

AMENDED

Jennifer St, Little Bay

Design Principles Built Form

1. **Ecology** - Respond to the ecological importance of the site through retaining 45% of the site for Eastern Suburbs Banksia Scrub (ESBS) in the southern part of the site. The remaining land to be the developable area.
2. **Arrangement** - The developable area of the site is in the northern part of the site. The built form is to be arranged by:
 - a. A view corridor at least 15m wide that provides an east-west visual connection between Reservoir Street and the open land to the east of the site.
 - b. Alignment of built form with the local streets (Jennifer St and Crown Road), and parallel to the eastern boundary and the view corridor.
3. **Height** —The maximum number of storeys is to be, 4 storeys (excluding roof terraces). Note: the fourth floor is above the LEP height limit but is considered reasonable given its minimal external impacts, to balance the reduced developable area of the site and that the maximum FSR (including the Infill Affordable Housing Bonus) noted on the concept plan is not exceeded.
4. **Street setbacks** – to be 3m minimum to Jennifer St (consistent with the DCP) and 4m minimum to Crown Rd. These front setbacks are to be only landscape with front paths to ground level units and are not to be occupied by private open space or communal open space.
5. **Side setback (eastern boundary)** – to be 4m minimum (consistent with the DCP for large sites). This space is to be largely landscaped but can contain a small incursion of private open space for ground level units. It is not to be used as part of any common open space
6. **Upper level setbacks** - Fourth storey setback – minimum 3m from the external wall of the second storey below at the street frontages and the eastern boundary as well as the south built form 'returns or legs of the southern building.
7. **Building length** – The length of buildings fronting Jennifer St to be limited to 20m for the northern building and 24m to the southern building (in order to relate to the finer pattern of existing single houses in the immediate context nearby to the west).
8. **Street frontage articulation** – The street frontages have an articulation zone depth of 2.5- 3m minimum. Articulation of the street frontages is to be based on a vertical rhythm that reflects the fine grain proportions of the nearby houses (in order to provide a reasonable transition of built form to the neighbourhood). Such rhythm can be achieved by design emphasis of the party walls of the apartments. Street frontages are to have apartments at all levels fronting the streets (i.e. no sidewalls).
9. **Street address** – Ensure street fronting ground level apartments have direct pedestrian access to the street with their ground level within 1m of natural ground (in order to assist in providing casual surveillance of the public domain).
10. **Common open space** – provide well located common open space that has areas with good sunlight access, a children's play area, places for repose and is well landscaped. The common open space may include some rooftop space and is to include a minimum area of 200sqm of contiguous ground level area generally between the buildings fronting Crown Rd that is well sunlit.
11. **Amenity** – provide a high level of amenity to future residents by addressing the design guidelines for sunlight, natural ventilation, visual privacy and outlook of the NSW Apartment Design Guide.

12. **Architectural design excellence** - Provide a high-quality aesthetic outcome that will be attractive in views to the site from surroundings - including through the design of building frontages and selection of appropriate materials related to the physical context. Materials are to have muted tones and colours that blend with the natural bushland setting surrounding the site. Natural materials should be used with painted render finishes minimised.