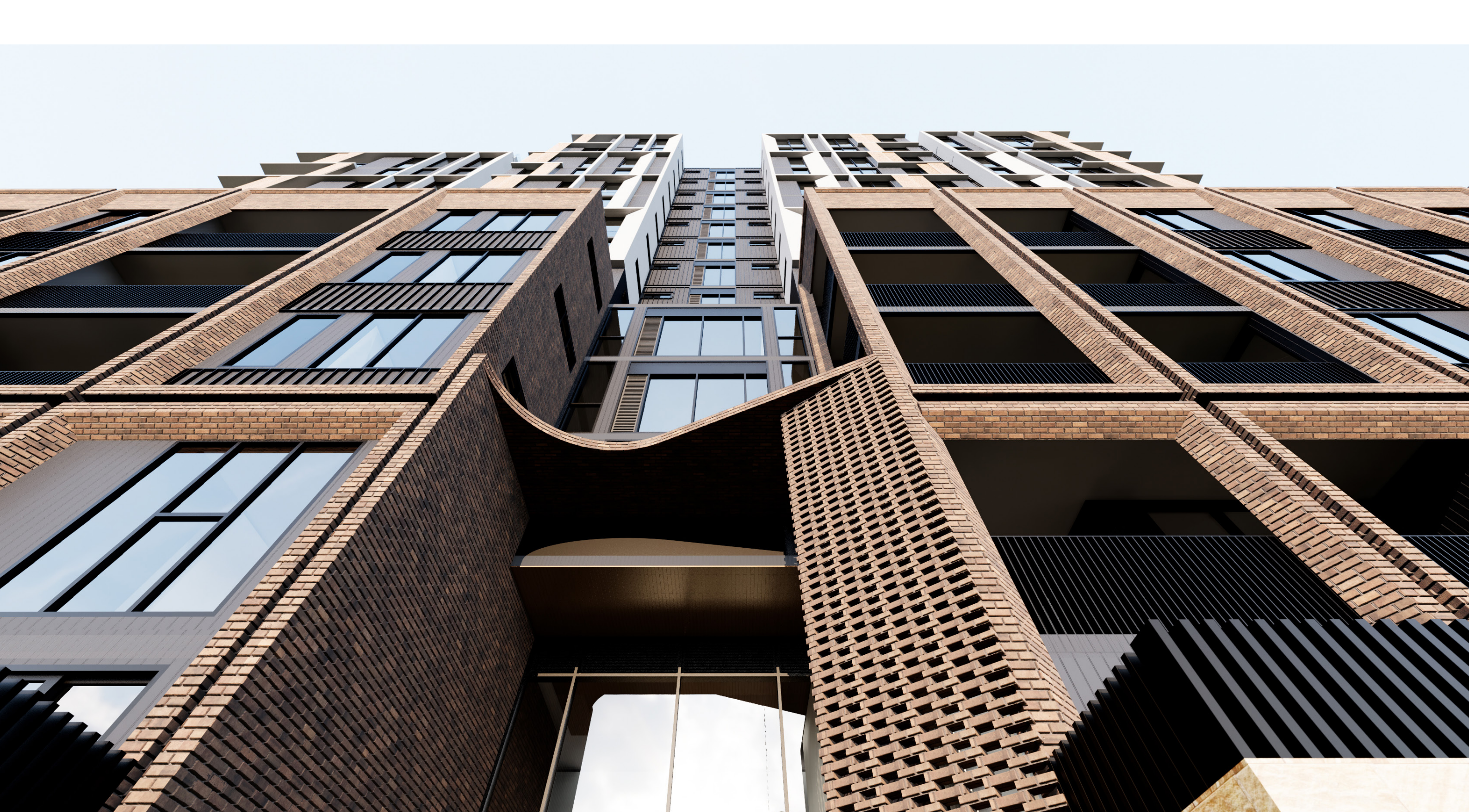




SEPP 65 DESIGN STATEMENT

AREA 12

3 HOLDSWORTH AVE
ST LEONARDS, NSW 2065

Prepared for New Golden St Leonards Pty Ltd
DA Submission June 2022

PTW

INFORMATION

PREPARED FOR: NEW GOLDEN ST LEONARDS PTY LTD

PREPARED BY: 

CONSULTANTS:

- PLANNING
- LANDSCAPE
- TRAFFIC



Peddle Thorp & Walker Pty Ltd

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Report Register
The following report register documents the development and issue of this report by PTW Architects.

Version Control			
ISSUED	REVISION	DESCRIPTION	ISSUED BY
12.2021	01	SEPP 65 Design Statement	PTW Architects
06.2022	02	SEPP 65 Design Statement	PTW Architects

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- FROM 15-25 MARSHALL AVE

01

DESIGN VERIFICATION STATEMENT



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21 June 2022

General Manager
Lane Cove Council
48 Longueville Rd, Lane Cove, NSW 2066

Design Verification Statement - SEPP 65

Re: 3 Holdsworth Avenue, St Leonards
Design Verification Statement -SEPP 65 to assist with the
Revised DA Application for the proposed residential flat
development pursuant to EPA – Clause 50 (1A)

Pursuant to the provisions of the Environmental Planning and Assessment
Amendment (Residential Apartment Development) Regulation 2015, Clause 50 (1A)

I, Simon Parsons, Director of PTW Architects, verify that to the best of my knowledge,
information and belief, that:

- (a) the design quality Principles set out in *Part 4, Schedule 1 of the State
Environmental Planning Policy No. 65 – Design Quality of Residential Flat
Development* (Amendment No.3), are generally satisfied for *the residential
flat* development.

The architectural design is as described in the drawings listed in the attached
schedule.

This Design Verification Statement is to assist with the assessment of the
Development application.

Yours faithfully
PTW Architects

Simon Parsons

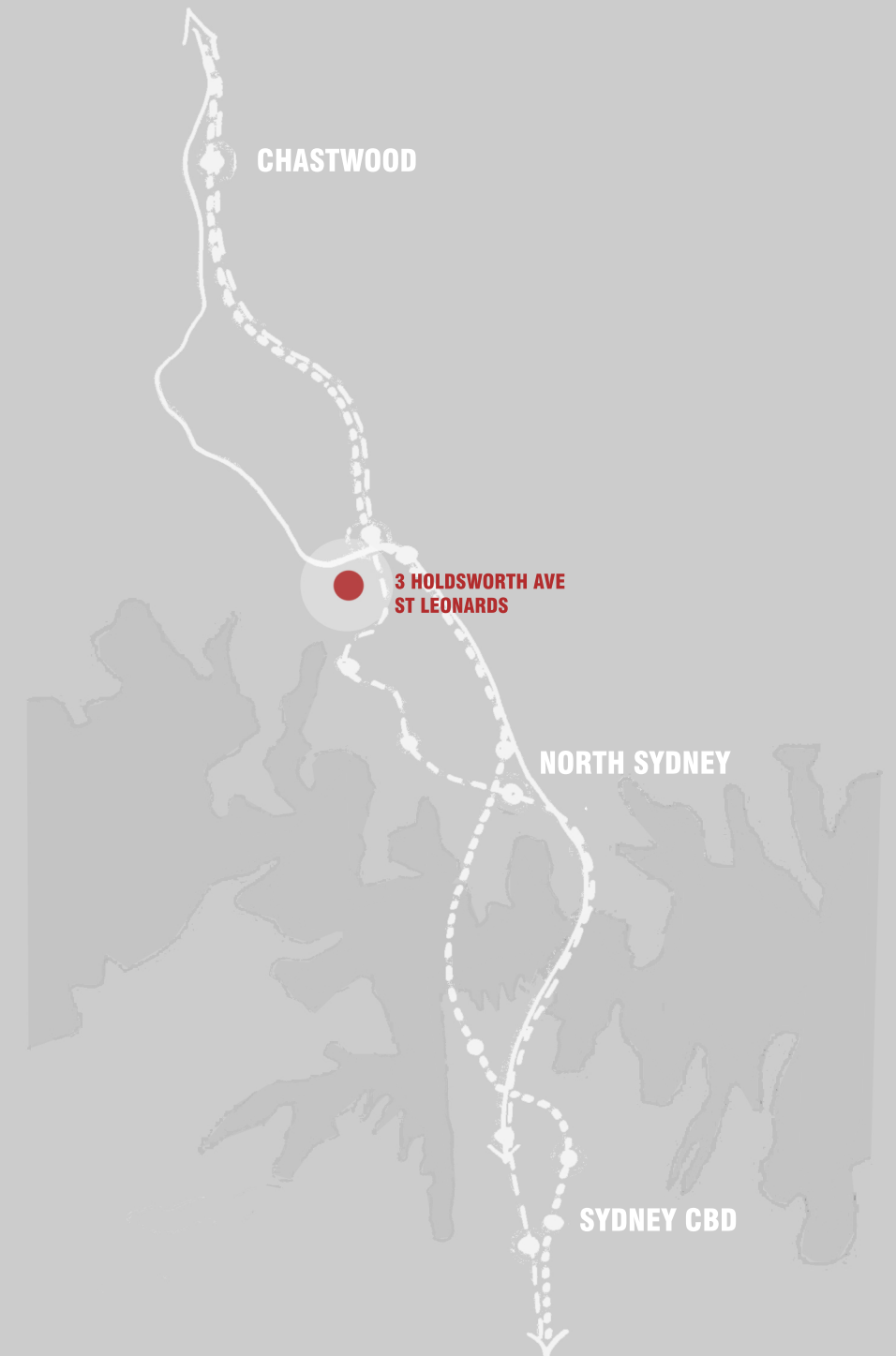
Megumi Sakaguchi

Director
Nominated Architect
NSW Architect No: 6098

Registered Project Architect
NSW Architect No:9391

02

INTRODUCTION



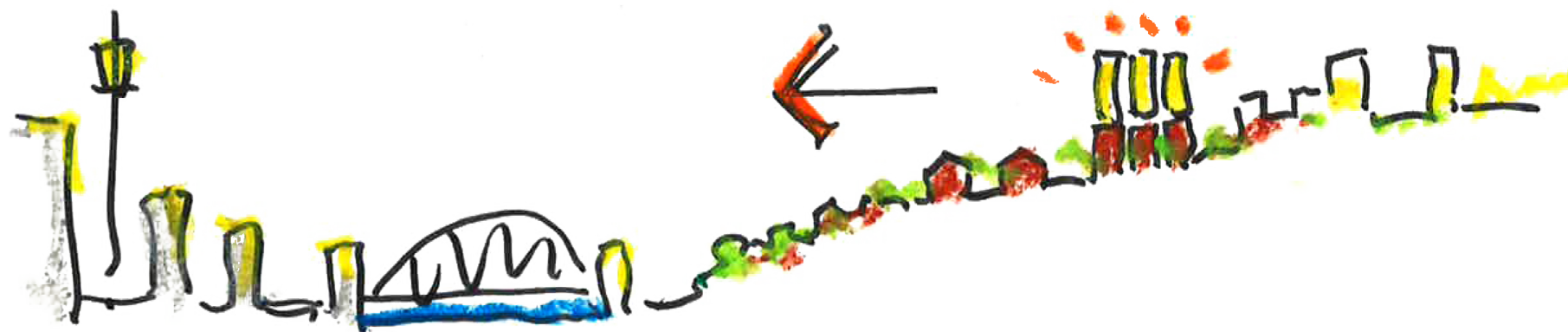
New Golden St Leonards Pty Ltd (the client) is submitting a Design Application of a residential development, 3 Holdsworth Avenue St Leonards (The Proposal), comprising of:

- 12-storey residential building containing 96 apartments
- 4-storey basement car parking
- Provision of 400m² public open space
- Creation of green spine communal open space on ground level

This design report prepared by PTW Architects presents the architectural concept and design principles for the Proposal.

The proposal presents a high-quality residential development in a liveable and connected precinct, to utilise the nearby amenity of St Leonards and Metro Stations and future St Leonards Plaza.

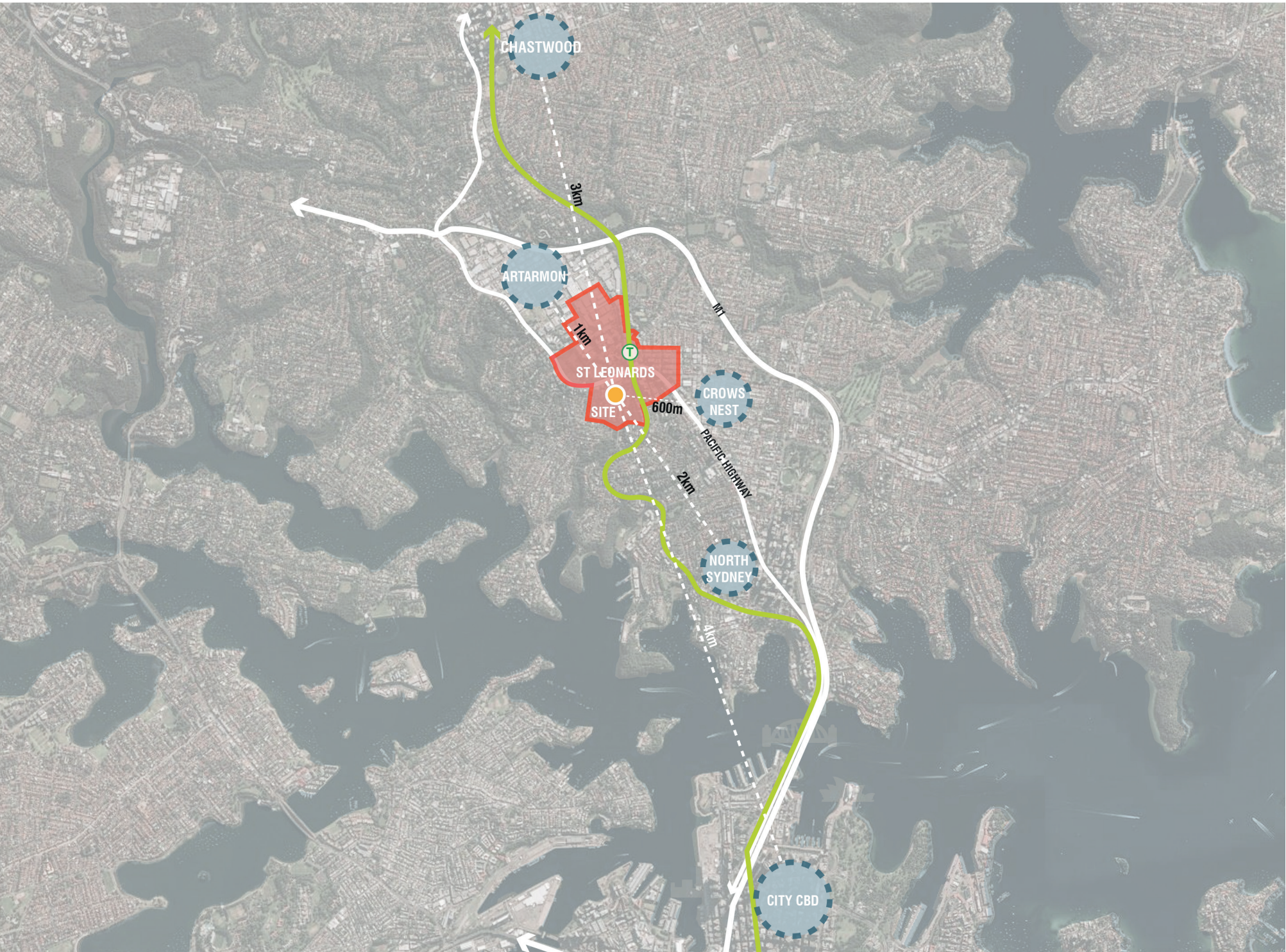
"A CHANGING AREA WELL SERVED BY NEW AND OLD INFRASTRUCTURE"



03

SEPP 65 DESIGN PRINCIPLES

"A CHANGING AREA WELL SERVED BY NEW AND EXISTING INFRASTRUCTURE"



"Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area."

The Site is in proximity of 450m or 6 minutes' walk from the St Leonards Station and the future St Leonards Plaza, a major public urban park in complementing the St Leonards South precinct's corner.

The site (Lot 8 DP1275969) is at the corner of Marshall Avenue and Holdsworth Ave.

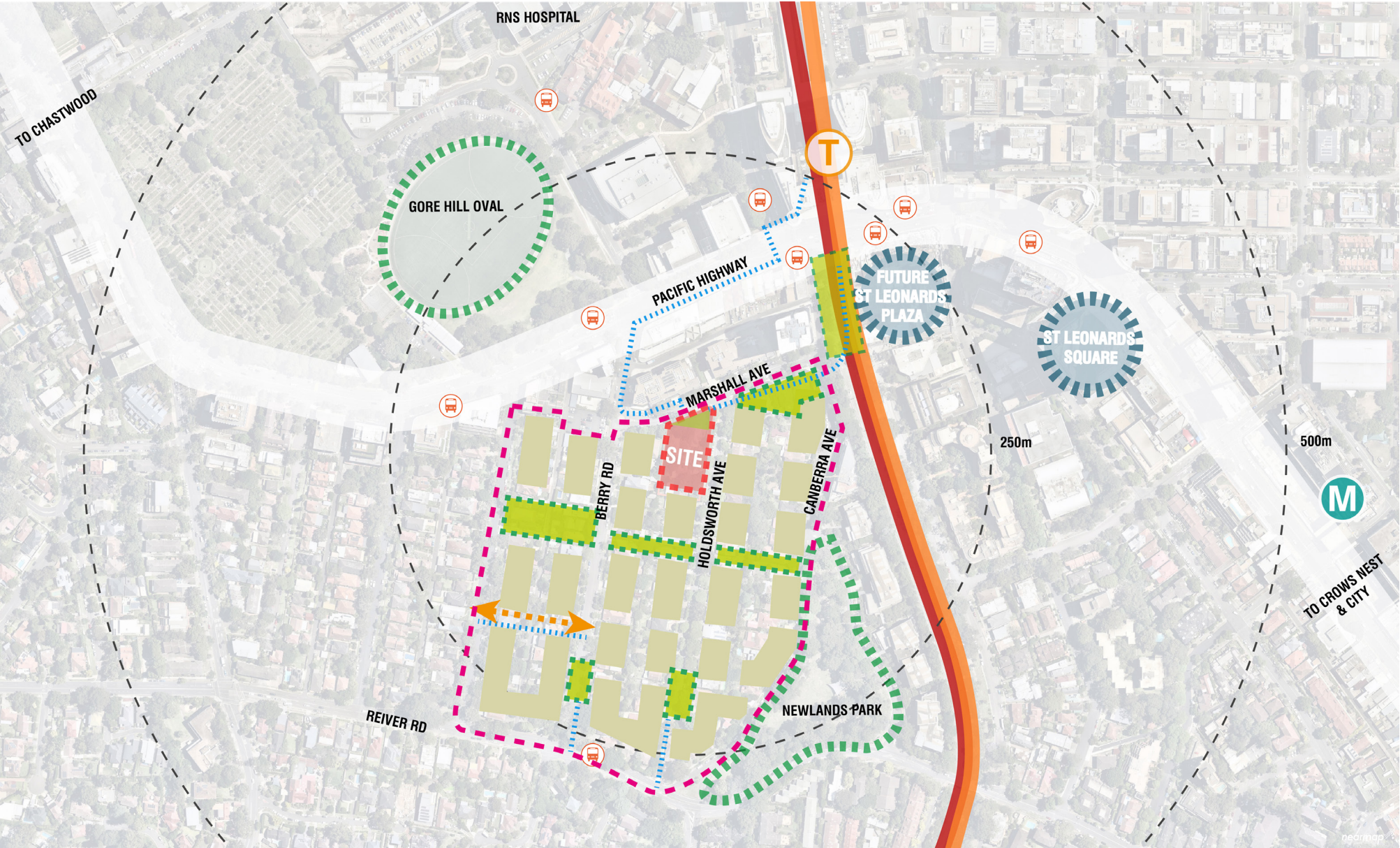
The site has a combined area of 2,631m² and is subject to the provisions of the Lane Cove LEP 2009, St Leonards South DCP 2010 and St Leonards South Landscape Master Plan 2020.



LOCATION PLAN

SOURCE: Six Map

“AN IMPORTANT GATEWAY SITE CLOSE TO NEIGHBOURHOOD AMENITIES”



The site is on 3 Holdsworth Ave, bounded by Marshall Ave to the north, Holdsworth Ave to the east, single-dwelling houses to the west and south.

The desired future character of the St Leonards South Precinct is a liveable, walkable, connected, and safe Precinct which builds upon the transit and land use opportunities of St Leonards and Metro Stations, as well as commercial centre.

All new developments will achieve design excellence, as well as providing suitable transition and interfaces to adjoining zones and open space.

The St Leonards South Pricinct incoporates accessible, well designed public open space networks and a variety of recreational spaces. This proposal is actively responding to the planning objectives and future desired characters of St Leonard South including:

- selection of podium facade material is reminiscent of the surrounding existing masonry houses
- podium scale is in relation to human scale
- tower facade design has a sleek and contemporary expression, which would be complementing appropriately with the future character of the SLSDCP

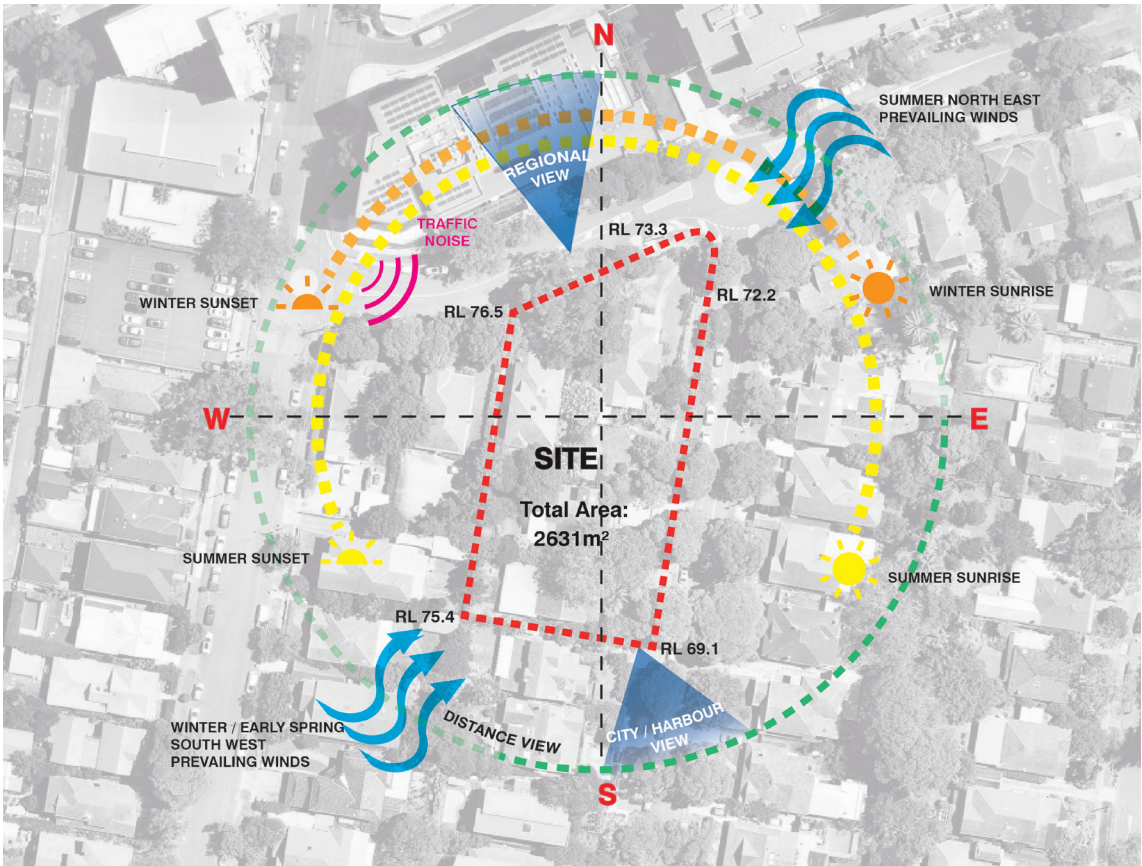


SEPP 65 DESIGN PRINCIPLES

PRINCIPLE 1. CONTEXT & NEIGHBOURHOOD CHARACTER

- ENVIRONMENTAL CONSIDERATIONS

I 03



“A SITE WITH GOOD SOLAR ACCESS, VIEWS AND BREEZES.
AN AREA KNOWN FOR FINELY CRAFTED HISTORIC HOUSES”



- Neighbourhood Trees
- Site Significant Trees
- Sandstone
- Brick Houses



Street View 2



Street View 1

“SHAPED AND INSPIRED BY
THE NATURE AND ITS SUR-
ROUNDING NEIGHBOURHOOD”



Street View 3

SEPP 65 DESIGN PRINCIPLES

PRINCIPLE 1. CONTEXT & NEIGHBOURHOOD CHARACTER

- LEP CONTROLS

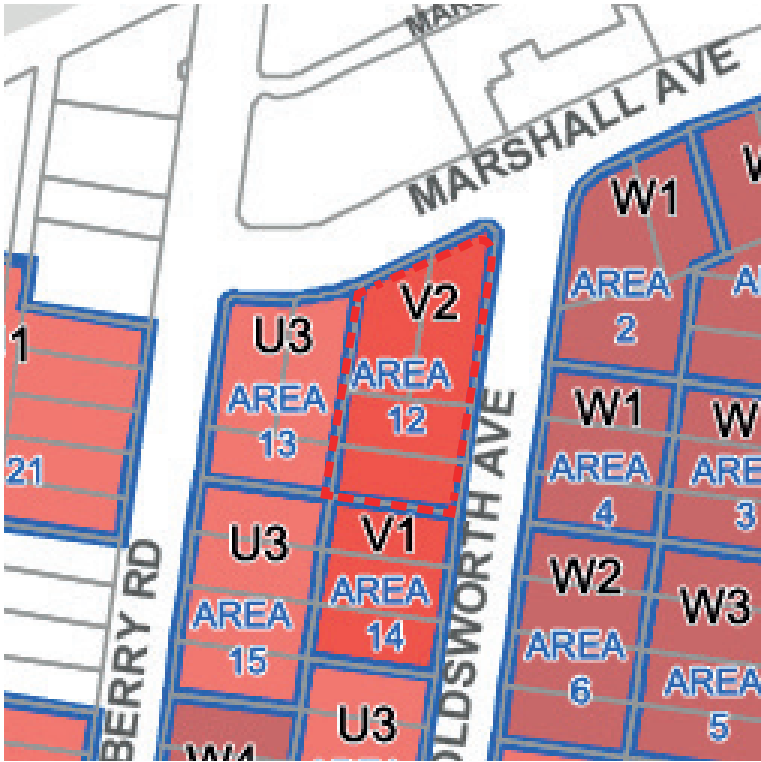
03



Incentive Height Of Buildings Map Sheet IHOB_004

 Site

Maximum Building Height (m)	
A	2.5
O	15
T	25
U	31
V1	37
V2	38
W	44
Y	53
AA	65
	Refer to Part 7



Incentive Floor Space Ratio Map Sheet IFSR_004

 Site

Maximum Floor Space Ratio (n:1)	
U1	2.6
U2	2.75
U3	2.85
V1	3.35
V2	3.45
W1	3.55
W2	3.65
W3	3.7
W4	3.8
W5	3.85
	Refer to Part 7

The following summarises the planning controls for the proposed site. This information is taken from the Lane Cove Council Local Environment Plan [LCLEP] 2009 and LCLEP 2009 Amendment No 25.

- Land Use Zoning
R4 High Density Residential
- Height of Buildings
The site is subject to a maximum height of 2.5m and 44m - Refer to LEP Incentive Height of Buildings map
- Floor Space Ratio
FSR of 3.45:1
- Heritage
The site is not classified as an item of heritage significance, nor is it within proximity to any items of heritage significance or conservation area.
- New Provision - Area 12
The site as a "key site" and is known as "Area 12" which is required to have a minimum site area of 2,500m². Additionally, a minimum 400m² of recreation area and a minimum of two (2) dwellings for affordable housing purposes is also required.

SEPP 65 DESIGN PRINCIPLES

PRINCIPLE 1. CONTEXT & NEIGHBOURHOOD CHARACTER

- SLSDCP2020 CONTROLS

03



Figure 8.3 - Structure Plan

- Site
- St Leonards South DCP Area
- Density Residential
- Community Spaces
- Open Space
- Major Roads
- Local Roads
- Communal Open Spaces (Green Spines)



Figure 8.4 - Access Network

- Site
- St Leonards South DCP Area
- Cycle Route Lane Cove Bike Plan 2019
- Pedestrian Links
- Green Spine Connection (Restricted Access)



Figure 8.6 - Public Infrastructure

- Site
- St Leonards South DCP Area
- Stairs / Ramps
- Large Park
- Multi-Purpose Facilities



Figure 8.7 - Number of Affordable Housing Dwelling to be provided by each Area

- Site
- Area Number (i.e. Area 18)
- Number of Affordable Housing Dwellings
- New Open Space

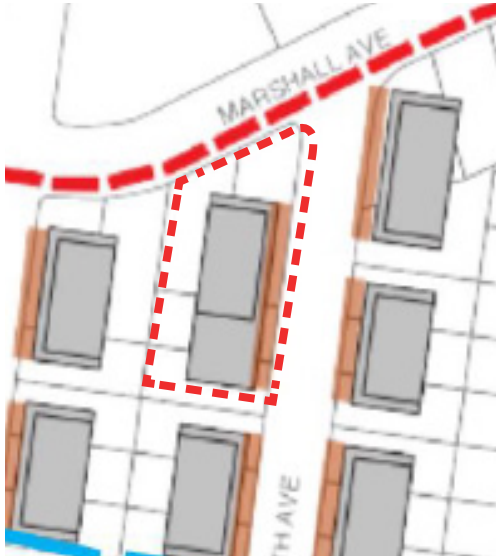


Figure 8.9 - Building Setbacks / Building Depth

- Site
- St Leonards LGA
- 4M Setback at street level



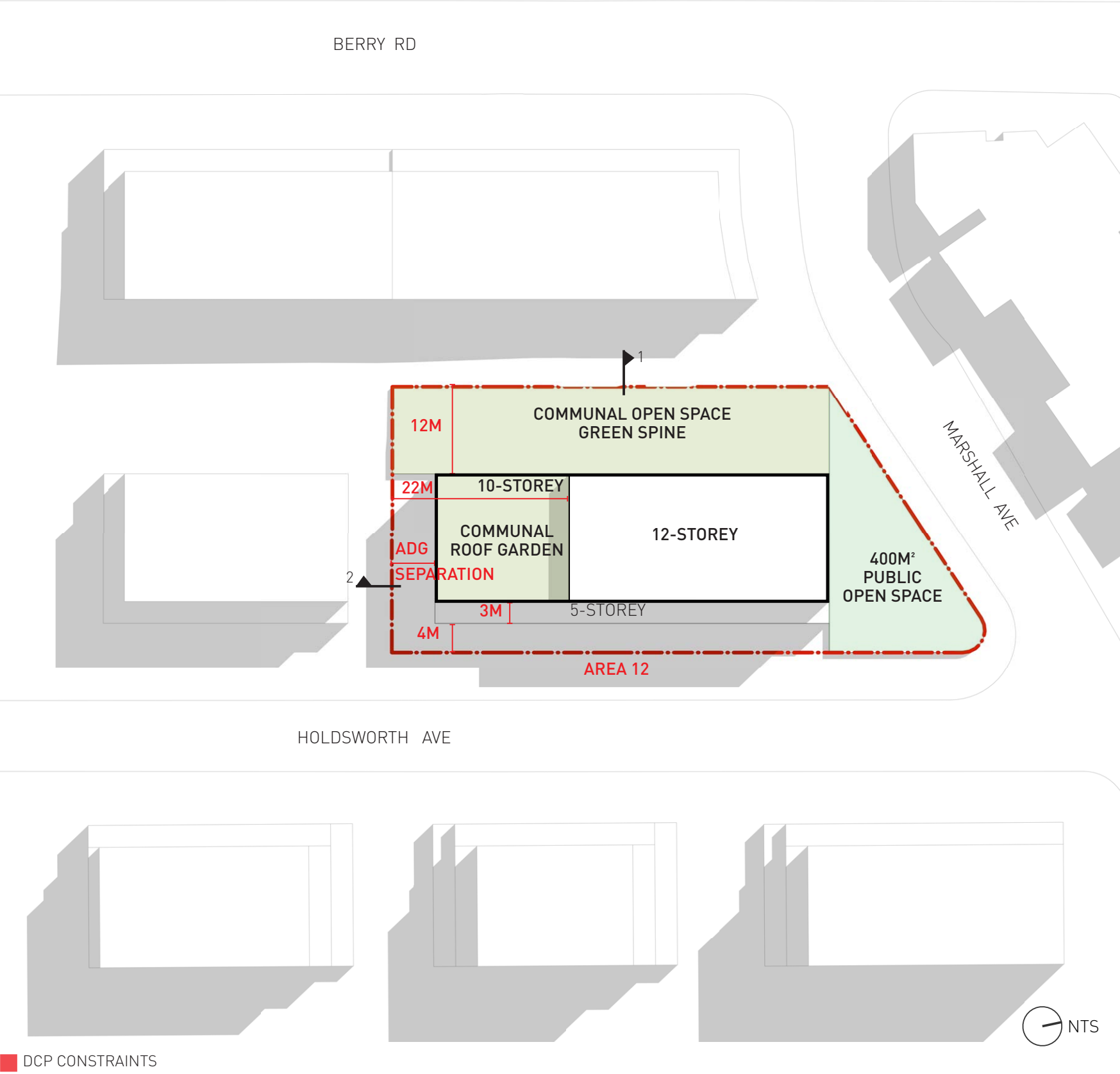
Figure 8.10 - Height of Buildings (in storeys)

- Site
- Area Number (i.e. Area 18)
- Number of Storeys
- New Open Space

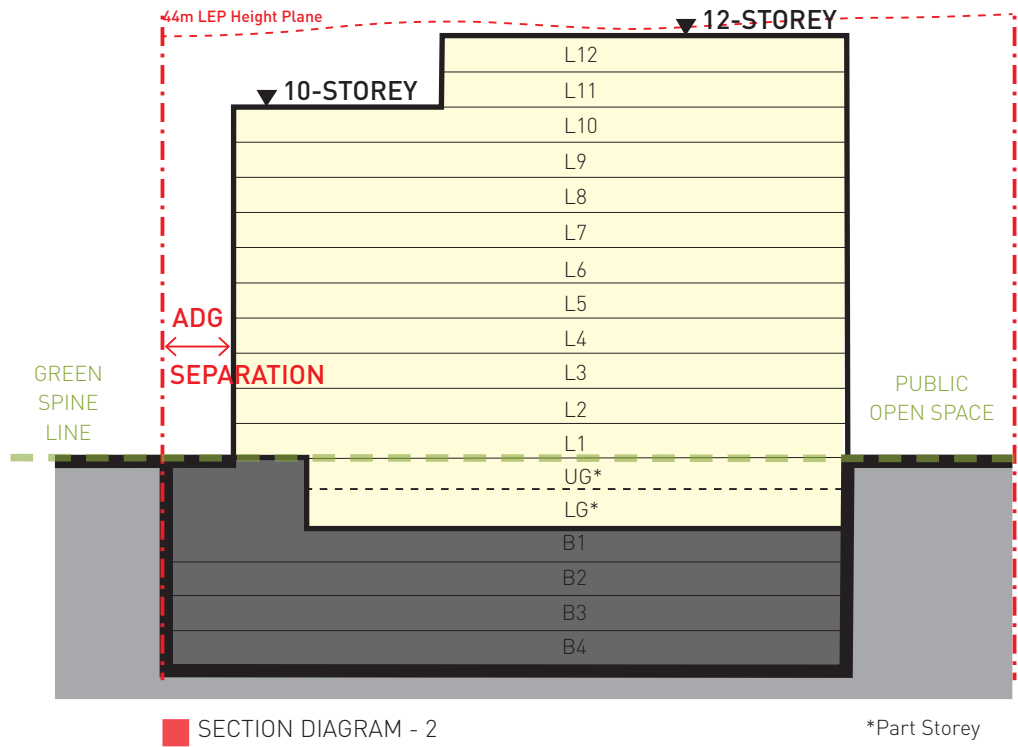
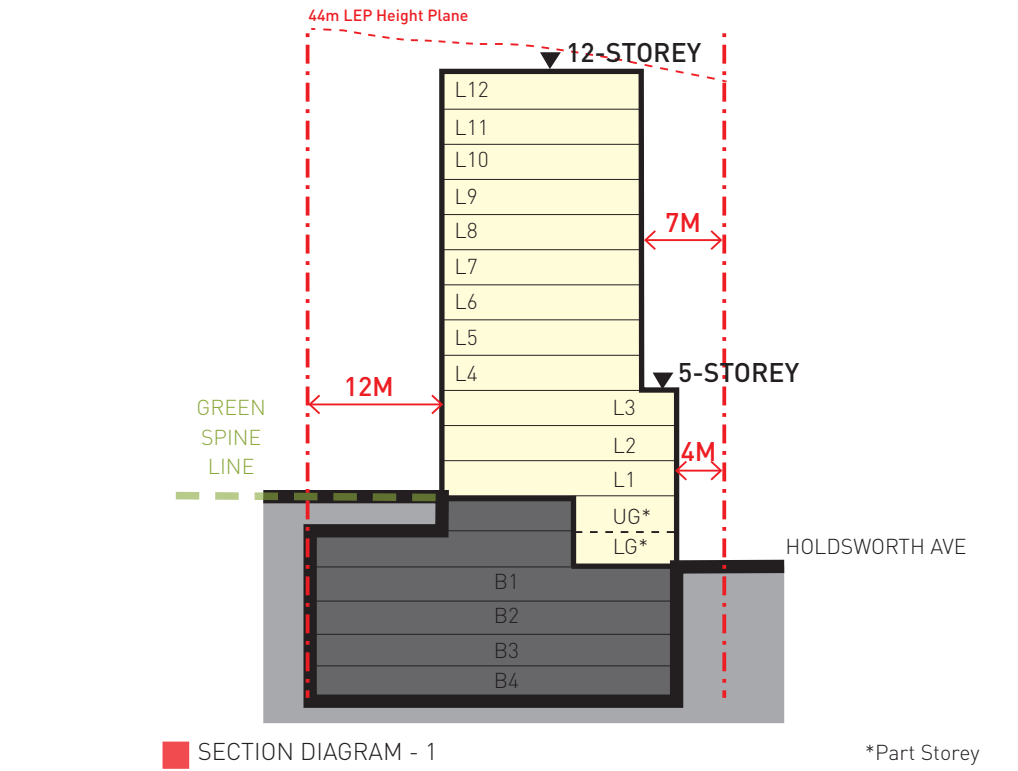
The following summarises the planning control taken from the St Leonards South Development Control Plan [SLSDCP].

- A green spine is identified along the rear boundary of the subject Site
- New Provision - Area 12
 - Minimum site area of 2,500m²
 - Approximately 400sqm of public open space embellished in accordance with the "Specifications for Public Open Space in the St Leonards South Precinct" and dedicated to Council in perpetuity (Marshall Avenue);
 - Design Excellence is achieved in accordance with LEP Clause 7.6, including the Maximum Height of Buildings (in storeys);
 - 2 affordable housing dwellings dedicated to Council in perpetuity. Each dwelling shall comprise a minimum of 2 bedrooms with an internal area of at least 70 sqm (plus storage) and one car space, in accordance with the "Specifications for Affordable Housing in the St Leonards South Precinct"; (Fig. 8.7)
 - Provision of appropriate building setbacks to facilitate shared communal open space between buildings (Green Spines) embellished in accordance with the "Specifications for Private Open Space in the St Leonards South Precinct" with a positive covenant granting shared access in accordance with Section 88E of the Conveyancing Act 1919;
 - A dwelling mix comprising a minimum 20% One Bedroom and Studio dwellings, 20% Two Bedroom dwellings and 20% 3 or more dwellings; and
 - Amalgamation of lots to prevent the fragmentation or isolation of land.

- Minimum 6 star rating under the NatHERS by a qualified person.
- The site is earmarked for a maximum of 10 and 12 storeys. [Fig. 8.10]
- Front Building Setbacks A [Fig 8.9]
 - 4m at street level;
 - +3m at and above Level 6;
 - Min.12m setback to rear boundary;
 - Maximum depth 18-22m
- Maximum building length shall not be greater than 35m unless strongly articulated.
- Intrusions into deep-soil Green Spine areas shall only be considered after two levels of basement parking has been provided under the building footprint.
- Front setbacks to be deep soil and to be treated as front gardens to GF units (or basements units).
- Private courtyards may extend a maximum of 1 metre into Green Spines.



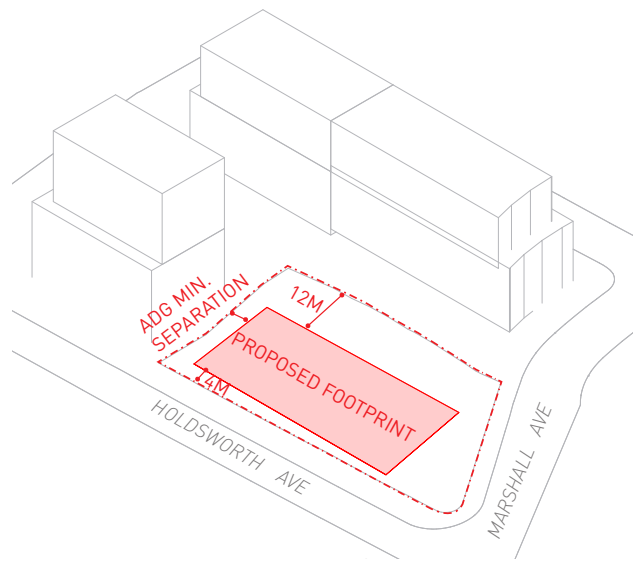
DCP CONSTRAINTS



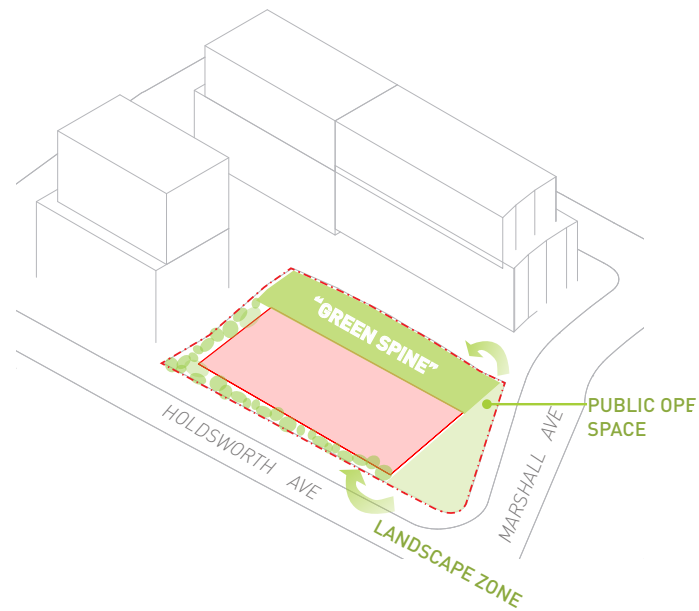
SEPP 65 DESIGN PRINCIPLES | 03

PRINCIPLE 2. BUILT FORM & SCALE

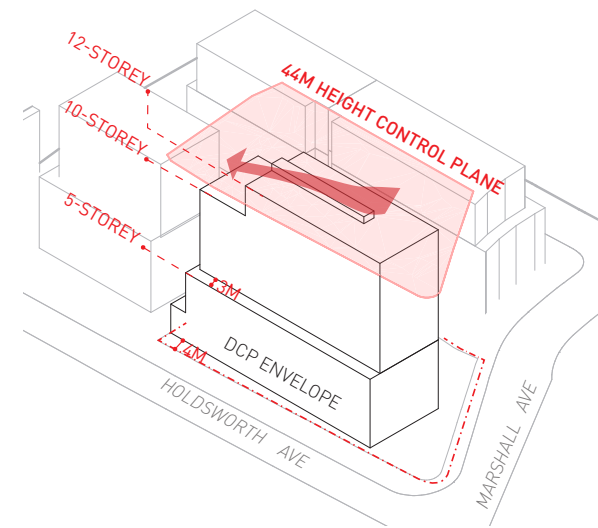
- MASSING STUDY



■ Defining Footprint



■ Bringing in "The Green"



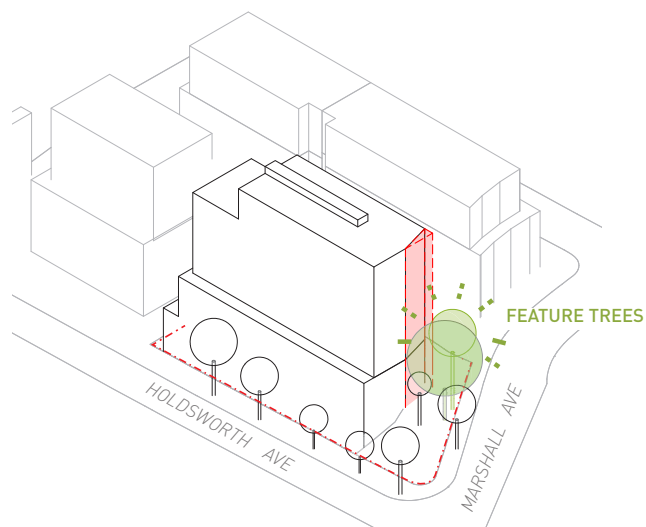
■ Site Constraints

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

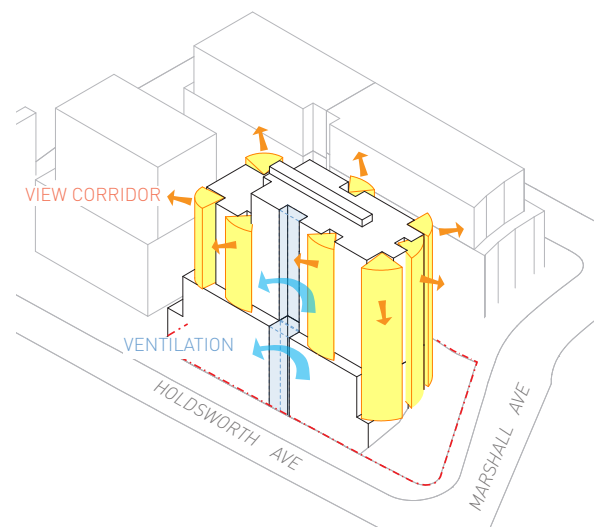
Good design also achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including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

This proposal responds in proportion and scale to its urban context as a multi residential development. It is expected that the building heights of the surrounding area will further increase, to provide additional housing stock. The development does not seek to exceed the maximum allowable GFA and height.

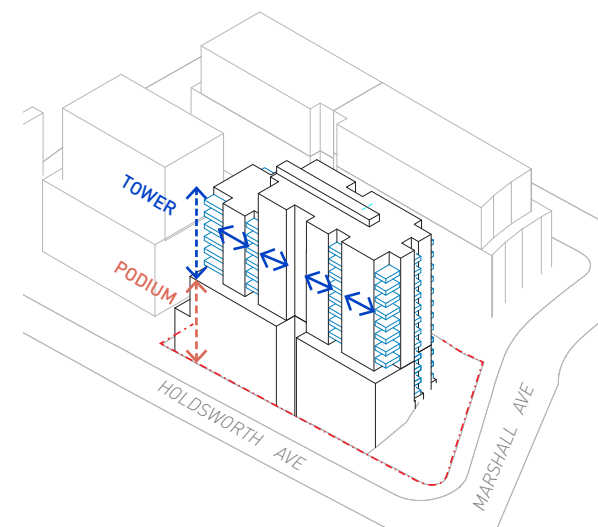
- fully compliant with DCP controls in setback and building height
- Distinct expression of podium and tower component
- 6m (w) x 3m (d) indentation on the eastern facade improves breaking down the massing both in podium and tower.



■ To retain site significant trees and create chamfered corner form



■ Creating voids to optimise views and enhance natural ventilation



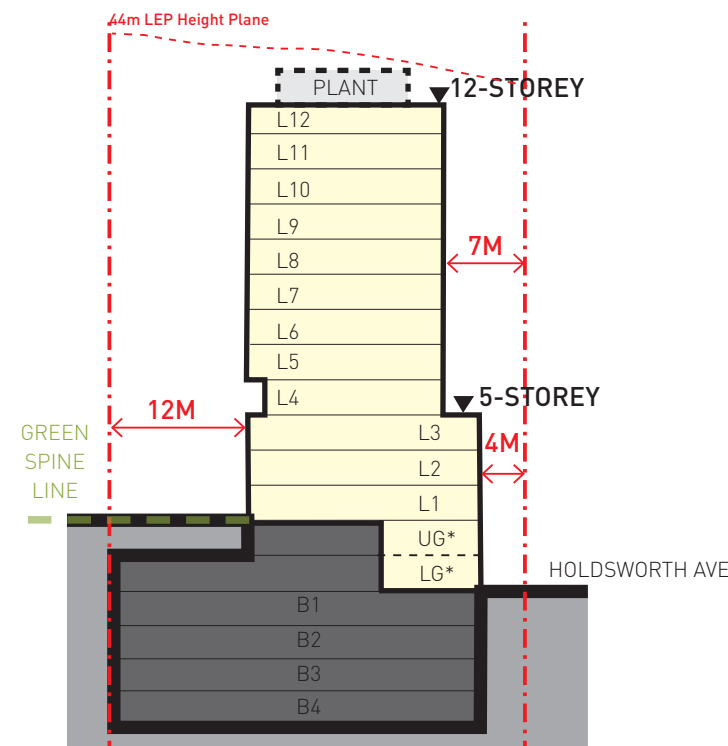
■ Articulating and breaking down the tower facade into smaller components.

SEPP 65 DESIGN PRINCIPLES | 03

PRINCIPLE 2. BUILT FORM & SCALE

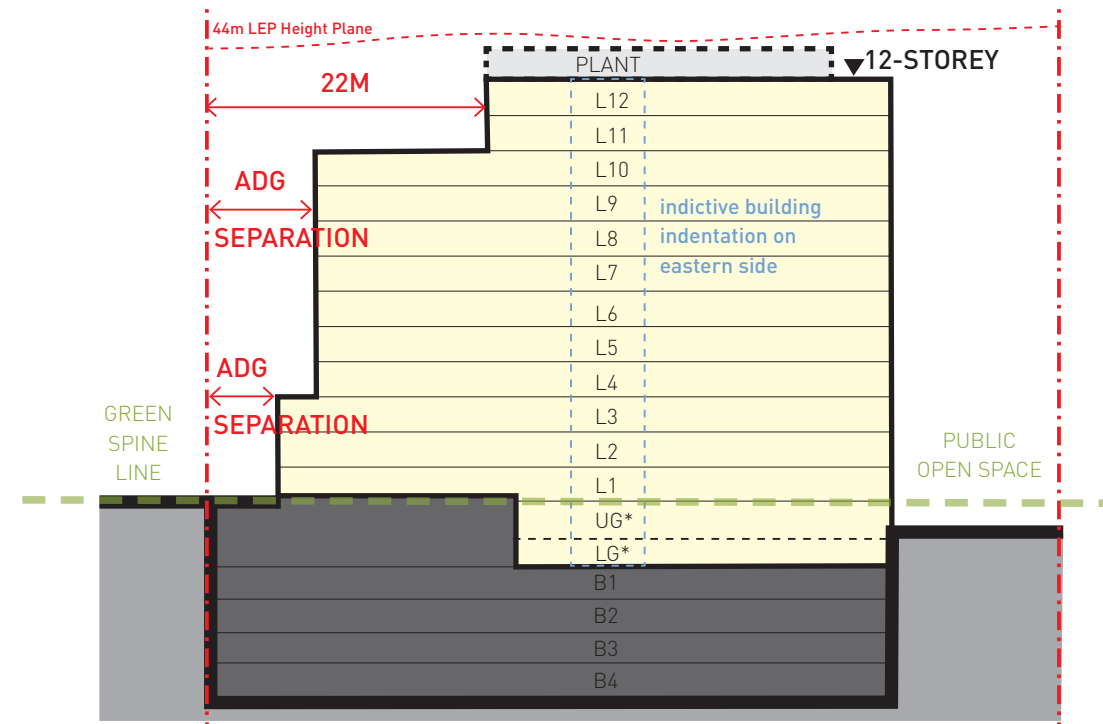
- BUILDING STOREYS

The proposed massing is fully compliant with LEP height controls which is 44m from natural ground. For DCP, the maximum building height is 12 storeys and the proposed building fully complies.



Section Diagram - 1

*Part Storey



Section Diagram - 2

*Part Storey

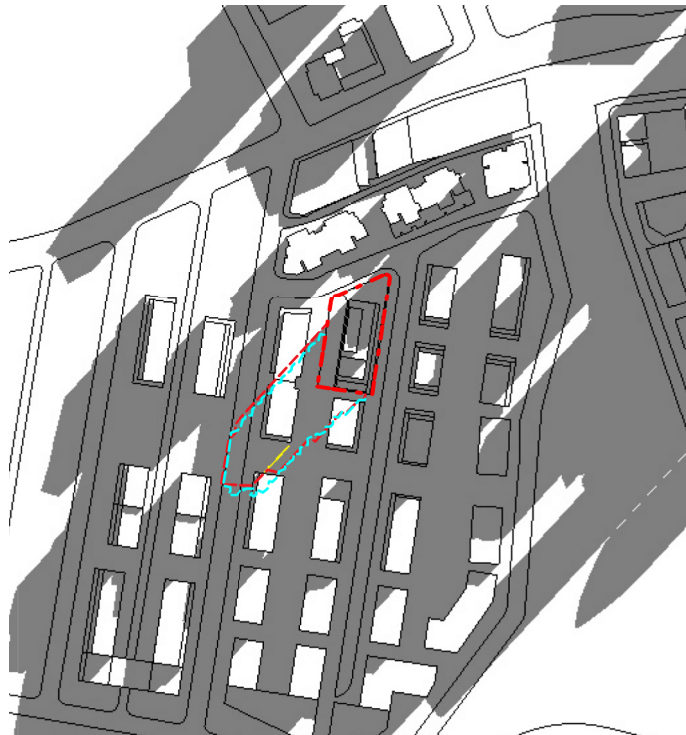
SEPP 65 DESIGN PRINCIPLES

PRINCIPLE 2. BUILT FORM & SCALE

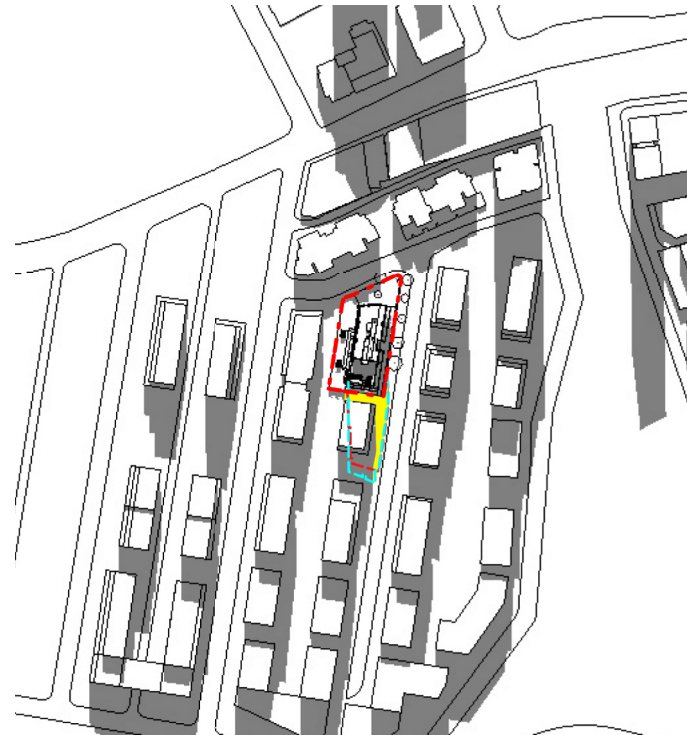
- SHADOW DIAGRAMS

| 03

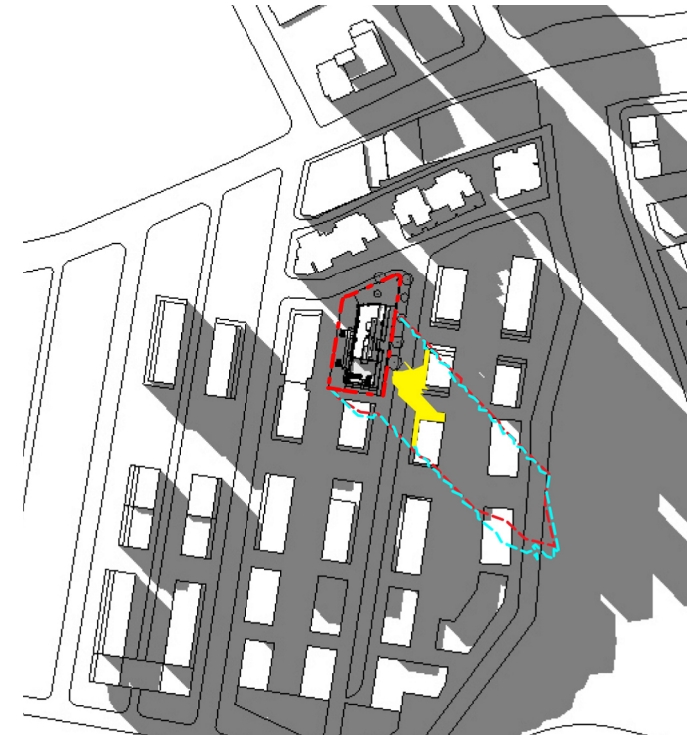
- As shown in the diagrams, there will be minor additional shadows casted onto neighbouring properties or public spaces. Most of the additional shadow falls within shadow already casted by SLSDCP proposed envelope.



■ June 21st 9am

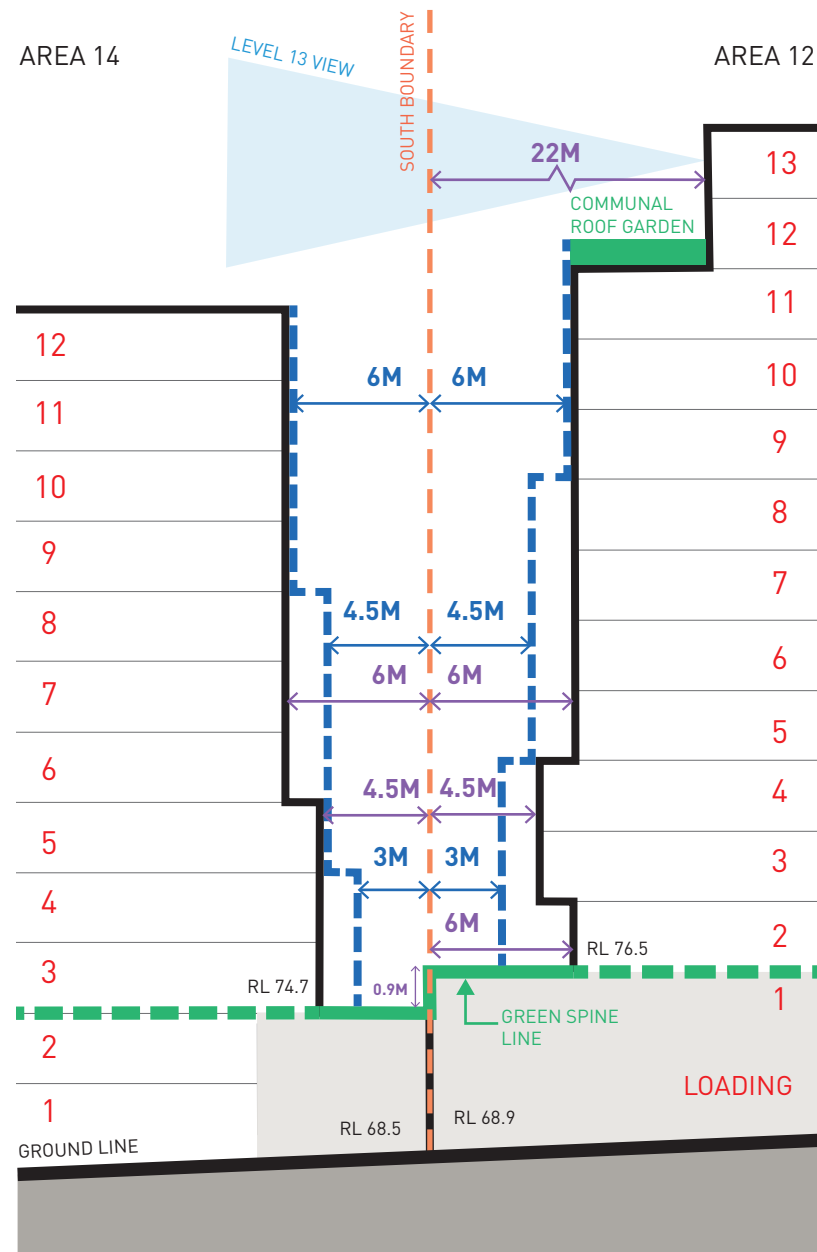


■ June 21st 12pm



■ June 21st 3pm

■ DCP ENVELOPE
■ PROPOSED ENVELOPE
■ ADDITIONAL SHADOW IN COMPARISON WITH SLSDCP ENVELOPE

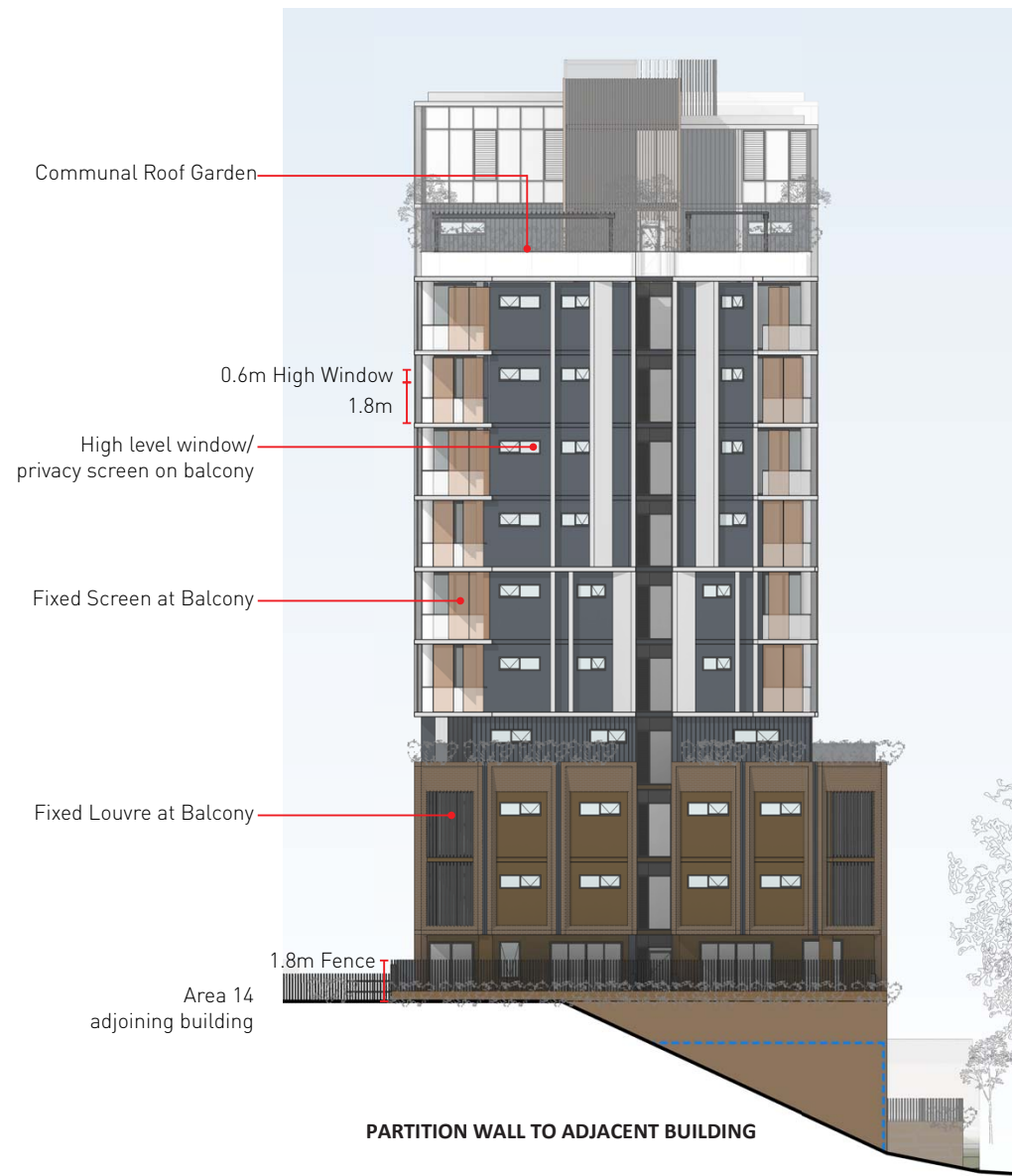


■ Building Height & Separation on southern facade

--- ADG SEPARATION - NON HABITABLE

■ GREEN SPINE CONNECTION

— ADG STOREY COUNT



■ Southern Elevation

- Full glazing on level 01
- 1.8m privacy fence on L01
- High level glazing on level 02 - 11
- Privacy screen on balcony on level 02 - 10
- Full glazing on level 12 (no privacy impact, due to neighbor's building height constraint)



- Full glazing on level 12 (no privacy impact, due to neighbor's height constraint)
- Both facades on L02 - L10 have high level windows
- Both balconies have fixed privacy screens

↔ HIGH LEVEL WINDOW

↔ FULL GLAZING

●●● FIXED PRIVACY SCREEN



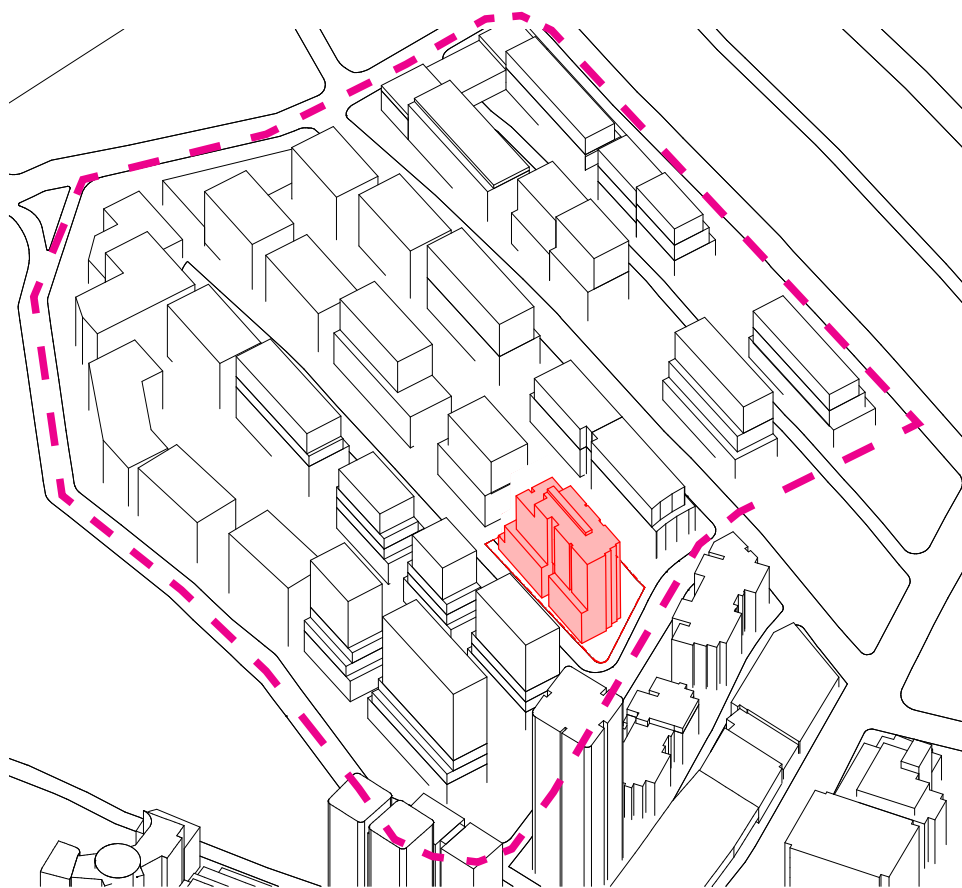
SEPP 65 DESIGN PRINCIPLES | 03

PRINCIPLE 2. BUILT FORM & SCALE

- The use of brick in the 5-storey podium is reminiscent of the existing masonry houses in the surrounding.
- The facade articulation (6m (w) x 3m (d) indentation) to the east promotes opportunities for natural daylight to the common lobby and increases the likelihood of social interaction between residents. This incidental space also allows legible way finding to the building entry and generous ground lobby space addressing to the street.



- Additional recess on level 4 with landscape on the western facade provides a distinct delineation of podium and tower component, as well as fostering the opportunity for “greener” building appearance.



Site

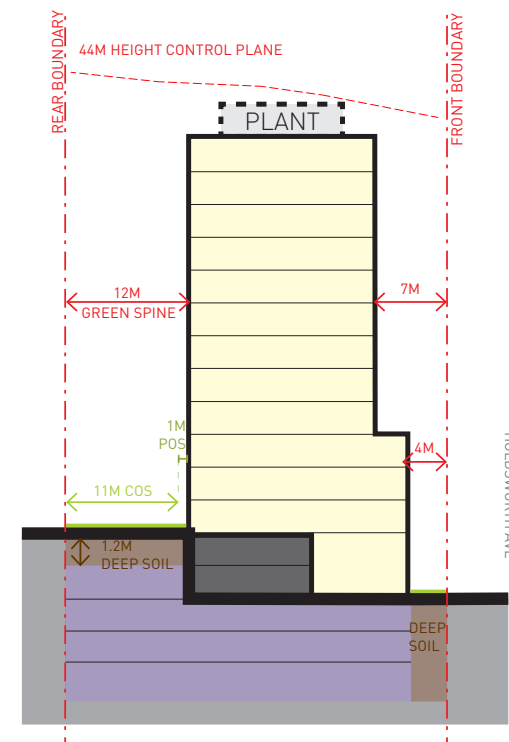
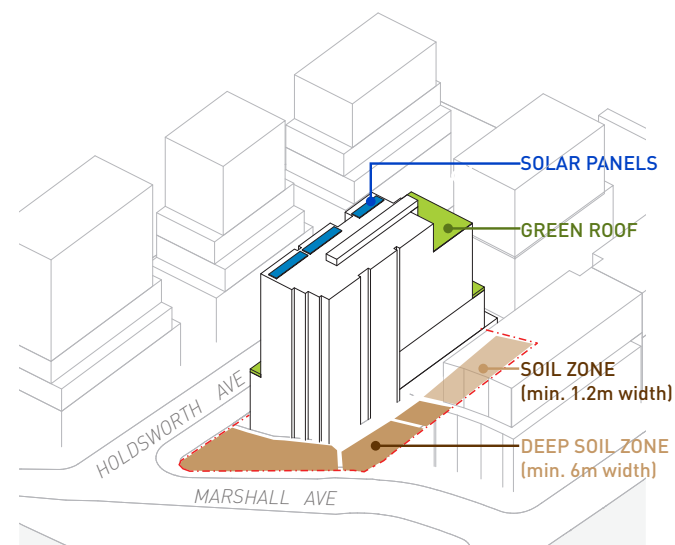
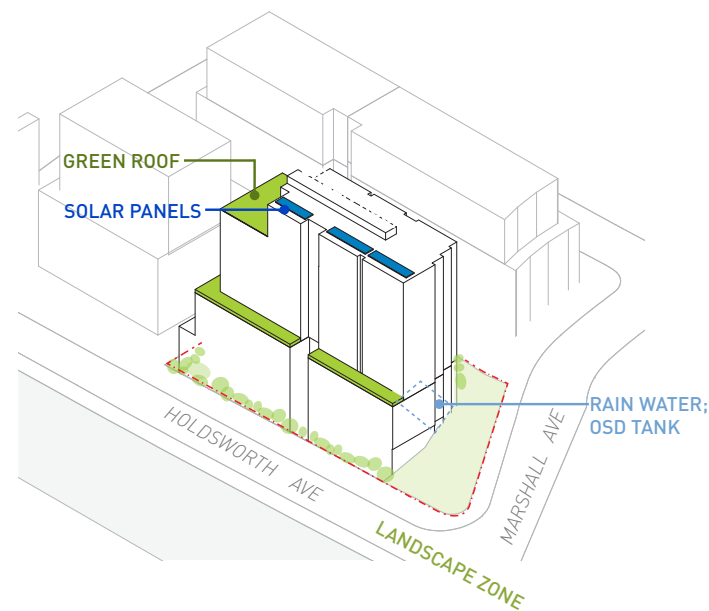
St Leonards South DCP Area



"Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, Availability of infrastructure, public transport, community facilities and environmental quality."

This proposed development complies with LEP & DCP controls:

- 400m² public open space at the North
- 12m wide "green spine" at the West
- FSR: 3.45:1
- 96 apartments with
 - 30.2% 1 bed
 - 46.9% 2 bed
 - 18.8% 3 bed
 - 4.2% 4 bed



"Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects Include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water."

A high level of amenity is achieved throughout the project with sufficient cross ventilation and maximized solar access. The northern apartments have also achieved an increased natural daylight from careful apartment planning (shallow depth) and feature stepped facade design.

Other sustainable approach includes recycling existing sandstone retaining wall to the stepped terrace in public open space. Solar panels are also provided on roof as alternative energy supply.

A 619m² deep soil zone (min. 6m width) is provided throughout the whole site, which is 23.5% much higher than the 15% suggested.

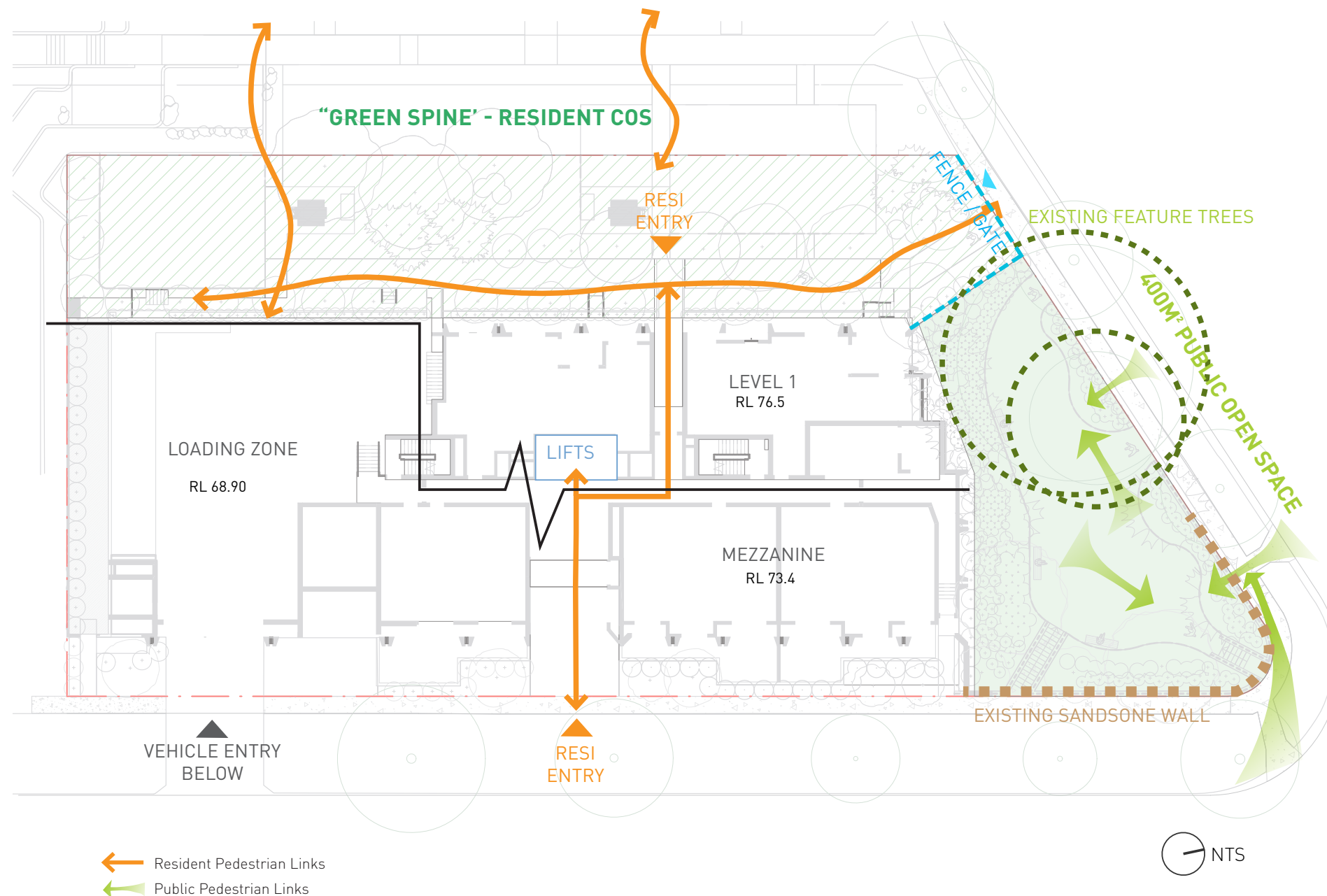
Further subject to the DEP comments, a 353m² deep soil zone is provided under the communal open space, which is 52% of the total 680m² "green spine" area. A minimum 1.2m (depth) deep soil zone is also provided throughout the rest of the "green spine" above basement parking.



SEPP 65 DESIGN PRINCIPLES | 03

PRINCIPLE 4. SUSTAINABILITY

- Retaining existing sandstone walls to the stepped terrace in public open space.



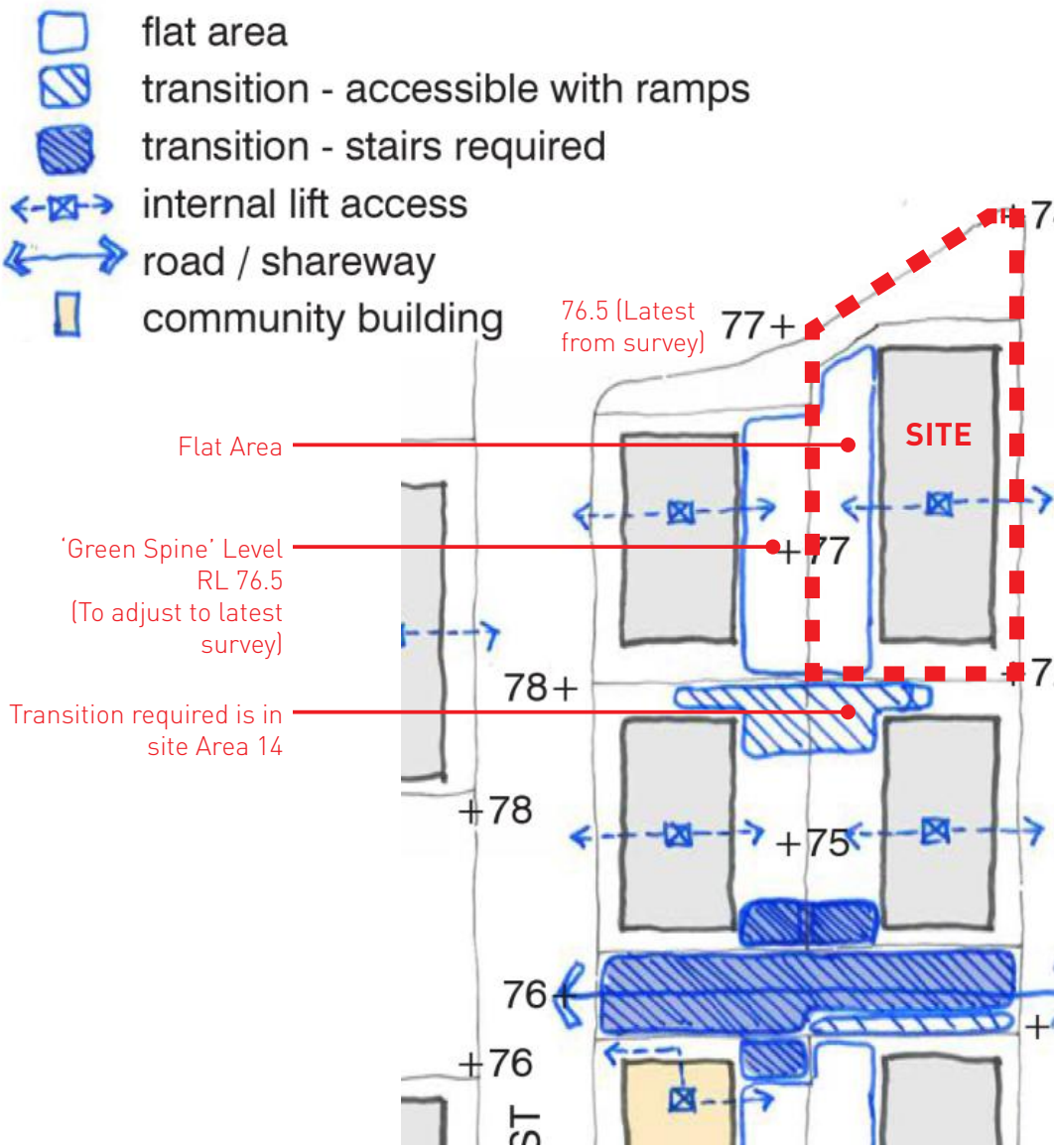
"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management."

The public open space will be provided with an improved permeable and leafy link that connects Marshall Ave and Holdsworth Ave. Most existing significant trees will be retained and street level planting along Holdsworth Ave will be provided to replace the existing hard-edge retaining wall. Existing sandstone retaining walls will be recycled and reused in the public open space.

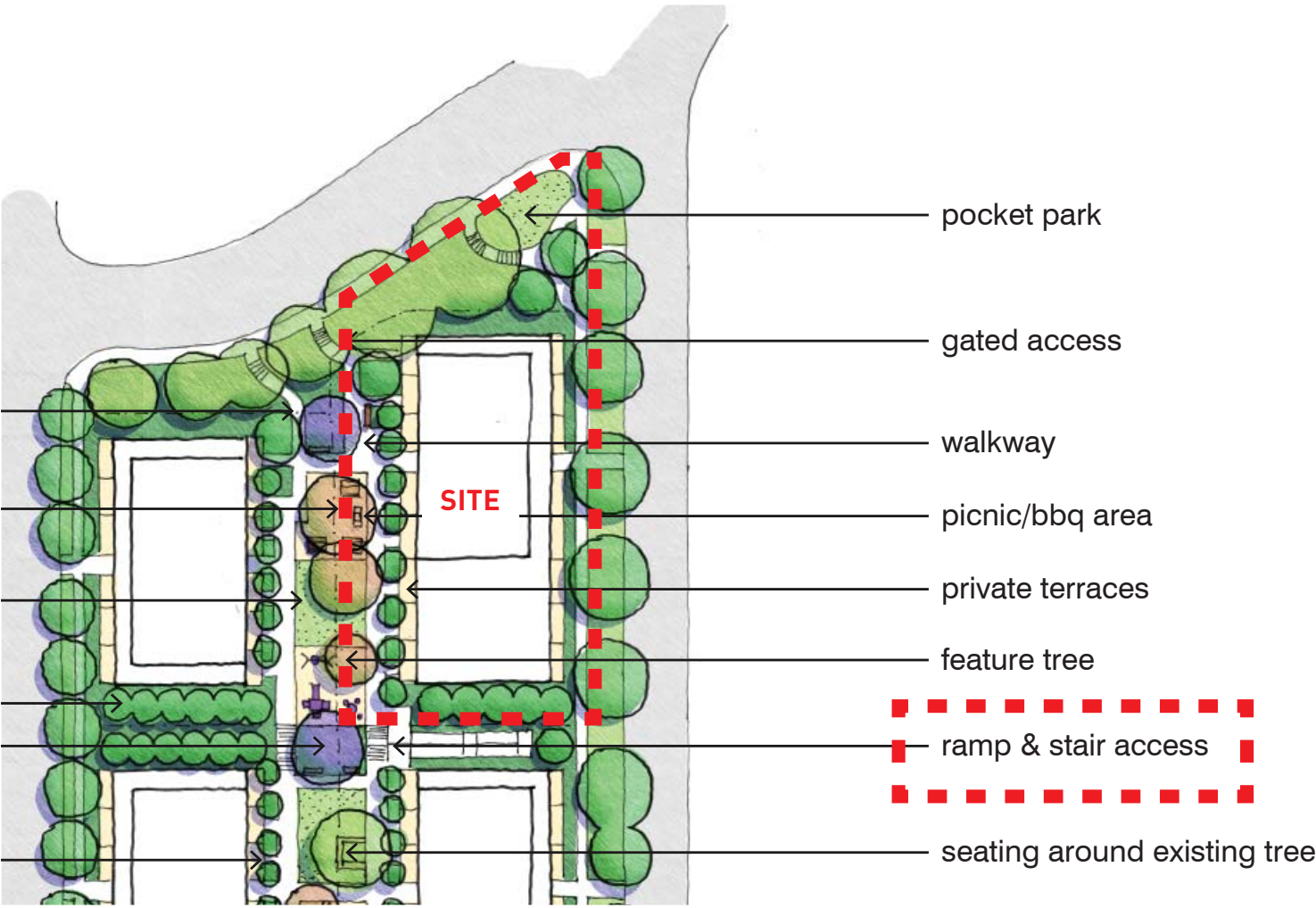
Green spine area can be accessed from Marshall Ave and level 1 lift lobby.

- Existing 2 significant trees to be retained
- Existing sandstone wall to be retained

- COORDINATE GREEN SPINE DESIGN AND LEVELS WITH ADJACENT SITE



STSDCP 2020 Extract



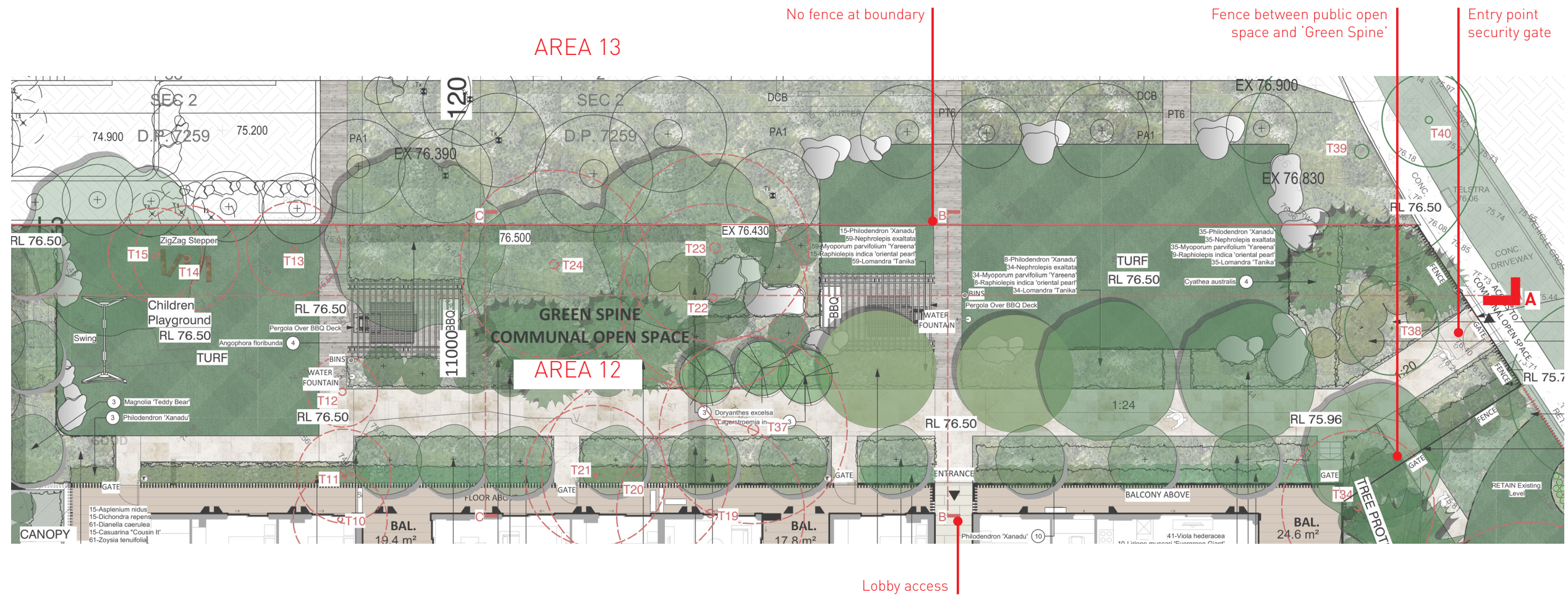
STSDCP 2020 Extract



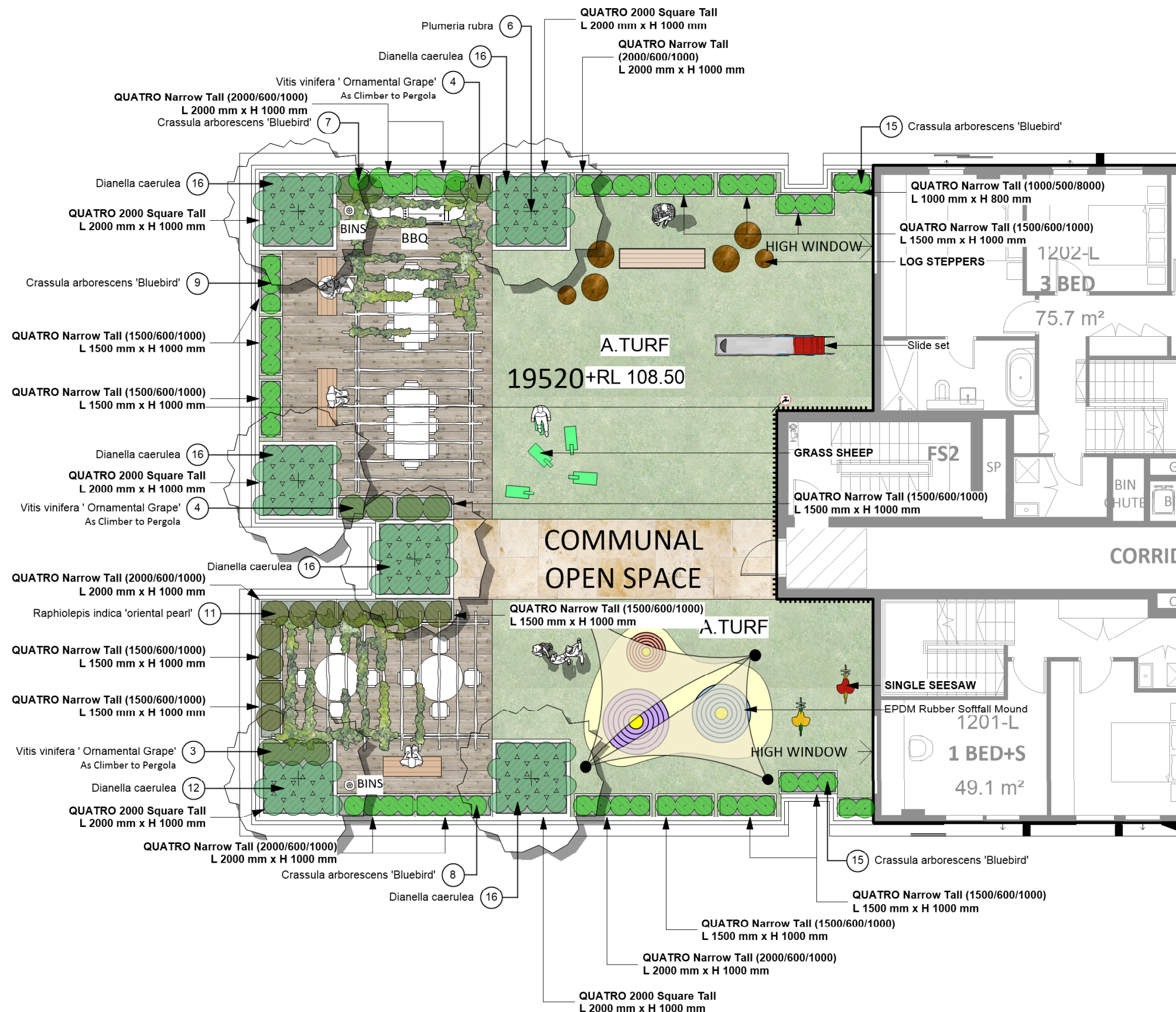
- Proposed 'green spine' level (RL 76.50) is in line with STSDCP masterplan indicated on Area 12
- Landscape design in collaboration with the neighbouring site (Area 13) to provide access to share the communal open space.



Section A



'Green Spine' Plan

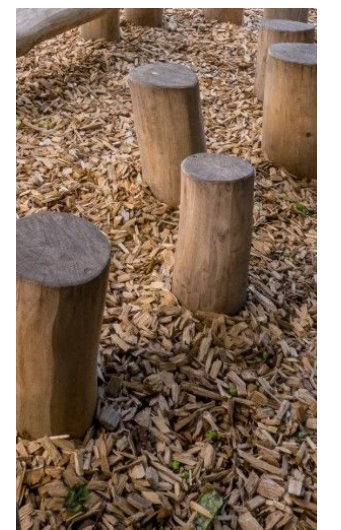


Rooftop communal garden provided on level 11 of the proposed building complies with both the required and desirable facilities in the St Leonards South Landscape Masterplan 2020.

Ammenities on the roof level include children's play areas, BBQ facilities, picnic tables, shade sails, featured planting, open lawns and seating for the residents.



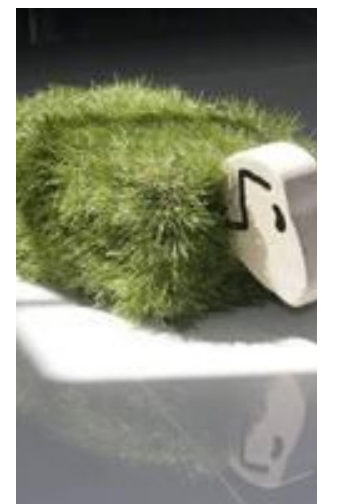
1



3



2



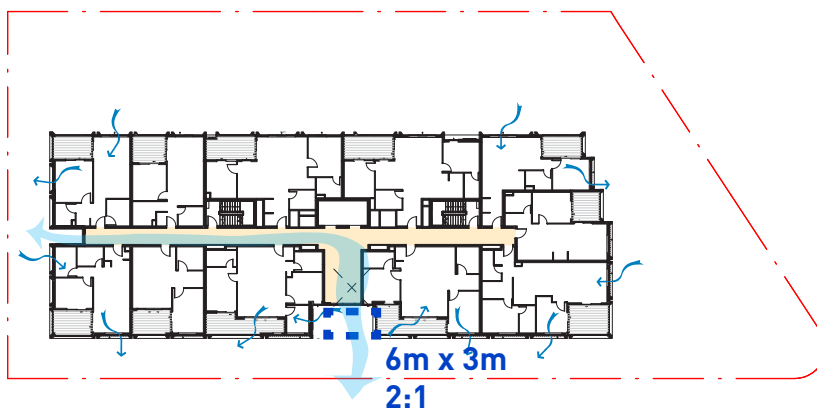
4

1. Shade sails
2. EPDM rubber softfall mounds
3. Log Steppers
4. Grass Sheep

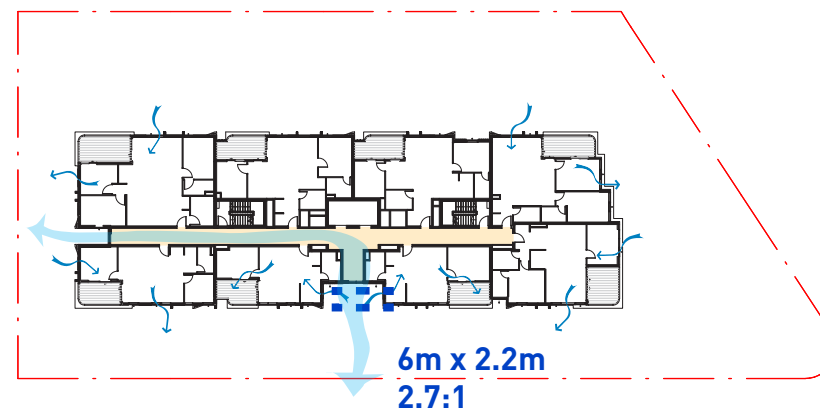


■ View Corridor Lift Lobby

"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"



■ Level 02 Plan Diagram



■ Level 06 Plan Diagram

"Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility."

The proposed building has a high level of residential amenity. Each apartment layout will foster strong interaction with the outdoors and take advantage of significant city views in upper levels. The apartments have a good level of solar access with natural cross ventilation opportunity.

The apartments can fulfil the requirements of the ADG in relation to storage. At least 50% of the storage will be located within each units, with the remainder provided in the basement. The proposal exceeds the requirements for open space as set out in ADG. Public and communal open spaces are provided on L01 and L11.

Common lobby and circulation space has natural light and ventilation on all levels through the eastern and southern openings and seating space will be provided as well. On ground communal open space, there will be shared BBQ facilities provided to residents on site.

***NOTE:**

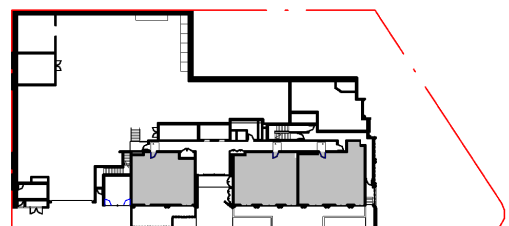
SLR Consulting had prepared and submitted wind report (610.30393.00000-R01-v2.0) and CFD model on September 23rd to DEP in response to comments regarding to natural cross ventilation. In the minutes issued by DEP on October 11th, it is further recommended that the "slot" needs to follow ADG Part 4B-2 (having a width to depth ratio of 2:1 or 3:1) to enable east facing apartments adjacent to it to satisfy natural cross ventilation requirements.

SEPP 65 DESIGN PRINCIPLES

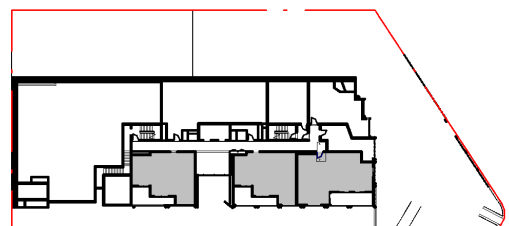
PRINCIPLE 6. AMENITY

- SOLAR COMPLIANCE DIAGRAMS

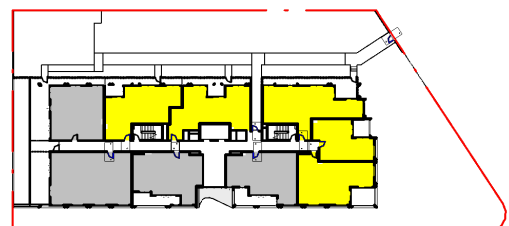
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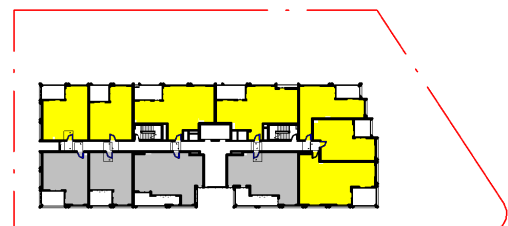
1 SOLAR_LOWER GROUND (0/3)
1 : 1000 @A3



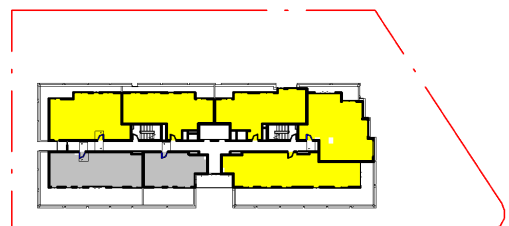
8 SOLAR_UPPER GROUND (0/3)
1 : 1000 @A3



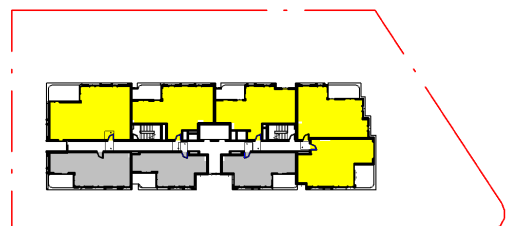
2 SOLAR_L01 (5/9)
1 : 1000 @A3



3 SOLAR_L02-03 (7/11)
1 : 1000 @A3



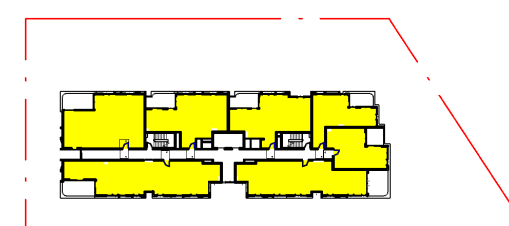
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1 : 1000 @A3



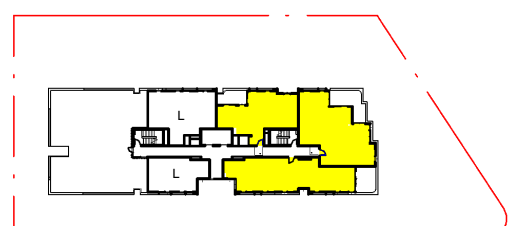
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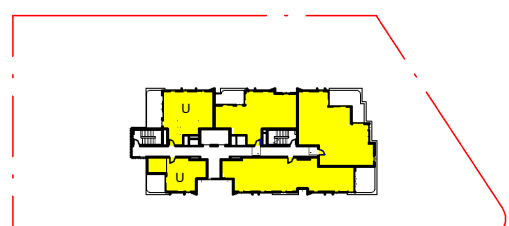
5 SOLAR_L07-08 (6/7)
1 : 1000 @A3



10 SOLAR_L09-10 (7/7)
1 : 1000 @A3



6 SOLAR_L11 (3/3)
1 : 1000 @A3



7 SOLAR_L12 (5/5)
1 : 1000 @A3

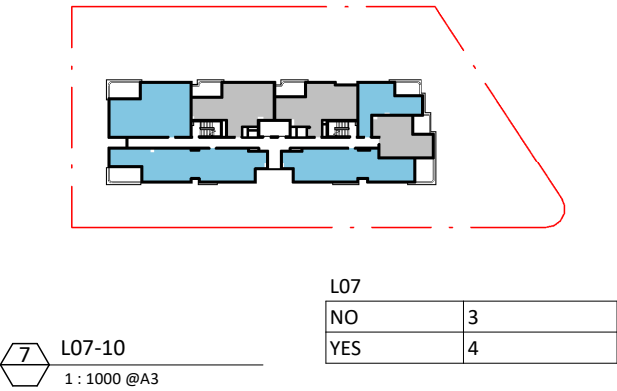
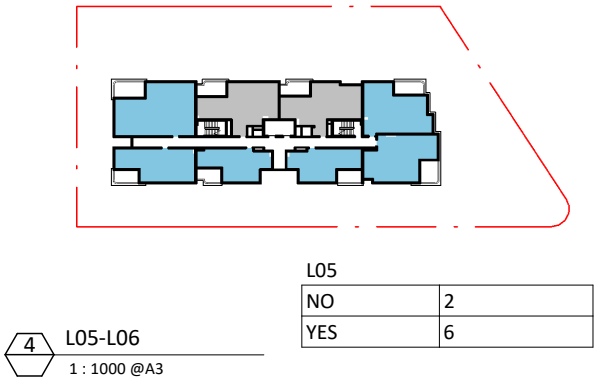
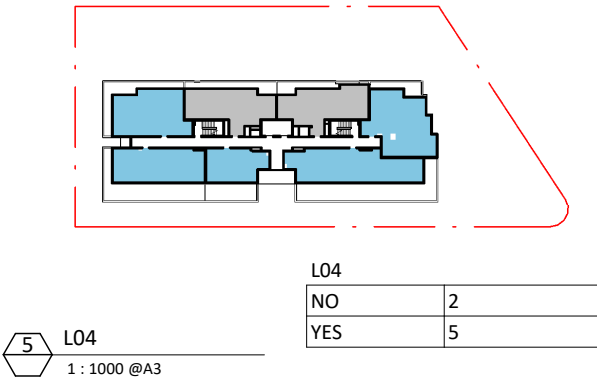
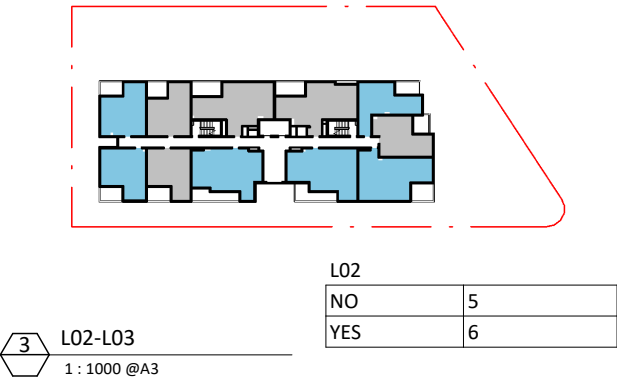
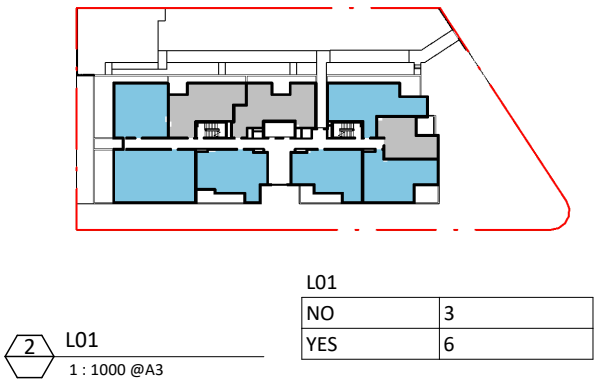
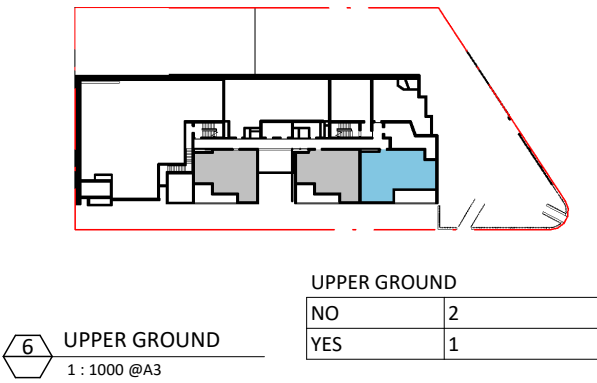
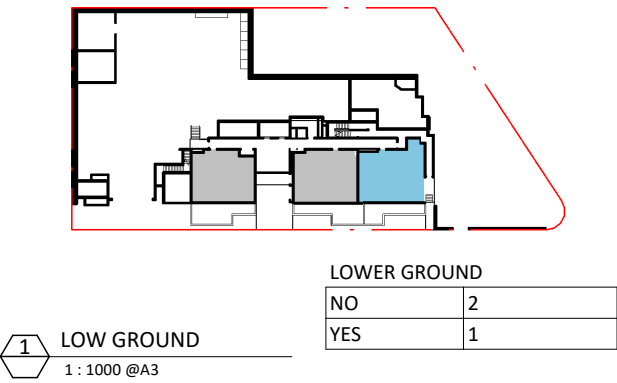
SOLAR ACCESS	NO. OF APARTMENTS	%
0HRS	0	0.0%
<2HRS	28	29.2%
>2HRS	68	70.8%
TOTAL	96	100.0%

SEPP 65 DESIGN PRINCIPLES

PRINCIPLE 6. AMENITY

- CROSS VENTILATION COMPLIANCE DIAGRAMS

I 03



CROSS VENTILATION	NO. OF APARTMENTS	%
NO	26	38.8%
YES	41	61.2%
TOTAL	67	100.0%



7. SAFETY

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

The public pedestrian through site link space, permitting 24hr connection will be well lit landscaped area. The building above will provide excellent passive visual surveillance to the public domain space. Safe access points to each residential lobby are provided from the link and from the street.

The proposed development will provide excellent passive surveillance. The stepped public open space is well engaged to existing footpath level and will allow passive surveillance by future residents around. Communal open space in green spine is protected by security fence and gate from public open space.

A single point of vehicular access is located off Holdsworth Ave for both residential and loading uses.

- appropriate access for persons with disabilities.

8. HOUSING DIVERSITY &SOCIAL INTERACTION

“Good design responds to the social context and needs of the local community in terms of life-styles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.”

The apartment mix is varied, ensuring that the apartments are suitable for a range of household types.

- | | |
|-----------|---------------------------|
| • 20% | Adaptable apartments |
| • 20% | Silver Livable apartments |
| • 80% | Visitable apartments |
| • 2 units | Affordable apartments |

The site is pedestrian friendly and all public and shared areas are accessible to those with disabilities.



SEPP 65 DESIGN PRINCIPLES | 03

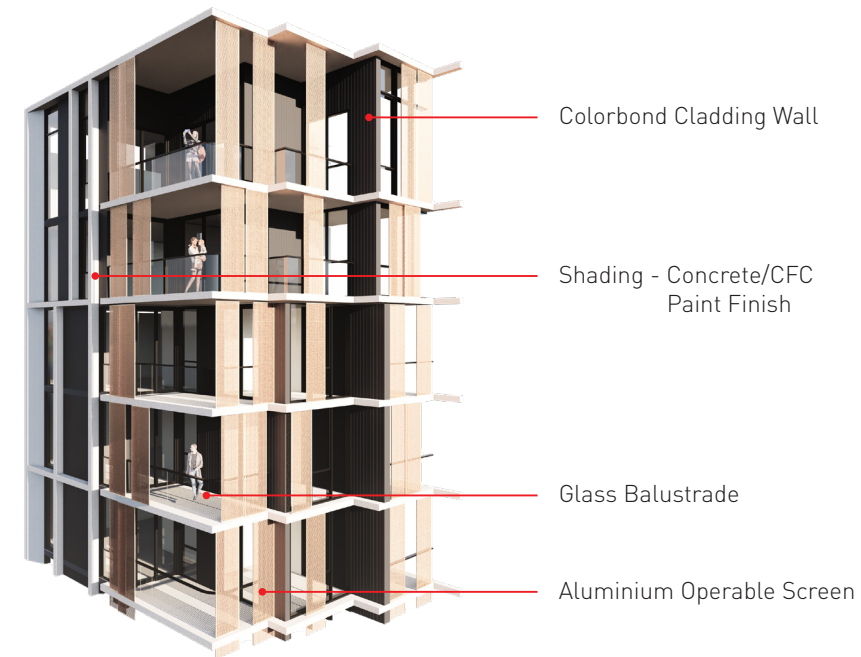
PRINCIPLE 9. AESTHETICS

- FACADE DETAILS

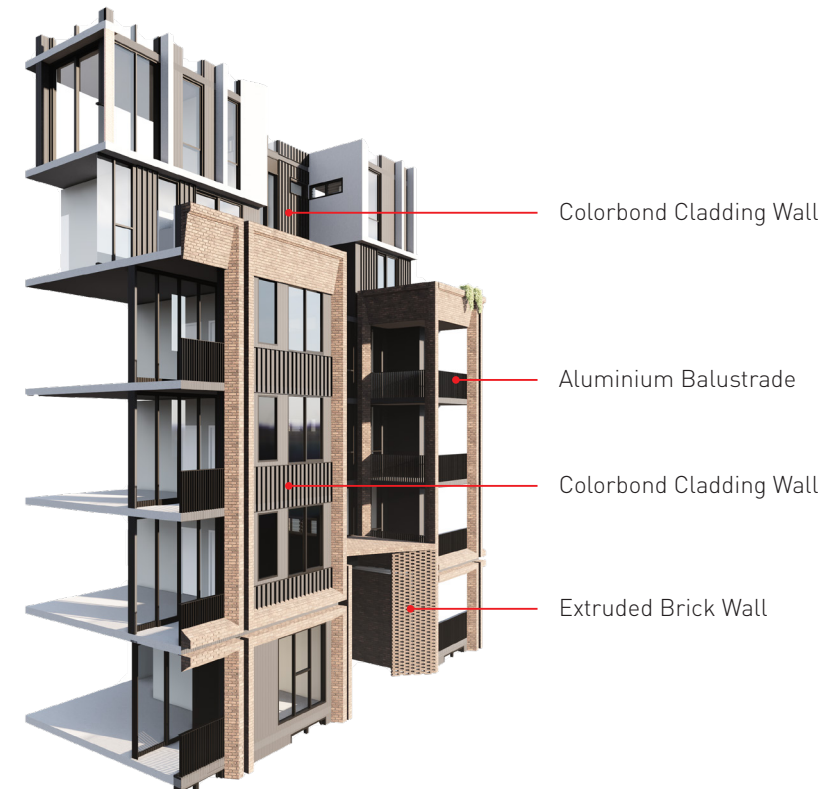
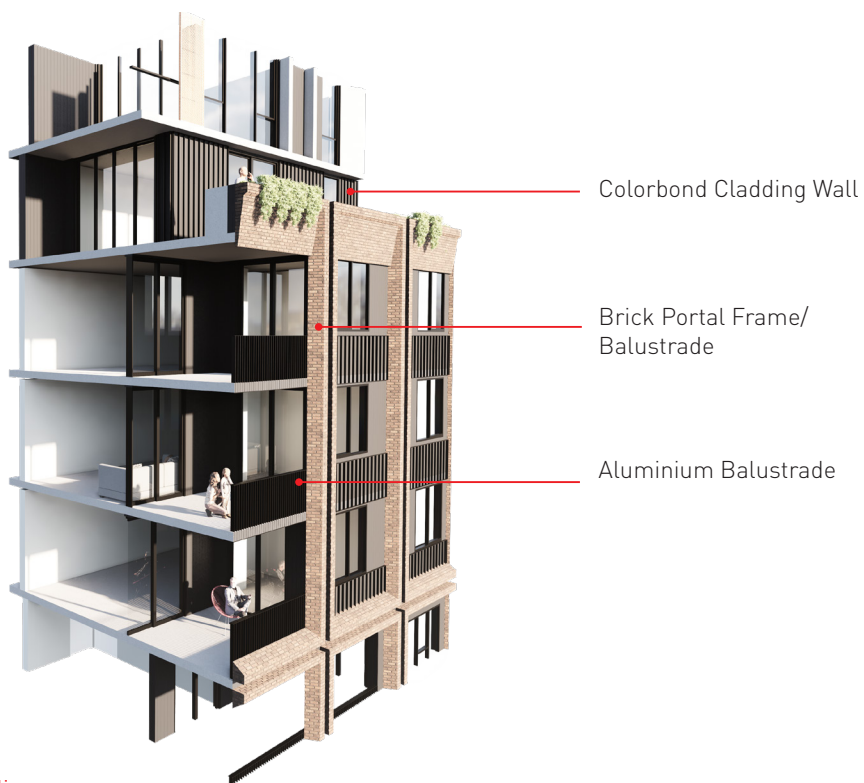
"Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area."

The site is an important and visually prominent location to St Leonards South Precinct, as well as being proximate to the St Leonards Station and future Plaza. The tower is designed in response to the significance of the corners and the stepped potential of the 'gateway' location. The podium is designed to provide an interface between the contemporary, stepped form of the tower and an attractive, accessible public domain on the northern end of the site. The facades employ articulation providing excellent scaling devices. The built form is articulated as two distinct elements;

- The low-level podium which in its scale, materiality and detailing reflects the richness of its historical context.
- The tower form is designed in response to its role as a highly visible element at the entry to St Leonards South.



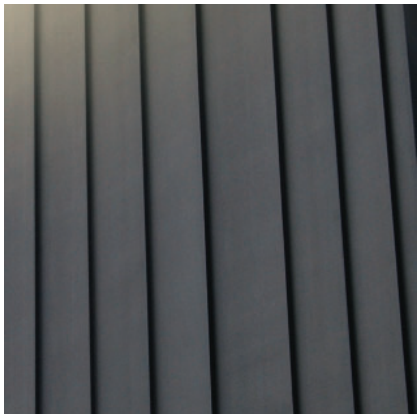
■ Tower



■ Podium



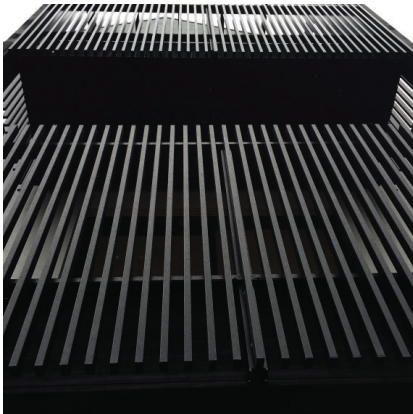
01



02



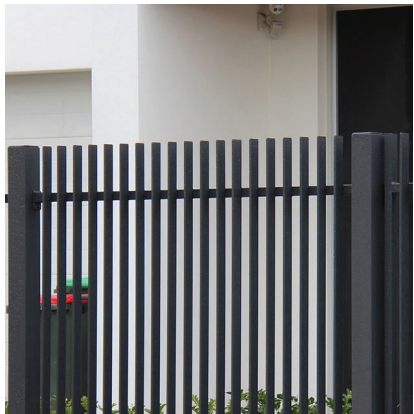
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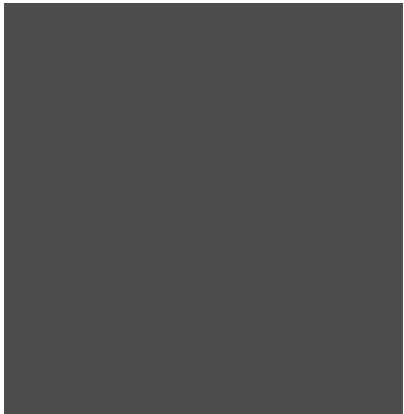
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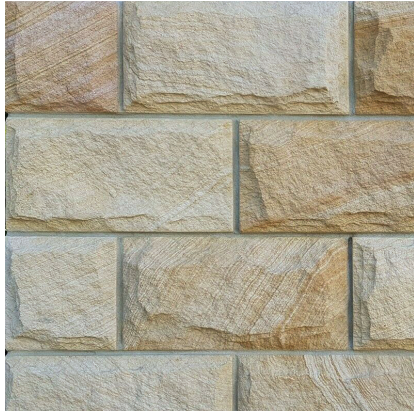
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07



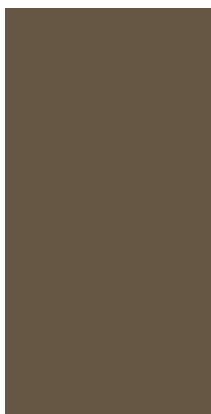
08/09/15



10



11



12



13



14

EXTERNAL FINISHES

- 01
- BRICK
- 02
- COLORBOND (DARK GREY)
- 03
- BALUSTRADE (CLEAR GLASS)
- 04
- BALUSTRADE (DARK GREY)
- 05
- CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE)
- 06
- CONCRETE/CFC PANEL PAINT FINISH (LIGHT GREY)
- 07
- ALUMINIUM FENCE (DARK GREY)
- 08
- ALUMINIUM LOUVRE (DARK GREY)
- 09
- ALUMINIUM WINDOW FRAME (DARK GREY)
- 10
- SANDSTONE CLADDING
- 11
- PERFORATED MESH SCREEN
- 12
- CONCRETE/CFC PANEL PAINT FINISH (DARK BROWN)
- 13
- ALUMINIUM MECHANICAL LOUVRE
- 14
- ALUMINIUM SLOTS (TIMBER LOOK)
- 15
- ALUMINIUM SLOTS (DARK GREY)

PRODUCT (DESIGN INTENT)

- GIBSON (PGH BRICK)
- DEEP OCEAN (COLORBOND)
-
- MONUMENT (INTERPON)
- COMPANION (DULUX)
- PALE GREY (DULUX)
- MONUMENT (INTERPON)
- MONUMENT (INTERPON)
- MONUMENT (INTERPON)
-
- CHAMPAGNE SIMMER (INTERPON)
- BEGGAR (DULUX)
- MONUMENT (INTERPON)
- PREMIUM OAK (INNOWOOD)
- MONUMENT (INTERPON)



SEPP 65 DESIGN PRINCIPLES | 03

PRINCIPLE 9. AESTHETICS



04

SCHEDULE

	Apartment Number					ADG Compliance			DDA Compliance		
Level	1B	2B	3B	4B	TOTAL	CV	SA	N-SA	SILVER	VIS.	ADP.
Roof											
Level 13											
Level 12	0	1	2	0	3		3	0	0	2	0
Level 11	1	1	3	0	5		5	0	0	2	0
Level 10	2	2	2	1	7		7	0	1	6	1
Level 09	2	2	2	1	7		7	0	1	6	1
Level 08	2	2	2	1	7		6	0	1	6	1
Level 07	2	2	2	1	7	4	6	0	1	6	1
Level 06	3	4	1	0	8	6	5	0	1	6	1
Level 05	3	4	1	0	8	6	5	0	1	6	1
Level 04	1	4	2	0	7	5	5	0	2	4	2
Level 03	6	5	0	0	11	6	7	0	3	10	3
Level 02	6	5	0	0	11	6	7	0	3	10	3
Level 01	1	7	1	0	9	6	5	0	3	7	3
Level UG	0	3	0	0	3	1	0	0	3	3	3
Level LG	0	3	0	0	3	1	0	0	0	3	0
Total	29	45	18	4	96	41	68	0	20	77	20
%	30.2%	46.9%	18.8%	4.2%		61.2%	70.8%	0.0%	20.8%	80.2%	20.8%

05

ADG COMPLIANCE TABLE

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Part 3 Siting the Development				
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		✓	-Addresses Lane Cove LEP 2009, Lane Cove DCP 2010 part C8 Residential Localities and Landscape Master Plan Draft SLS Section 7.11 Contributions Plan -solar/view opportunity and relationship with adjacent sites
Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development		✓	The configured residential component has achieved adequate solar access and maintain to distant views
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		✓	The proposed minimises the overshadow impact to south neighbouring properties by coordinating with adjacent site the location of habitable rooms
Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security		✓	-Provide fence and planting between public open space between communal open space.
	Objective 3C-2 Amenity of the public domain is retained and enhanced		✓	The existing sandstone wall and stair will be retained in public open space. Provide seating and flat surface turf area. Public art will be cooperated.
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	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 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 9 am and 3 pm on 21 June (mid-winter)	✓	Provided 34.2% of C.O.S .(Green Spine and Communal Roof Garden) Achieved 62.2% of 2 hours direct sunlight in mid Winter

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		✓	Green Spine communal open space has BBQ /seating facilities Provide pathway link to Area 13 Green Spine L11 Communal roof garden has BBQ/seating facilities
	Objective 3D-3 Communal open space is designed to maximise safety		✓	Controlled access to the residents of Area 12-15 and their guest only to C.O.S in Green Spine
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		✓	Retain existing historic elements (sandstone wall. Significant trees) in Public Open Space
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	Deep soil zones are to meet the following minimum requirements:	✓	Provided 23.5% of Deep Soil area greater than 6m width
		Site AreaMin. DimensionsDeep soil zone (% of site area)		
		Less than 650m²-		
		650m²– 1500m²3m		
		Greater than 1500m²6m		
		Greater than 1500m² with significant tree cover6m		
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	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:	Acceptable on merit	-Proposed separation between Area 13(Western boundary) meets minimum separation requirement between habitable room to habitable room for all levels -Proposed separation between Area 14(Southern boundary) meet separation between habitable room to habitable room in L1 with 1.8m fence in terrace -Proposed separation between Area 14(Southern boundary) meet separation between non-habitable room to non- habitable room in L2 - L10 Habitable room in L2-L10 have secondly/high window and fixed privacy screen in balcony along southern elevation.
	Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	Building heightHabitable rooms and balconiesNon-habitable rooms		
		Up to 12m (4 storeys)6m3m		
		Up to 25m (5-8 storeys)9m4.5m		
		Over 25m (9+ storeys)12m6m		
	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		✓	Provide high windows and probacy scrren in southern façade to avoid overlooking from Area 13 northern elevation.
Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		✓	The building entrance lobbies connect to footpath along Holdsworth Avenue
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		✓	All building entrance lobbies located off the Holdsworth Avenue, will be articulated by brick feature wall and awnings
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		✓	Provide lift access from Green spine communal Open space. This pedestrian link connects to Marshall Avenue.

	OBJECTIVE		DESIGN CRITERIA	PROPOSED	COMMENT
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			✓	Driveway entry points are away from Public Open Space and Pedestrian entry to lobby
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		For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop 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.	✓	-A total of 110 car parking spaces are proposed, consisting of 90 residential and 20 visitor -Provide max allowed DCP parking -Provide min DCP bicycle parking Refer to traffic report prepared by MLATP
	Objective 3J-2 Parking and facilities are provided for other modes of transport			✓	-Provide undercover visitor bicycle parking -Provide EV charger space
	Objective 3J-3 Car park design and access is safe and secure			✓	-Clearly identified lift lobby
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised			✓	-Basement foot print within greens Spine is less than 50% -Provide min 1.2m soil depth above basement parking within Green Spine
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised			N/A	No on-grade car parking is proposed.
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised			N/A	No above ground parking is proposed.
Part 4 – Designing the Building					
Solar and Daylight Access		Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	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 <u>Sydney Metropolitan Area</u> and in the Newcastle and Wollongong local government areas	✓	70.8% of apartments and POS receive 2 hours direct sunlight in mid winter
			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	
			3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	✓	There is no apartments receiving no direct sunlight at mid Winter
	Objective 4A-2 Daylight access is maximised where sunlight is limited		✓	Positioning windows face southern building that will reflect light	
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		✓	Privacy/sun screen provides shading	

	OBJECTIVE		DESIGN CRITERIA		PROPOSED	COMMENT
Natural Ventilation		Objective 4B-1 All habitable rooms are naturally ventilated		✓	All habitable rooms have openable windows or doors	
		Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation		✓	Apartment depths are limited to 8m for open plan layout to maximise airflow	
		Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	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	✓	61.2% of apartments have natural cross ventilation in the first 9 storeys	
			2. Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line	N/A	There is no cross through apartment	
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		✓	-min 2.7m for habitable rooms -min 2.4m for non habitable rooms	
		Minimum ceiling height for apartment and mixed use buildings				
		Habitable Rooms	2.7m			
		Non- Habitable	2.4m			
		For 2 Storey Apartments	2.7m for main living area floor			
			2.4m for second floor, where its area does not exceed 50% of the apartment area			
		Attic Spaces	1.8m at edge of room with a 30 degree minimum ceiling slope			
		If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use			

	OBJECTIVE		DESIGN CRITERIA	PROPOSED	COMMENT
Apartment Size and Layout		Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		✓	The stacking of wet areas minimises bulkheads in habitable rooms
		Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		N/A	These areas will not be converted to non-residential uses
		Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:	✓	-1B 50-88m2 -2B 70(1bath)-87m2 -3B 100-134m2 -4B 122m2
			Apartment Types Minimum Internal Area		
			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.		
			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	✓	There is no borrowed light to habitable room
		Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	✓	Consistent with ADG requirement
			2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	✓	Consistent with ADG requirement

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT		
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)	✓	Consistent with ADG requirement		
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	✓	Consistent with ADG requirement		
		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	✓	Consistent with ADG requirement		
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	N/A	There is no cross through apartment		
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	✓	Consistent with ADG requirement		
		Dwelling type			Minimum Area	Minimum Depth
		Studio			4m²	-
		1 bedroom			8m²	2m
		2 bedroom			10m²	2m
		3+ bedroom			12m²	2.4m
		The minimum balcony depth to be counted as contributing to the balcony area is 1m				
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.	✓	Provide more 3m depth terrace in GL east and L01 west		
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	✓	Primary balconies are located adjacent to the living rooms			
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	✓	L05 private open space have planter box which soften the building edge and separate massing			
	Objective 4E-4 Private open space and balcony design maximises safety	✓	Min 1.1m balustrade provided for safety			
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and	1. The maximum number of apartments off a circulation core on a single level is eight	Acceptable on merit	Max of 11 apartments are off a circulation core. However, provided 2 location of source of natural light and ventilation.		
	properly service the number of apartments	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Acceptable on merit	Max 48 apartments sharing a single lift. However, lift volume, speed and performance has been advised by lift consultant. Details refer to Lift Analysis Report.		
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		✓	-All lift lobbies allow sunlight access and natural ventilation		

	OBJECTIVE		DESIGN CRITERIA	PROPOSED	COMMENT
Storage		Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	✔	Adequate storage space provided to each apartment
			Dwelling TypeStorage size volume		
			Studio4m³		
			1 bedroom6m³		
			2 bedroom8m³		
			3+ bedroom10m³		
			At least 50% of the required storage is to be located within the apartment		
Acoustic Privacy		Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		✔	Adequate building separation provided.
		Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		✔	Avoid location living room next to different SoU bedroom
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		✔	Lower level apartment provides solid spandrel wall to minimize the impact from street noise
		Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		✔	Solid brick portal in podium level acted as noise shielding in lower level apartment
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		✔	A variety of apartment types are provided in 1B,2B and 3B
		Objective 4K-2 The apartment mix is distributed to suitable locations within the building		✔	Larger apartment types are located on higher floor levels to provide the view opportunity
Ground Floor Apartments		Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		✔	3 ground floor apartments are proposed and provide chamber substation instead of kiosk
		Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		✔	Lower Ground floor apartment has private terrace and privacy screen/planting
Facades		Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		✔	-The building facades of the development contribute to the urban fabric character through the built form, material selection and landscape design. -Well composed tower(vertical fin) and podium(portal frame wall)
		Objective 4M-2 Building functions are expressed by the facade		✔	Appropriate window openings and composition reflects true expression of the apartment layout
Roof Design		Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		✔	L11 has communal roof garden. Top roof has plant space enclosed by slats screen
		Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		✔	L4 has private terrace with planter boxes L11 roof space is used for communal roof space
		Objective 4N-3 Roof design incorporates sustainability features		✔	Roof space used for solar panels

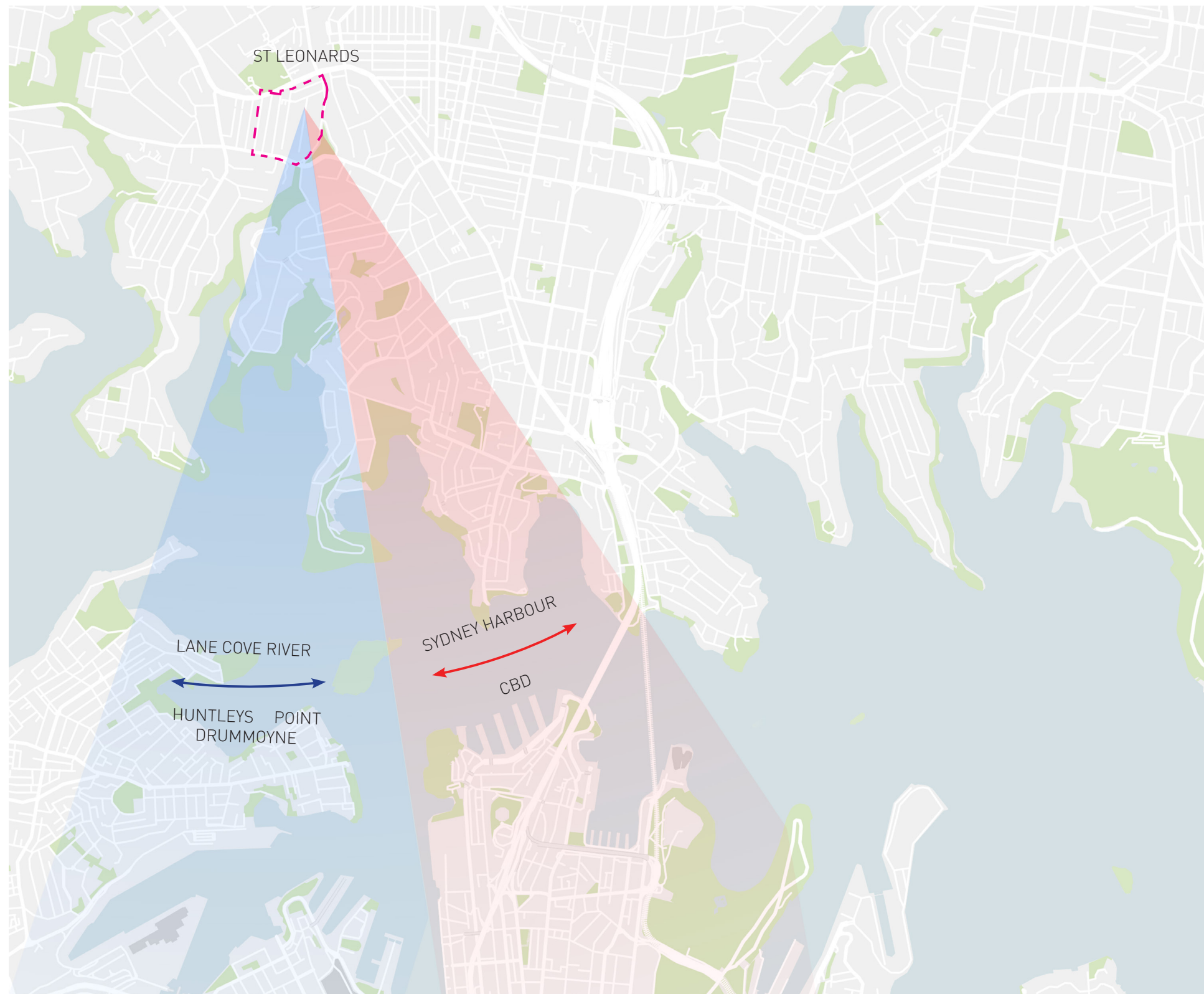
	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Landscape Design		Objective 4O-1 Landscape design is viable and sustainable	✓	the sustainable landscape design solutions proposed by Site Design Studios
		Objective 4O-2 Landscape design contributes to the streetscape and amenity	✓	The proposed landscape design and choice of tree planting and vegetation would have a positive impact upon the locality.
Planting on Structures		Objective 4P-1 Appropriate soil profiles are provided	✓	Appropriate soil volumes are considered for proposed trees as outlined in the Plant Schedule, in the Landscape Concept Plan, prepared by Site Design Studios
		Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	✓	The proposed plant schedule is provided by Site Design Studios Choice on plant type suits St Leonards, Sydney North Shore condition.
		Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	✓	Planting on structures would ensure a positive contribution to the streetscape and amenity and ensure min 1.2m soil provided.
Universal Design		Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	✓	20% of total apartments incorporated with the silver universal design by access code
		Objective 4Q-2 A variety of apartments with adaptable designs are provided	✓	20% of total apartments incorporate adaptable design
		Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	✓	Larger apartments have various living space options
Adaptive Reuse		Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	N/A	
		Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	
Mixed Use		Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/A	
		Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	N/A	
Awnings and Signage		Objective 4T-1 Awnings are well located and complement and integrate with the building design	✓	Entrance lobbies are covered by awnings which is integrated with the podium design
		Objective 4T-2 Signage responds to the context and desired streetscape character	✓	Signage wayfinding will be provided at public domain incorporated with landscape design
Energy Efficiency		Objective 4U-1 Development incorporates passive environmental design	✓	Adequate lighting and ventilation to all habitable rooms
		Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	✓	-Slab projection are provided -Balcony depth also generally acts as a good shading device ranging in depth from 1 – 2 metres.
		Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	✓	Natural ventilation provided for all habitable rooms
Water Management and Conservation		Objective 4V-1 Potable water use is minimised	✓	Rainwater stored and reused for landscape irrigation
		Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	✓	Stormwater treatment tanks (OSD) are provided
		Objective 4V-3 Flood management systems are integrated into site design	✓	The site not identified as flood prone by Council

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Waste Management		Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	✓	Adequately sized storage areas are provided within the site . Details refer to waste management plan, provided by Dickens Solutions in the submission
		Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	✓	Chutes is provided for the general waste and 2 bins are provided for recycling in each level
Building Maintenance		Objective 4X-1 Building design detail provides protection from weathering	✓	Long lasting façade materials are selected
		Objective 4X-2 Systems and access enable ease of maintenance	✓	Manually operated blinds system and sunshade to be used
		Objective 4X-3 Material selection reduces ongoing maintenance costs	✓	Natural materials such as face bricks are used in podium levels

06

VIEW IMPACT ANALYSIS





This view impact analysis is carried out in responding to council's comment (on April 21st, 2021) regarding to the potential impacts to the adjoining northern site, 15-25 Marshall Avenue.

To assess the view impact on 15-25 Marshall Avenue, PTW Architects prepared a simulated 3D computerised model of the area. This view analysis was measured at the eye level (approximately 1.6m above floor) and considered the likely impacts at two floor levels: at level 2 and level 6 of the residential development at 15-25 Marshall Avenue.

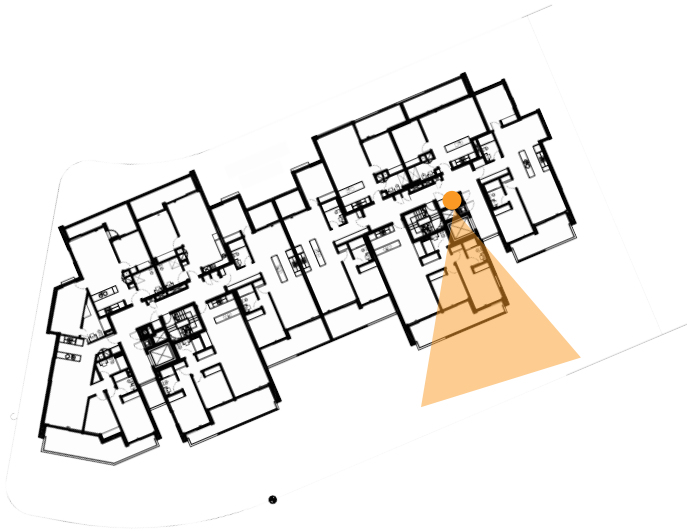
This analysis confirms that while some view impact occurs, these are consistent with the impacts identified in the St Leonards South Development Control Plan (SLSDCP) Master Plan and do not affect the predominate view from these levels.

The site will gain uninterrupted views towards the south-west towards Lane Cove River, Huntleys Point and Drummoyne district. The site will also gain views towards the south-east and east towards North Sydney, the City of Sydney and the Harbour.

Defining key view lines and lines of view sharing are an important component of the urban design process.

The following detailed analysis identifies the height and profiles of the proposed residential towers with respect to the predominate southern view lines from the adjoining residential development at 15-25 Marshall Ave. It is assumed that view sharing can occur.

The views are taken from a unit balcony on Level 2 and Level 6 looking south towards the proposed development at 3 Holdsworth Ave, as shown below.



15-25 Marshall Ave - Typical Floor Plan



Location Plan

SOURCE: Six Map

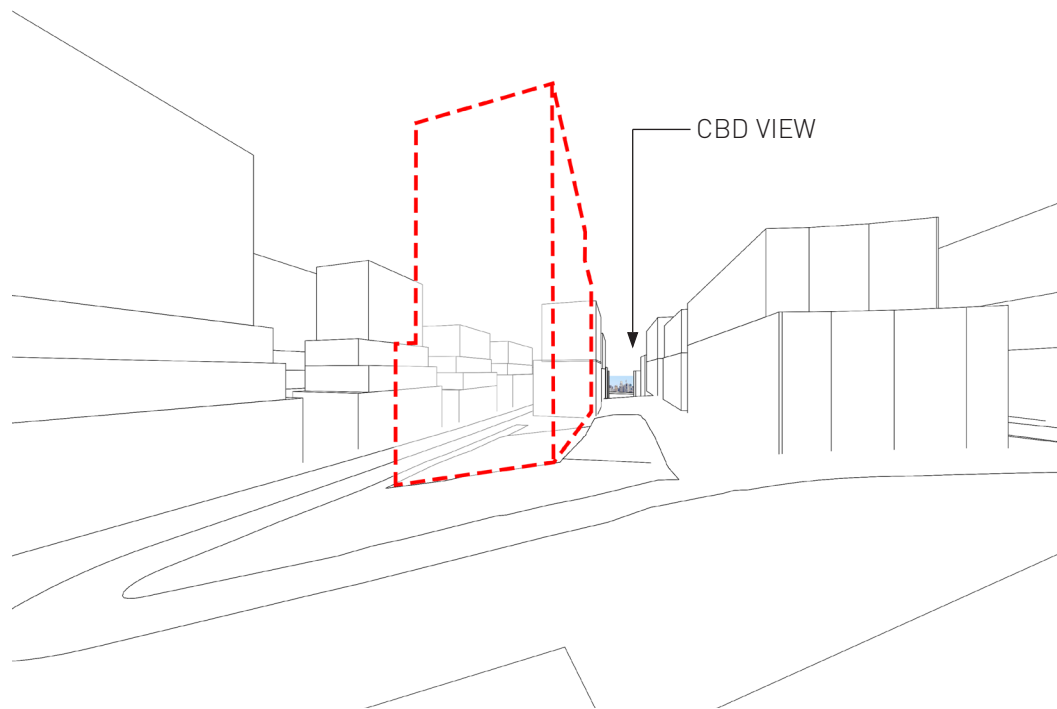


Site

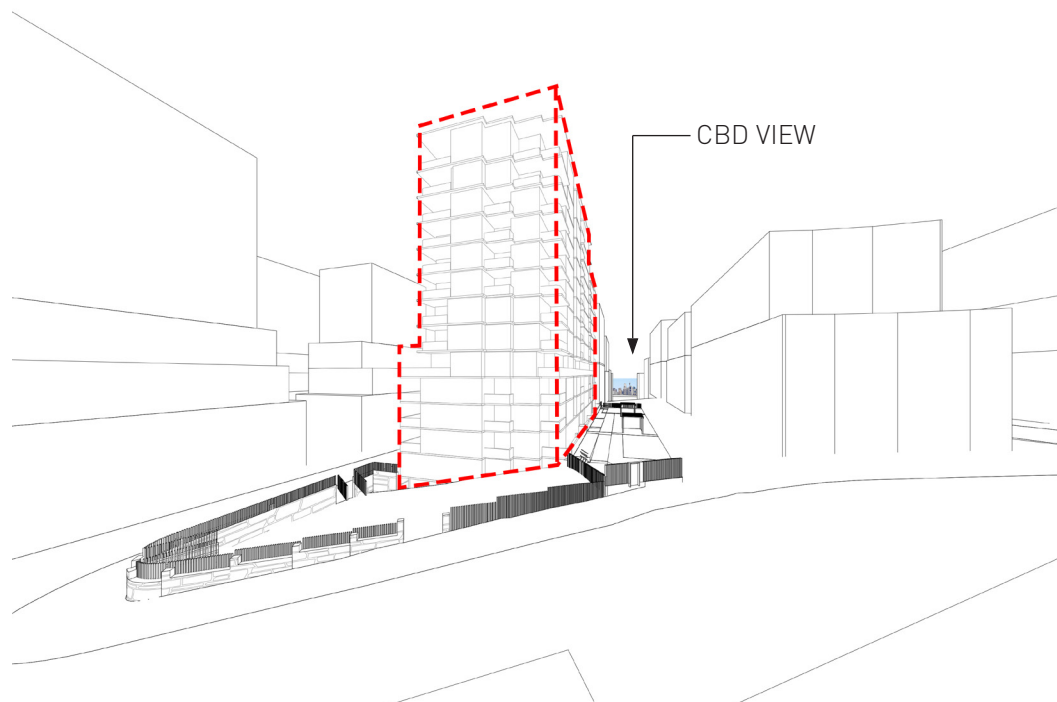
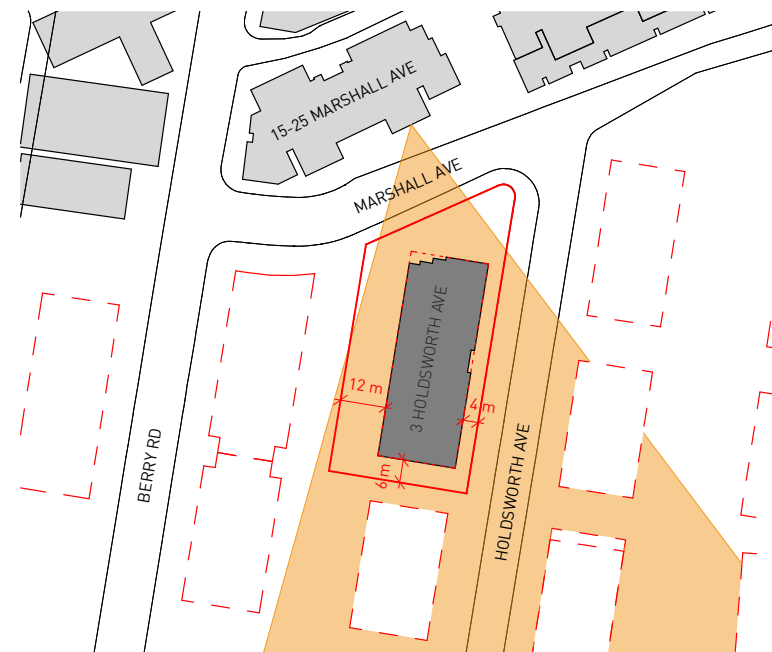
15-25 Marshall Ave

St Leonards South DCP Area

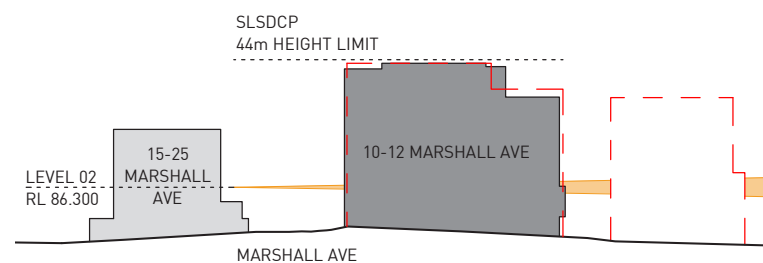




Study 1: View from 15-25 Marshall Ave_Level 02 (SLSDCP Envelope)



Study 2: View from 15-25 Marshall Ave_Level 02 (Proposed Development)



- Existing
- SLSDCP
- Proposed Development

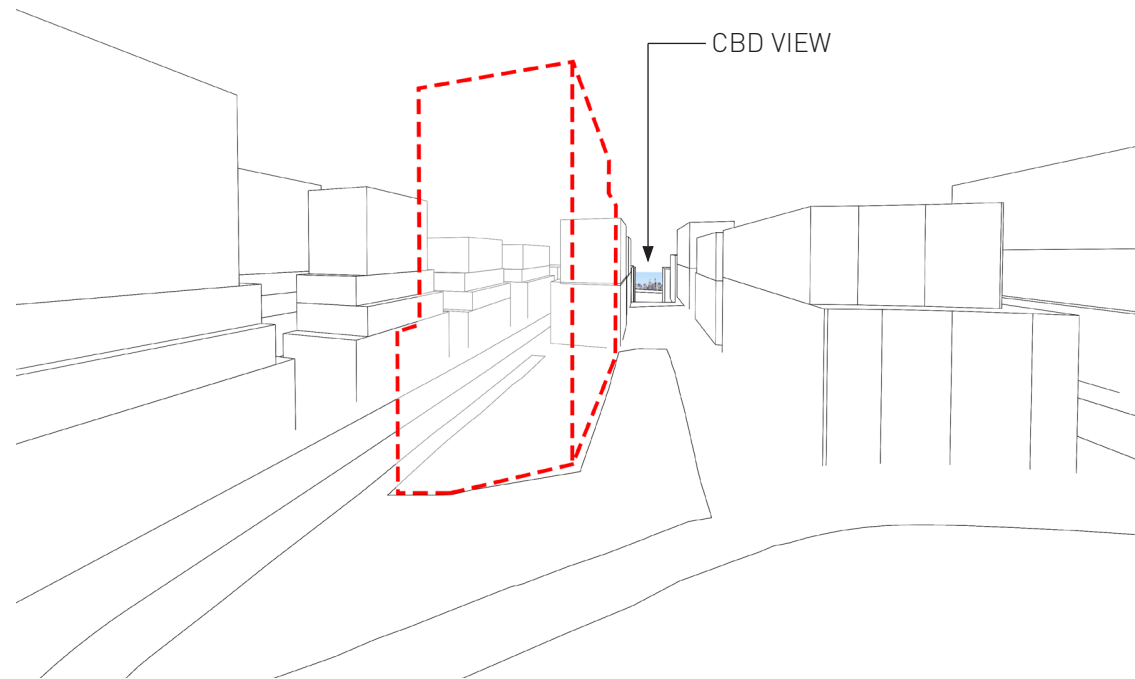
View from 15-25 Marshall Ave Level 02 to 3 Holdsworth Ave

- RL 84.70 - L02 FLOOR LEVEL
- RL 86.30 - 1.6M (EYE LEVEL) ABOVE L02

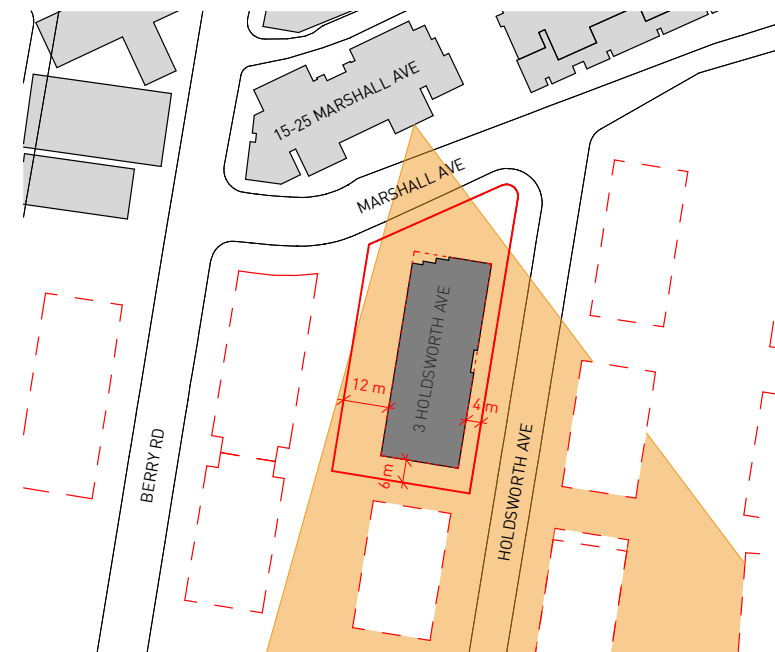
Study 1 identifies the view impact from Level 02 of the residential development at 15-25 Marshall Ave in regard to the SLSDCP envelope massing. This identifies a view to the CBD skyline through the proposed green spine.

Study 2 identifies the visual impact from Level 02 of the residential development at 15-25 Marshall Ave with slight modification to the envelope as part of the proposal.

There is minimal impact to the horizon line and the predominant view to the south as a result of the slight modification to the envelope as part of the design proposal. The view corridor through the green spine between other future masterplan developments of the SLSDCP and the design proposal remains unchanged.



Study 1: View from 15-25 Marshall Ave_Level 06(SLSDCP Envelope)

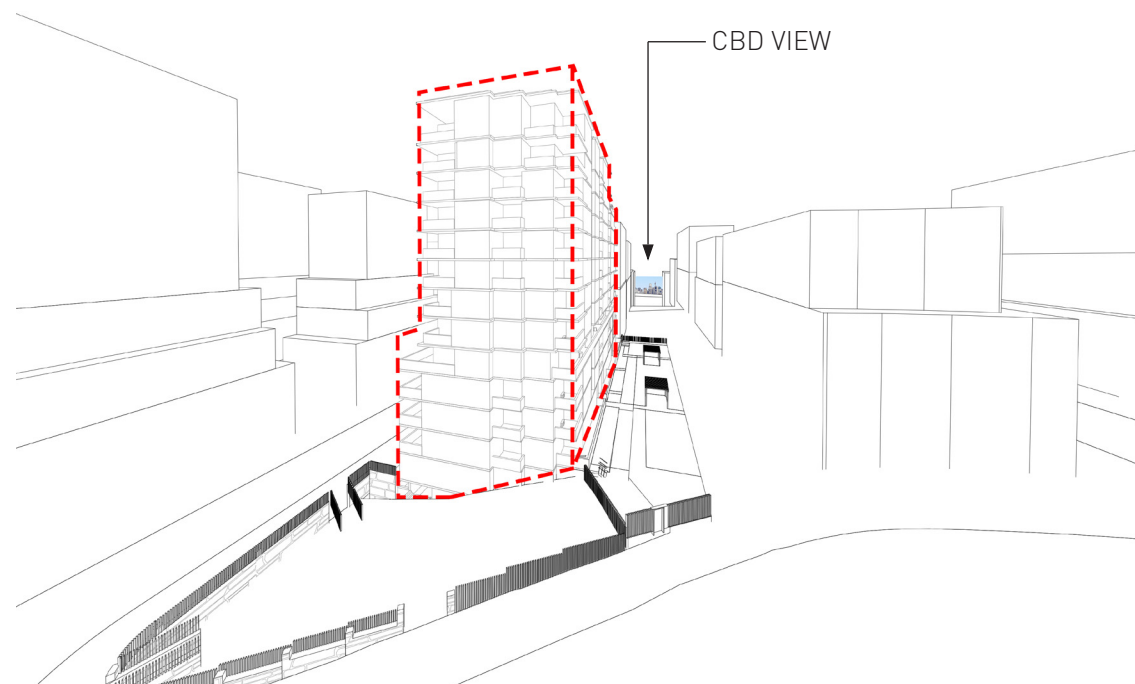


■ RL 97.10 - L06 FLOOR LEVEL
RL 98.70 - 1.6M (EYE LEVEL) ABOVE L06

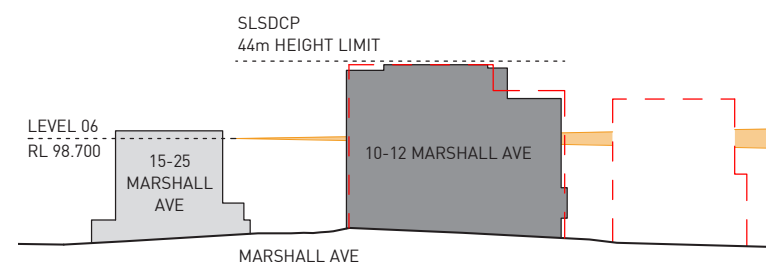
Study 1 identifies the view impact from Level 06 of the residential development at 15-25 Marshall Ave in regard to the SLSDCP envelope massing. This identifies a view to the CBD skyline through the proposed green spine.

Study 2 identifies the visual impact from Level 06 of the residential development at 15-25 Marshall Ave with slight modification to the envelope as part of the proposal.

There is minimal impact to the horizon line and the predominant view to the south as a result of the slight modification to the envelope as part of the design proposal. The view corridor through the green spine between other future masterplan developments of the SLSDCP and the design proposal remains unchanged.



Study 2: View from 15-25 Marshall Ave_Level 06 (Proposed Development)



Existing
SLSDCP
Proposed Development

View from 15-25 Marshall Ave Level 06 to 3 Holdsworth Ave



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