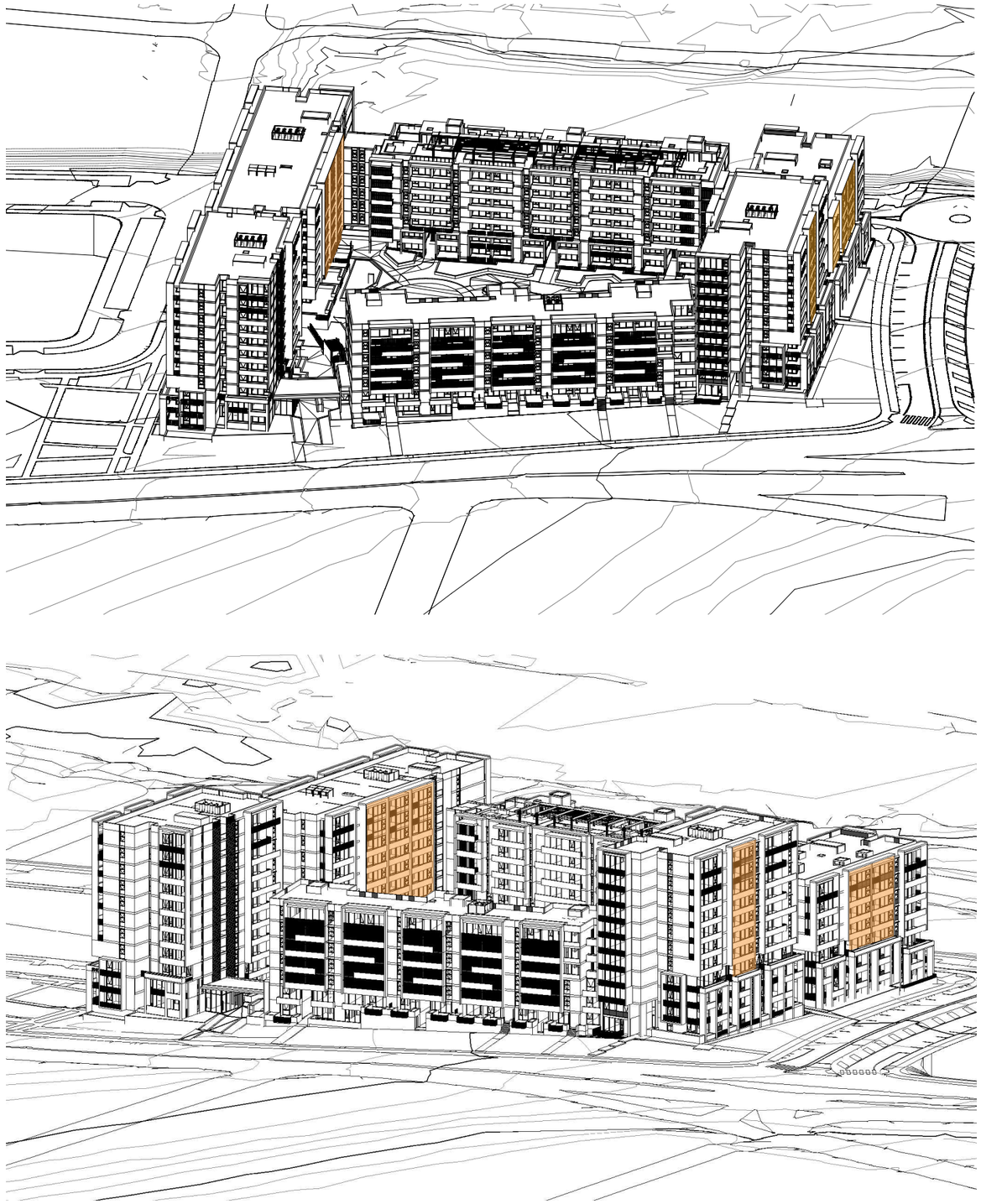
- 60% of apartments are naturally cross ventilated.
- 4% of apartments achieve natural cross ventilation with operable clerestory windows.
- 4% of apartments are single aspect studio apartments naturally cross ventilated via operable high level windows into the corridor. - refer to diagrams

02. SOLAR ACCESS DIAGRAM

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

- 74% of apartments receive 2hrs direct sunlight- refer – DA4-964
- this includes 9% of west facing apartments which achieve 2hrs direct sunlight between 1:30 and 3:30 pm. - ie. 30 minutes outside of the ADG 9am -3pm timeframe.

The highlighted 1 bedroom apartments achieve solar access between 1:30pm and 3:30pm mid-winter and are not overshadowed by approved neighbouring development.



4.0 SEPP 65 DESIGN VERIFICATION STATEMENT

AJ+C
ALLEN JACK+COTTIER

ARCHITECTURE
URBAN DESIGN
HERITAGE
INTERIORS
GRAPHICS

PRINCIPALS
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BEIJING
SYDNEY

11th September 2020

CITY OF PARRAMATTA
126 CHURCH STREET
PARRAMATTA NSW 2150

Attn: General Manager

RE: MELROSE PARK-VICTORIA ROAD SITE –STAGE 4 DEVELOPMENT APPLICATION

Pursuant to Clause 50 (1A) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 2003 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

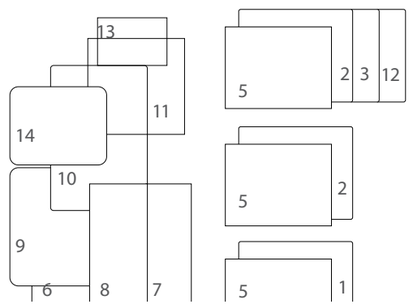
I directed the design of the apartment development stated above and I confirm that the design achieves the design quality principles set out in Schedule1 Design quality principles of the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development.

Jim Koopman, Director
ALLEN JACK+COTTIER

Prespective colours are indicative only

5.0 MATERIALS AND FINISHES

MATERIAL PALETTE



01 Dulux Greybird_ Paint finish to rendered walls

02 Dulux White Verdict Half_ Paint finish to rendered walls

03 Dulux Raw Cotton_ Paint finish to rendered walls

04 Lourves powdercoated to match adjacent wall colour

05 Austral Bricks Metropolis Alabaster_ Podium walls

06 White concrete_Entry Portal walls

07 White Texture coated system finish_ Balconies

08 Texture coated system finish_ Building Frames and Slab Edges

09 Colorbond Steel Monument_ Balustrades and cladding

10 Interpon Precis Black Ink_ Window Frames and shades

11 Viridian Evantage Grey Glass_Glazing

12 Dulux Wave Jumper_Paint finish to rendered walls

13 Natural Aluminium_Privacy Screens

14 Powdercoated Monument_Privacy Screens

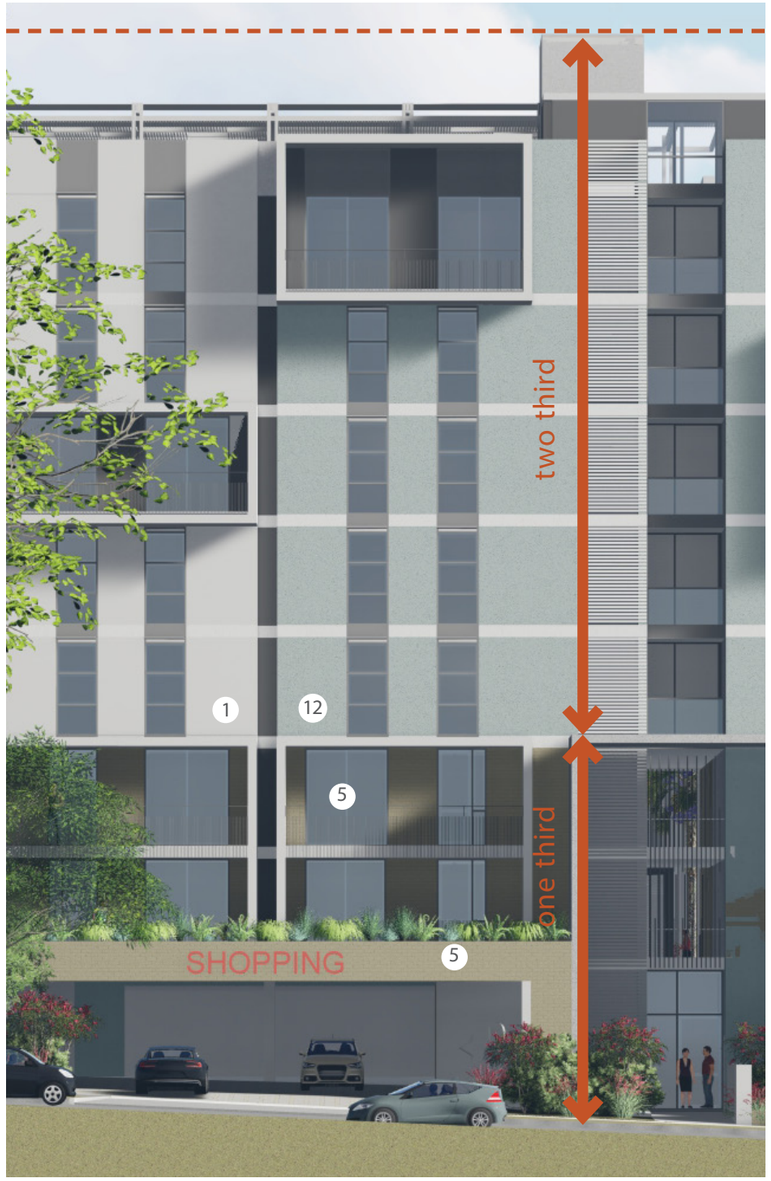
Building 3 and 6

Building 1 and 4

Building 2and 5

Part Building 5 Elevation view

Part Building 4 Elevation view



Part Building 3 Elevation view

+ Texture coat

In Dulux 'White Verdict Half' & "Grey Bird'

A canvas on which shadow from deep reveals play

+ Slab edges

Off form finish

+ Window frames and balustrades

Dulux 'Monument'

To create sense of depth in facade. For all windows, railings and aluminium balustrades

+ Building frames

Texture coating system fi nish

For a natural, no maintenence look

+Balconies

White painted concrete

Highlights within the grey frames and dark windows

+ Brickwork

Australbricks Metropolis 'Alabaster'

For brick podium and main pedestrian connections

Prespective colours are indicative only

Prespective colours are indicative only

Prespective colours are indicative only

6.0 APPENDIX

CP0900 - FSR CALCULATIONS

CP1000 - BUILDING ENVELOPES

CP1001 - PROPOSED INDICATIVE GROUND LEVELS

CP1002 - PROPOSED INDICATIVE DEEP SOIL/BASEMENT ZONES

CP1011 - PROPOSED SCHEME WITH LEP HEIGHT PLANE

CP3203 - ENVELOPE SECTIONS

SK01 - LANDSCAPE CONCEPT PLAN

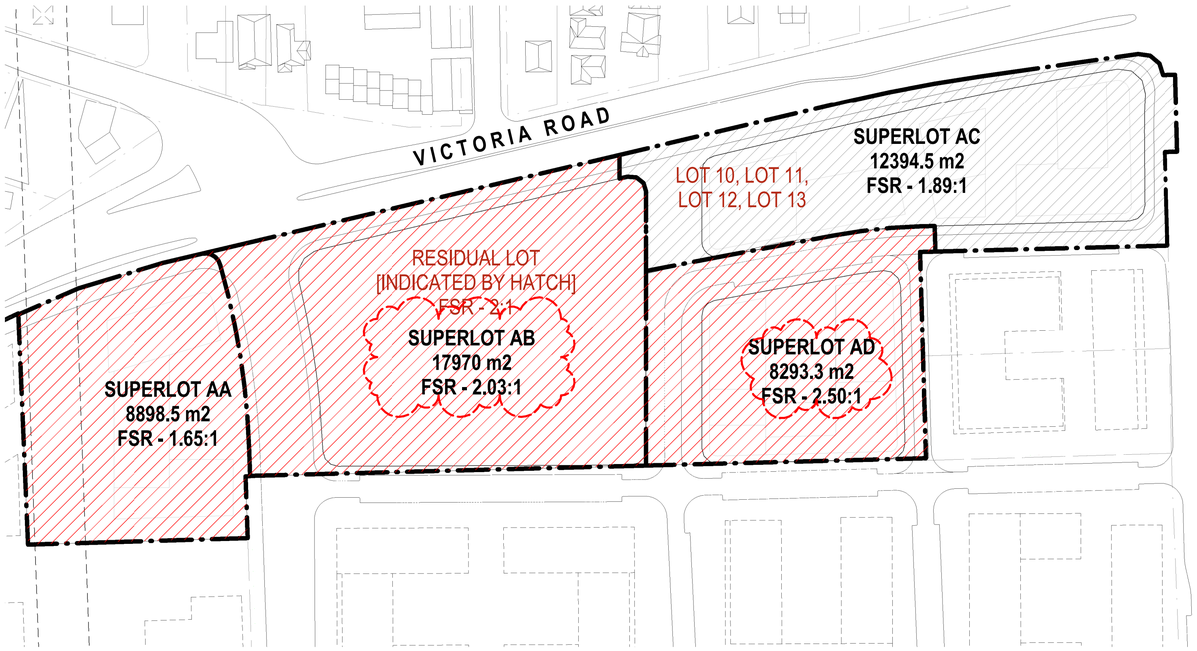
DEVELOPMENT SCHEDULE

OVERALL

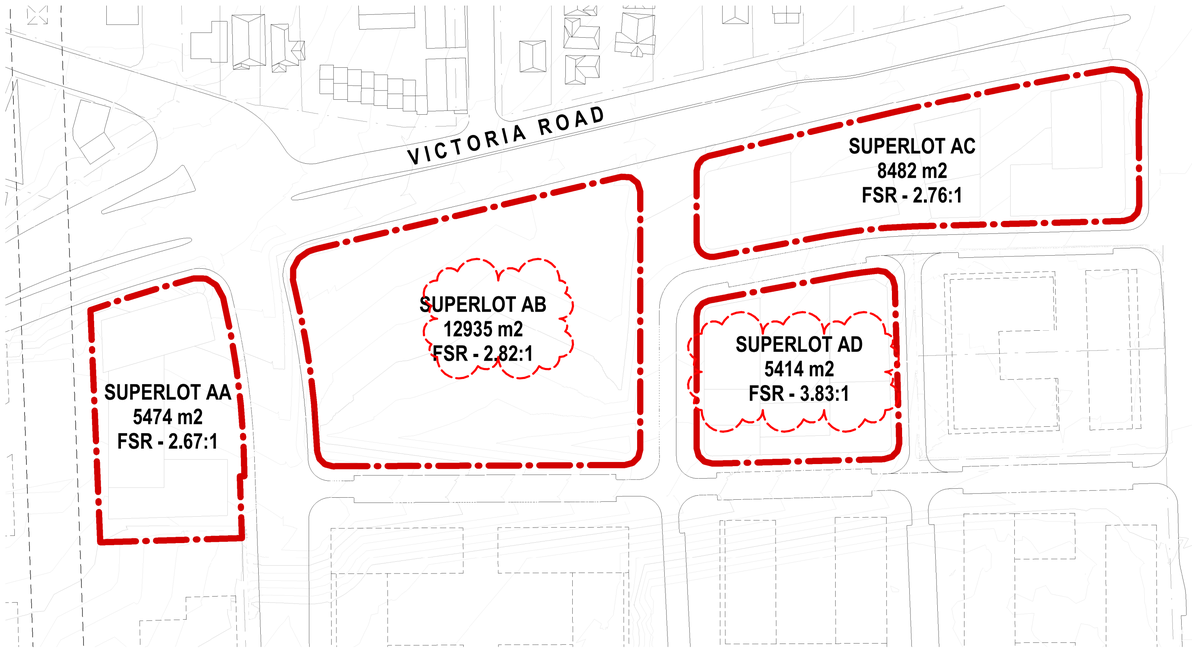
Site Area	**47589 m2**
Site area dedicated to new roads/ footpaths	11812 m2
Site area dedicated to Public Open Space	3471 m2
Allowable Floor Space Ratio	2.00 :1
Actual Floor Space Ratio	2.00 :1
Total Gross Floor Area	95166 m2
Approx. No. of Apartments	1107

								By Superlot		By Superlot Less Roads / Public Open Space					
	TOTAL BUILDING ENVELOPE (m2)	**TOTAL GROSS FLOOR AREA** (m2) [approx. 75% BUILDING ENVELOPE]	**COMMERCIAL GROSS FLOOR AREA** (m2)	**RESIDENTIAL GROSS FLOOR AREA** (m2)	**RESIDENTIAL NETT SELLABLE ARE** (m2) [approx. 85% GROSS FLOOR AREA]	**APPROX. NUMBER OF APARTMENTS** [Average NSA for superlots AA,AB & AD is 70.5m2; AC is 71 m2]	**% OF TOTAL GROSS FLOOR AREA**	**INDIVIDUAL FLOOR SPACE RATIO**	**LOT AREA** (m2)	**INDIVIDUAL FLOOR SPACE RATIO**	**LOT AREA** (m2)	**DEEP SOIL AREA** (m2)	**DEEP SOIL % SUPERLOT** [PDCP 2011 requires 15% site area]	**COMMON OPEN SPACE AREA** (m2)	**COMMON OPEN SPACE % SUPERLOT** [ADG requires 25% site area]
Superlot AA	18228.0	14641	0	14641	11620	165	15%	1.65	8898.50	2.67	5474.0	1037.0	18.9%	1519.0	27.7%
Superlot AB	51034.9	36420	1070	35350	30048	426	38%	2.03	17970.00	2.82	12935.7	983.0	7.6%	3841.0	29.7%
Superlot AC	31168.0	23376	83	23293	19675	277	25%	1.89	12394.50	2.76	8482.0	1330.0	15.7%	2083.0	24.6%
Superlot AD	26473.0	20729	0	20729	16877	239	22%	2.50	8293.30	3.83	5414.0	1129.5	20.9%	1668.0	30.8%
TOTALS	**126904**	**95166**	**1153**	**94013**	**78219**	**1107**			**47556**		**32306**	**4480**		**9111**	

SUPERLOT AREAS INCLUDING ROADS AND PUBLIC OPEN SPACE



SUPERLOT AREAS NOT INCLUDING ROADS AND PUBLIC OPEN SPACE



Issue	Date	Description
5	10-07-18	FOR INFORMATION
6	14-08-18	FOR INFORMATION
7	10-09-18	FOR INFORMATION
8	20-06-19	FOR INFORMATION
9	27-11-19	AMENDED CONCEPT PLAN
10	11-05-20	SECTION 4.55 MODIFICATION.
11	21-10-20	SECTION 4.55 MODIFICATION.

FOR DA APPROVAL

0 12 24 48 96 m

N

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP0900 - FSR CALCULATIONS

AJ+C ALLEN JACK+COTTIER

LEGEND

- 4 / 5 STOREYS
- 6 / 7 STOREYS
- 7 / 8 STOREYS
- 10/11 STOREYS

KISSING POINT ROAD

VICTORIA ROAD

EXISTING KERB LINE

EXISTING SITE BOUNDARY

HUGHES AVENUE

15 HUGHES AVE

POWERLINES

NSR-2

NSR-3

EWR-1

EWR-2 (SUBJECT TO DA 337/2018)

FUTURE LOCAL STREET NSR-4

WHARF ROAD

GROUND RETAIL

COMMERCIAL

SUPERLOT AA

SUPERLOT AB

SUPERLOT AC

SUPERLOT AD

NO.8 WHARF ROAD

POSSIBLE FUTURE NEIGHBOURING DEVELOPMENT

PLANNING PROPOSAL AREA SHOWN HATCHED

Issue	Date	Description
5	16-03-18	Council Meeting
6	10-07-18	FOR INFORMATION
7	14-08-18	FOR INFORMATION
8	20-06-19	FOR INFORMATION
9	27-11-19	AMENDED CONCEPT PLAN
10	11-05-20	SECTION 4.55 MODIFICATION.
11	21-10-20	SECTION 4.55 MODIFICATION.

FOR DA APPROVAL

0 7.5 15 30 60 m

N

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP1000 - BUILDING ENVELOPES PLAN

AJ+C ALLEN JACK+COTTIER

LEGEND

× # EXISTING GROUND LEVEL RLs (Site Survey)

× # PROPOSED GROUND LEVEL RL's (Northrop Civil Design)

× # INDICATIVE BUILDING ENVELOPE HEIGHTS

* These Levels are Indicative only and subject to further detailed design as part of a subsequent Stage 2 DA

VICTORIA ROAD

EXISTING KERB LINE

EXISTING SITE BOUNDARY

RL 35.951

RL 41.800

RL 36.500

RL 74.500

RL 62.500

RL 42.100

RL 78.000

11/12

6/7

11

SUPERLOT AB

10

8

RL 61.150

RL 64.600

7/8

RL 65.700

RL 68.200

RL 35.700

RL 66.000

10

6/7

RL 55.400

RL 33.785

RL 57.900

8

SUPERLOT AC

RL 64.000

10

RL 30.445

RL 29.004

RL 51.800

6/7

RL 54.800

RL 30.100

RL 51.800

RL 28.550

RL 51.800

RL 27.355

ROAD WIDENING

EWR-1

RL 33.800

RL 30.500

RL 33.500

RL 62.050

9

SUPERLOT AD

RL 55.850

8

RL 59.650

8

RL 55.850

8

8

RL 53.750

RL 53.750

RL 27.300

RL 56.550

RL 31.000

RL 32.400

NSR-2

NSR-3

FUTURE LOCAL STREET NSR-4

NO.8 WHARF ROAD

POSSIBLE FUTURE NEIGHBOURING DEVELOPMENT

WHARF ROAD

RL 42.200

RL 42.930

RL 62.500 (+23.6)

RL 62.500

6/7

POWERLINES

SUPERLOT AA

9

RL 68.700

RL 58.800

6/7

RL 58.800

RL 36.500

RL 35.300

RL 37.700

HUGHES AVENUE

15 HUGHES AVE

EWR-2 (SUBJECT TO DA 337/2018)

PLANNING PROPOSAL AREA SHOWN HATCHED

FOR DA APPROVAL

Issue	Date	Description
4	15-09-17	AMENDED DA ISSUE
5	10-07-18	FOR INFORMATION
6	14-08-18	FOR INFORMATION
7	20-08-18	FOR INFORMATION
8	27-11-19	AMENDED CONCEPT PLAN
9	11-05-20	SECTION 4.55 MODIFICATION.
10	21-10-20	SECTION 4.55 MODIFICATION.

0 7.5 15 30 60 m

N

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP1001 - PROPOSED INDICATIVE GROUND LEVELS

AJ+C ALLEN JACK+COTTIER

LEGEND

- DEEP SOIL ZONE (only where ≥6m width as per ADG)
- COMMUNAL OPEN SPACE (Includes ground and rooftop areas)
- LANDSCAPE ZONE (Includes deep soil and planting on structure)
- INDICATIVE BASEMENT FOOTPRINT
- SITE AREA DEDICATED TO PUBLIC OPEN SPACE
- SITE AREA DEDICATED TO NEW ROADS / FOOTPATHS

VICTORIA ROAD

EXISTING KERB LINE

EXISTING SITE BOUNDARY

DEEP SOIL 1330sqm 16%

SUPERLOT AC

EWR-1

NSR-2

DEEP SOIL 983sqm 7.6%

NSR-3

DEEP SOIL 540sqm 10%

FUTURE LOCAL STREET NSR-4

NO.8 WHARF ROAD

POSSIBLE FUTURE NEIGHBOURING DEVELOPMENT

WHARF ROAD

POWERLINES

DEEP SOIL 1090sqm 20%

SUPERLOT AB

SUPERLOT AD

SUPERLOT AA

EWR-2 (SUBJECT TO DA 337/2018)

HUGHES AVENUE

15 HUGHES AVE

PLANNING PROPOSAL AREA SHOWN HATCHED

FOR DA APPROVAL

Issue	Date	Description
3	07-06-17	AMENDED
4	13-06-17	UPDATE
5	10-07-18	FOR INFORMATION
6	14-08-18	FOR INFORMATION
7	20-06-19	FOR INFORMATION
8	27-11-19	AMENDED CONCEPT PLAN
9	11-05-20	SECTION 4.55 MODIFICATION.

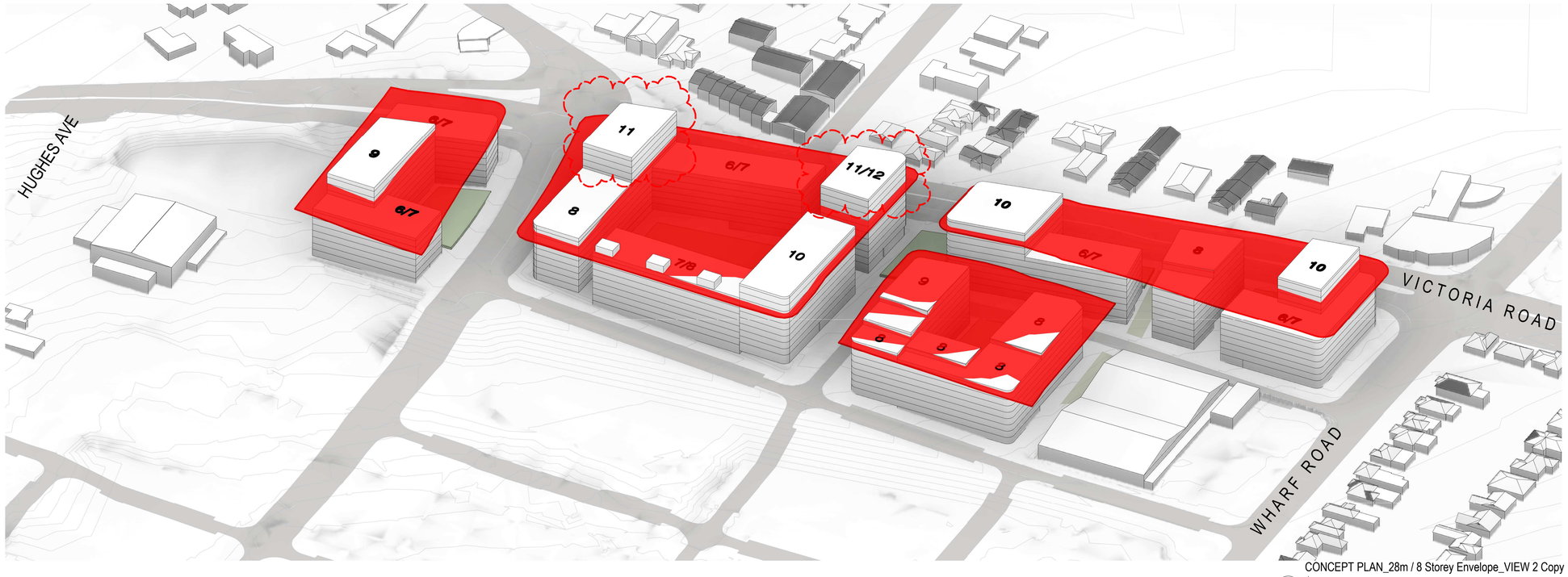
0 7.5 15 30 60 m

N

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP1002 - PROPOSED INDICATIVE DEEP SOIL/BASEMENT ZONES

AJ+C ALLEN JACK+COTTIER



2 CONCEPT PLAN_28m / 8 Storey Envelope_VIEW 2 Copy

1 CONCEPT PLAN_28m / 8 Storey Envelope Copy 2

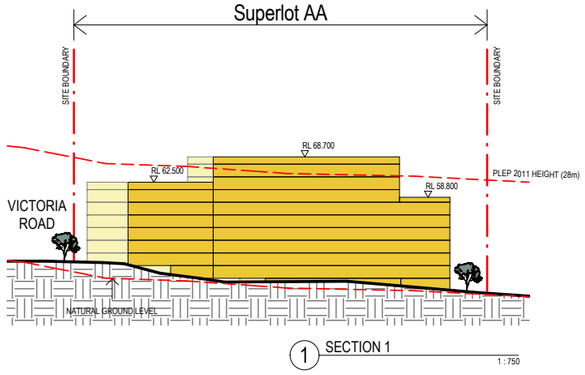
INDICATIVE DRAWING - NOT FOR DA APPROVAL

Issue	Date	Description
2	07-06-17	AMENDED
3	10-07-18	FOR INFORMATION
4	14-08-18	FOR INFORMATION
5	20-08-18	FOR INFORMATION
6	27-11-19	AMENDED CONCEPT PLAN
7	11-05-20	SECTION 4.55 MODIFICATION.
8	21-10-20	SECTION 4.55 MODIFICATION.

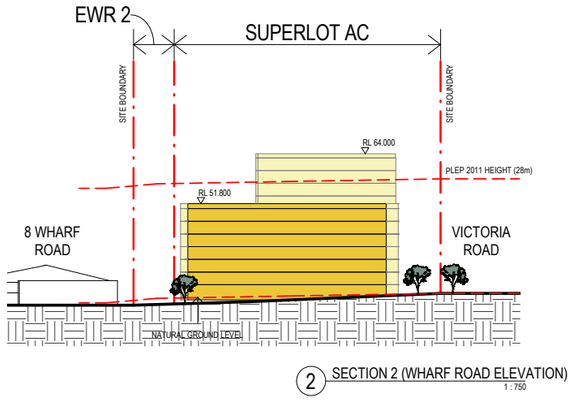
MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP1011 - PROPOSED SCHEME WITH LEP HEIGHT PLANE

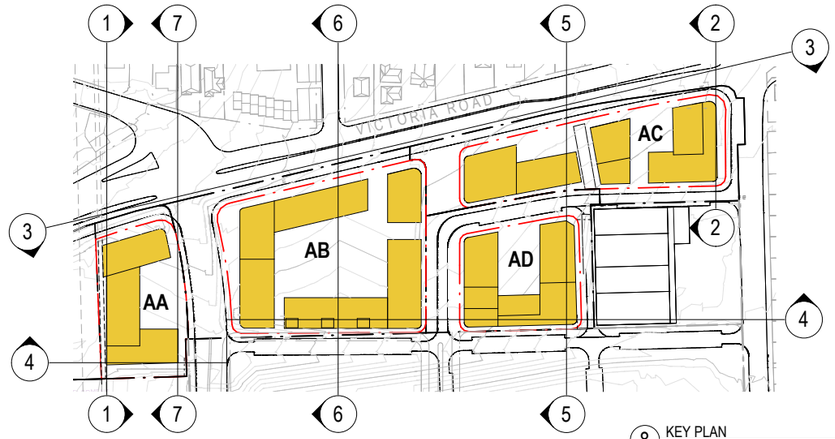
AJ+C ALLEN JACK+COTTIER



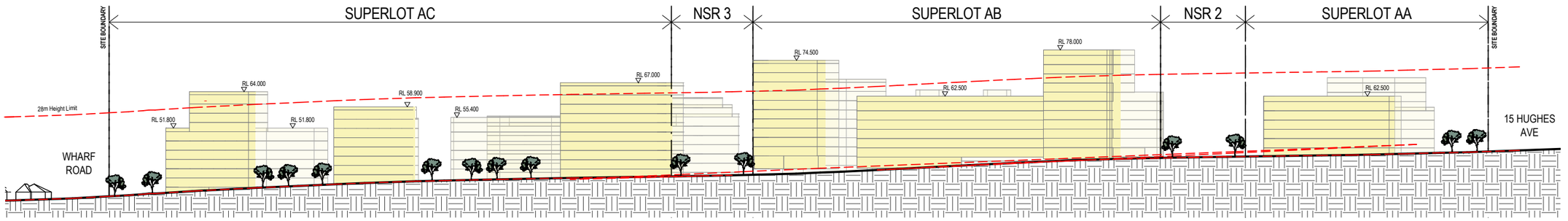
1 SECTION 1
1 : 750



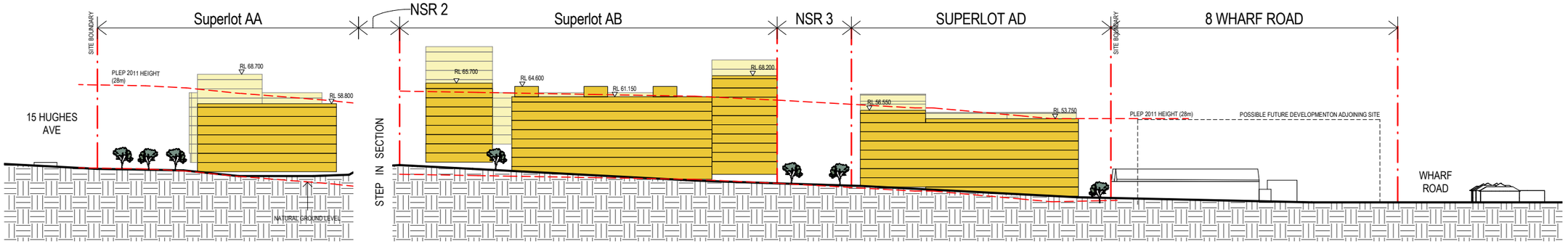
2 SECTION 2 (WHARF ROAD ELEVATION)
1 : 750



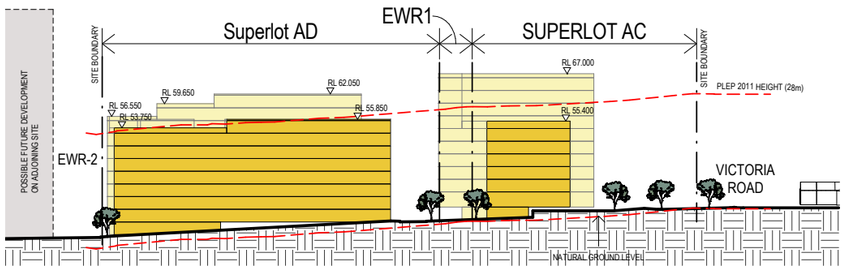
8 KEY PLAN
1 : 2000



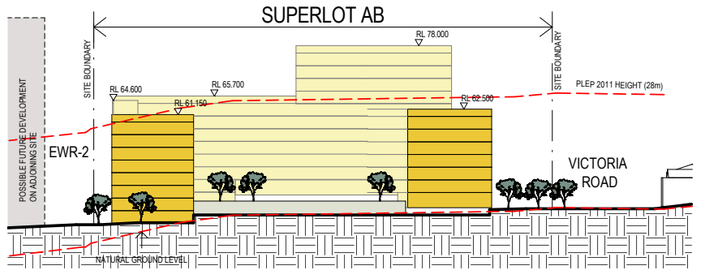
3 SECTION 3 (VICTORIA ROAD ELEVATION)
1 : 750



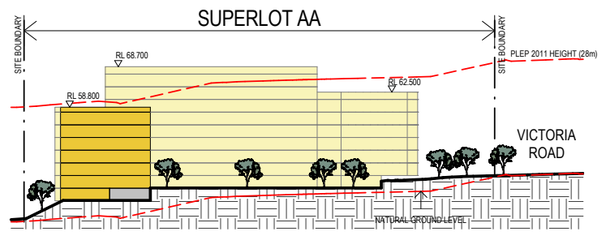
4 SECTION 4
1 : 750



5 SECTION 5
1 : 750



6 SECTION 6
1 : 750



7 SECTION 7
1 : 750

INDICATIVE DRAWING - NOT FOR DA APPROVAL

Issue	Date	Description
3	28-11-16	DA ISSUE
4	07-06-17	AMENDED
5	10-07-18	FOR INFORMATION
6	14-08-18	FOR INFORMATION
7	20-08-18	FOR INFORMATION
8	27-11-19	AMENDED CONCEPT PLAN
9	11-05-20	SECTION 4.55 MODIFICATION

0 7.5 15 30 60 m

MELROSE PARK - VICTORIA ROAD SITE - STAGE 1 DA 16012

CP3203 - ENVELOPE SECTIONS

AJ+C Allen Jack+Cottier

LEGEND

PROGRAMME/FEATURES

1 Public Open Space
2 Deep Soil Planting
3 Communal Open Space
4 Podium Garden
5 Roof Garden
6 Pedestrian Link
7 Bus Stop
8 Buffer Vegetation
9 Rain Garden
10 Public Artwork
11 Swale
12 Future Public Accessible Open Space
13 Placemaking

GENERAL

Site Boundary
Proposed Stairs
Steel Edge
Proposed Flush Concrete Kerb
Proposed Raised Concrete Kerb

PAVEMENTS

Quality Paving Type A
Quality Paving Type B
Quality Paving Type C
Soft Fall Type A
Soft Fall Type B
Road Surface
Insitu Concrete
Timber Decking

FURNITURE + FITTINGS

Proposed Seating
Bollard lighting
Bicycle Hoops
Artwork / Sculpture
Outdoor Gym Equipment
Climbing / Play Euipment

WATER ELEMENTS

Water Element - Natural Grade
Water Element - Concrete Structure

PLANTING

Lawn
Native Grass Mix 1
Native Grass Mix 2
Shrubs and Groundcovers Mix 1
Shrubs and Groundcovers Mix 2
Feature Planting Mix
Proposed Native Tree
Proposed Palm Tree
Proposed Exotic Tree
Existing Tree temporary retained

NOTE: Superlot AB is shown indicatively and subject to further design during the DA stage

L.SK.01

MELROSE PARK VRS

PAYCE BS 2 Pty Ltd and SH Melrose Development 2 Pty Ltd

Victoria Road, Melrose Park, NSW

LANDSCAPE SKETCH PLAN

Revision | M Date 28.06.18

Scale: 1:600 @ A1

Notes

0 5 10 15 20 25 M

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www.scapedesign.com.au

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