fjcstudio
formerly fjmtstudio

5-9 Gordon Avenue, Chatswood
Development Application

Architectural Design Statement

We would like to acknowledge the Gadigal of the Eora Nation, the traditional custodians of this land and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Project Name		15-9 Gordon Avenue, Chatswood Residential Development	
Project Code		LFD5G	
Document Name		Development Application Architectural Design Statement	
Document ID		230524 - DA Report	
Revision	Date	Comment	Approved
0	05/06/2023	For approval	JP

Contents

1.0 Overview

1.1 Introduction

This Design Statement supports the submission of a Development Application for a new Retail, Commercial and Residential development located at 5-9 Gordon Avenue, Chatswood.

1.2 Site Description

The site is located at 5-9 Gordon Avenue, Chatswood. The site is bound by Hammond Lane to the North (partially) and West (predominantly), Gordon Avenue to the South and the North-shore train line to the East.
Given the site's proximity to Chatswood city centre there is access to a wide range of commercial, retail, entertainment and cultural destinations and including transport hubs for trains and buses

Topographically, Chatswood sits on the ridge between the Lane Cove River and Middle Harbour tributaries of Port Jackson. Both tributaries have associated natural park and bush land providing generous landscape amenity to the surrounding communities.
The ridge's elevation provides views over these tributaries and also to Sydney Harbour, the Sydney CBD and the Upper North Shore

/ Place: Cammeraygal Land
Pre-European Landscape and Culture
The traditional lands of the Cammeraygal people are now contained within much of the North Sydney, Willoughby, Mosman, Manly and Warringah local government areas. The Cammeraygal people continued their traditional existence until the 1820s and are recorded as being in the northern parts of the Sydney region for approximately 5,800 years. Cammeraygal Country includes the waters of Middle Harbour, Mugga, to the reaches of Lane Cove River, Turrumburra.
Chatswood sits on the ridge between the Lane Cove River (Turrumburra) and Middle Harbour (Warrin gà, Warringá) tributaries of Port Jackson. Both tributaries have associated natural park and bush land providing generous landscape amenity to the surrounding communities.
An expansive Blue Gum forest dominated the indigenous landscape, concentrated along the ridge-line.. Sandstone platforms and escarpments with lush gully plantings are interwoven with the topography, increasing towards the bays, creeks and rivers.

1.3 Topography and Orientation

Topographically, Chatswood sits on the ridge between the Lane Cove River and Middle Harbour tributaries of Port Jackson. Both tributaries have associated natural park and bush land providing generous landscape amenity to the surrounding communities.
The ridge's elevation provides views over these tributaries and also to Sydney Harbour, the Sydney CBD and the Upper North Shore.

1.4 Overview of Proposed Development

The proposed mixed-use residential building includes a range of 1 bedroom up to 4 bedroom apartments and including sub-penthouse and penthouse apartments.

The ground level provides retail spaces that address both Gordon Avenue and Hammond Lane with direct access from Gordon Avenue to both the residential and commercial lobbies. Access to the retail spaces is from Gordon Avenue.
The commercial tenancy is located on level 1 and the shared residential communal facilities on level 2.

Access to the basement car parking and loading is from Hammond Lane.

1.5 Development Overview

Site Area	1522m²
Building Levels	26 + Roof
Basement Levels	5
Total Gross Floor Area	Residential GFA - 7617.2m² Commercial/Retail GFA 1475.7m²
Building Maximum RL to AHD	188 300 AHD
Total Apartments	64
Adaptable Apartments	32 (50%)
Car Parking	106
Motor Bike Parking	21
Loading Dock Truck Bays	1
Bicycle Parking Internal	15

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1.6 Design competition process

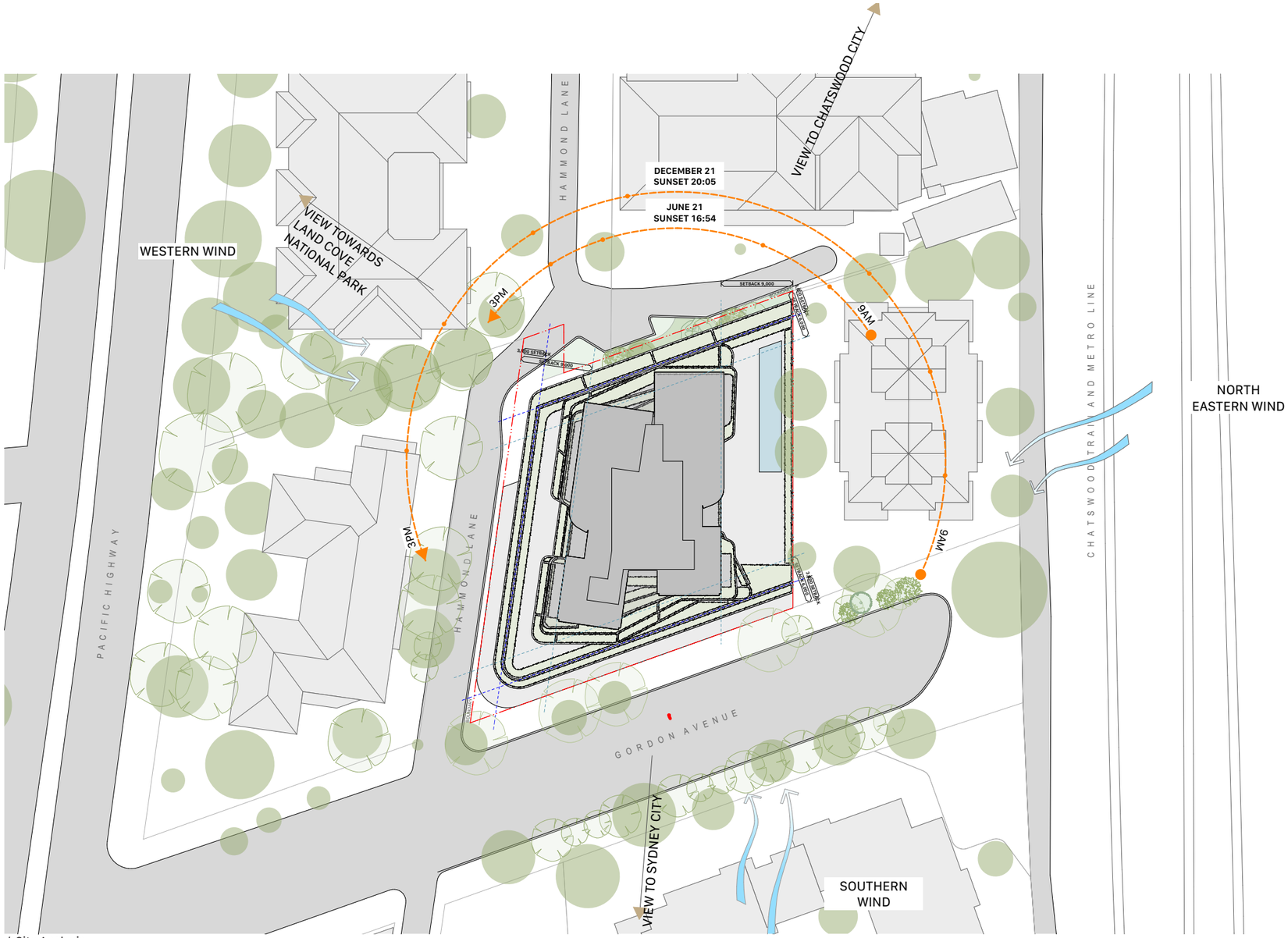
The proposal for 5-9 Gordon Avenue, Chatswood was the successful outcome of an architectural design competition held in October 2022.

2.0 Site Analysis

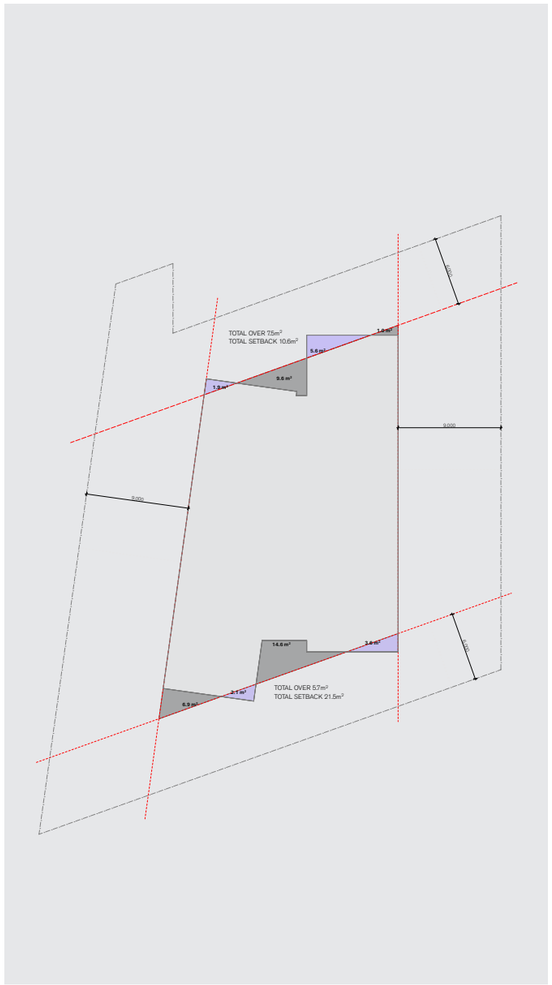
2.1 **Site**

The site is characterised by the following:

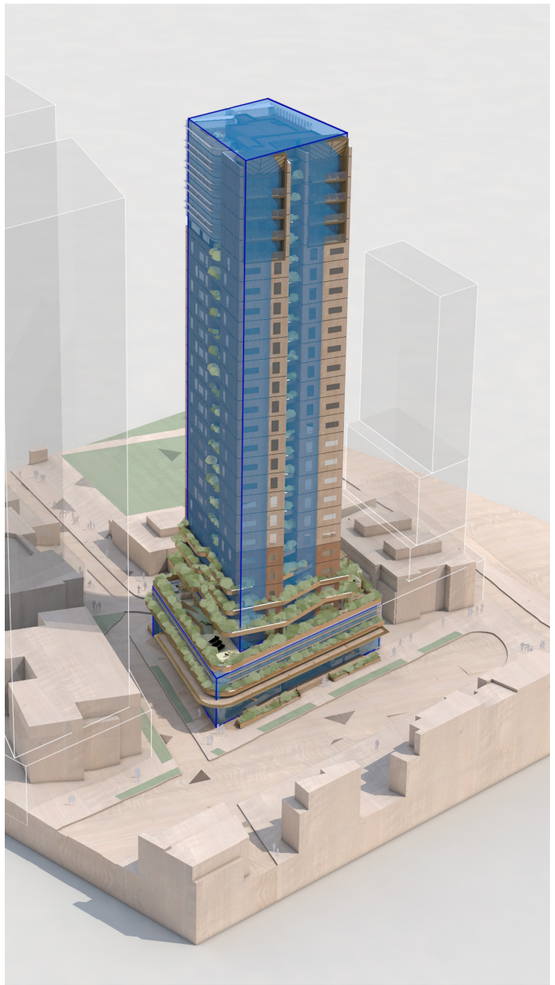
- Varied urban scale
- Varied urban use
- Close proximity to the pacific highway
- Expansive views to Chatswood and Sydney CBD/ Lane Cove National Park and Middle Harbour views



/ Site Analysis



3D Image demonstrating boundary and setbacks



Allowable Envelope & Proposed Scheme

Transport ,Movement Systems & Usage

2.2 **Planning Controls**

At ground level, the proposed building follows a 3m setback on the three street frontages.

— The side set back to neighbouring site is 0m.
— Above 8m, on level 3, the setback are :
— 6m setback to Hammond lane (North)
— 6m setback to Gordon Avenue (South)
— 9m setback to Hammond Lane (East)
— 9m side setback to 1-3 Gordon Avenue
— The building is fully contained under the 90m height plane

2.3 **Traffic, access and transport**

Public Domain

1 Chatswood Oval

2 Chatswood Skate Park

3 Chatswood Bowling Club

Hotel including lower level retail/mixed use

4 Meriton Suites Chatswood

5 Iglu Chatswood Student Accomodation

Links to the Domain

3.0 Proposed Design Concepts

3.1 Design Concept/North Short Country Dwelling & Landscape

The ridges and gullies, the rich topography and bushland setting, close to nature is a unique aspect of the north shore. The masonry home in the bushland, following the contours, natural materials and the aspiration of a connection with nature in suburban dwelling.

The Country of the Cammeraygal people acknowledged in the form and materials of the land, interpreted in abstract forms and integrated artworks of rock shelves and stories of the land.

This proposal is for a landscape reinterpretation of the contours of Country and bushland within a podium landscape form, and four slim figural towers in clay brick suspended above. It is a concept drawn from the Country, landscape and bushland dwelling heritage of Chatswood and the North Shore, abstracted and interpreted into human scaled groupings of vertical community dwellings.

3.2 Convenient and Private Homes in Bushland

The heart of the North Shore; Chatswood is a major urban centre and provides commercial, retail, services and civic functions to the mid North Shore. It is the community focal point for suburbs from Lane Cove to Castlecrag, and Willoughby to Lindfield.

The North Shore is among the most beautiful bushland suburban areas of Australia. It offers peaceful suburban living in private bushland settings, close to village and urban centres.

3.3 Design Concept / Vertical Bushland Apartment Living

Our concept is for a different type of vertical living. Not a conventional tower apartment tower of dark glass but a unique form of vertical living that belongs on the North Shore, draws on the vernacular and materiality of the suburban living, and attracts residents who are drawn to the great beauty of this bushland suburb close to urban and village centres.

The new built form is defined by the integration of selected native tree and plant species at the podium level and integrated up between the narrow tower forms creates a new suburban, landscaped tower.

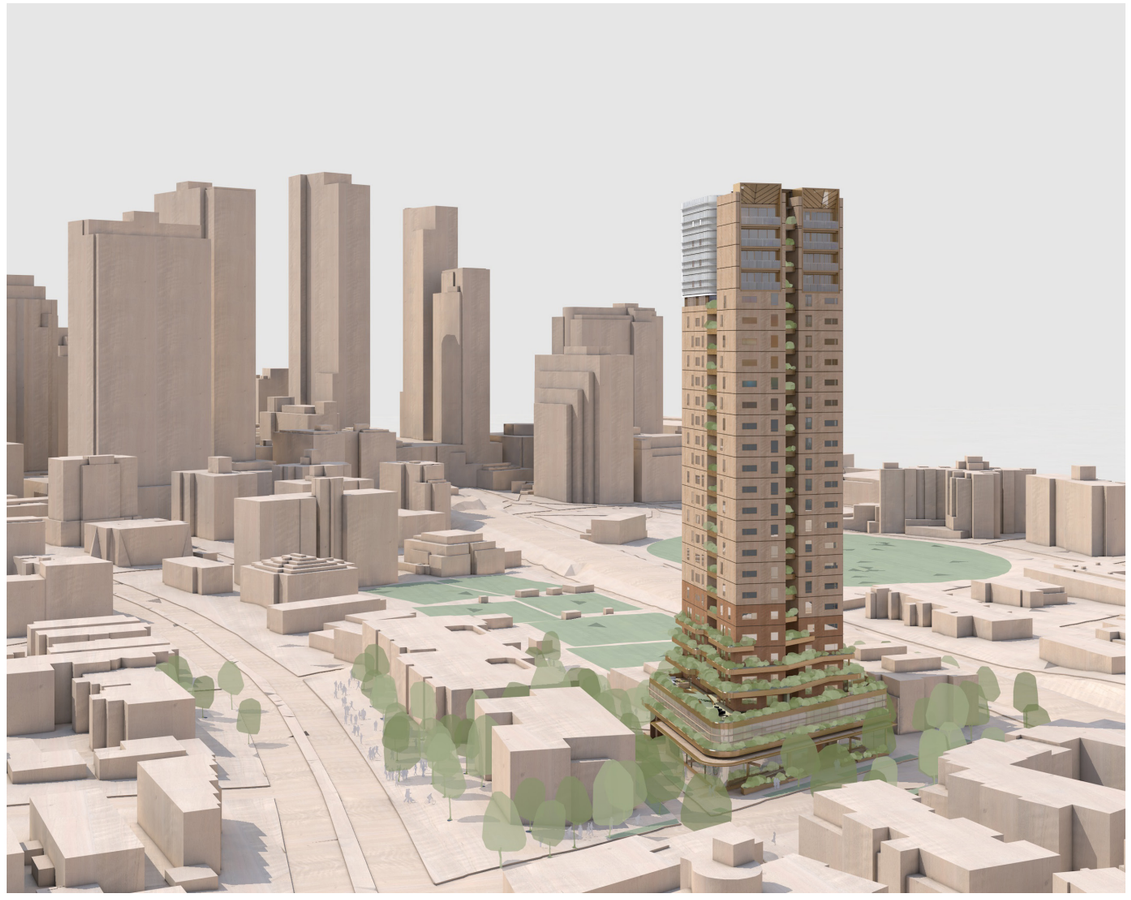
3.4 Limitations of Apartment Living

The apartment offers great benefits of convenience, value, views and newness. It appeals to young professionals, couples and empty-nesters. But also has many challenges and difficulties such as a remoteness from nature, in hard dense living, empty nesters miss the garden and neighbours, families may long for a small garden for the toddler to play in. How can an apartment be more like a home and garden?

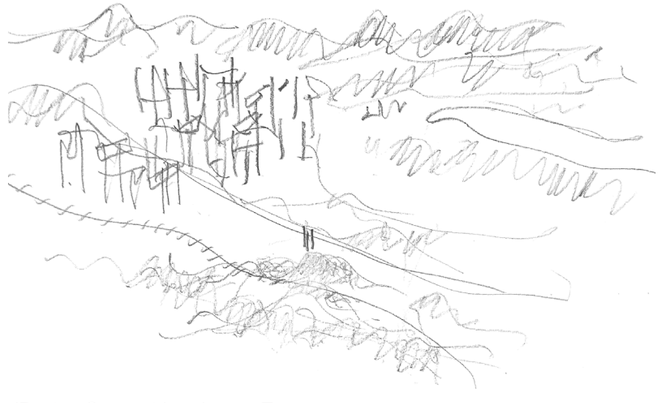
3.5 Design Concept / Landscape Towers

The integration of native gardens at the podium levels and extending up through the tower living, creates a building form and an environment where there is a clear expression, delineation and integration of both garden and living. This generates a landscape podium form that appears connected to the landscape of the place with brick towers suspended above that become an iconic form in the suburban landscape of Chatswood.

The species selection within the native podium gardens have been carefully selected so they may seasonly change colour through the year. This creates predominantly at the podium level a naturally changing facade and reinforces the biophilic connection between living and garden and the contextual connection to the natural existing landscape.



/Relationship to Chatswood CBD Skyline



/Design Concept Landscape Towers

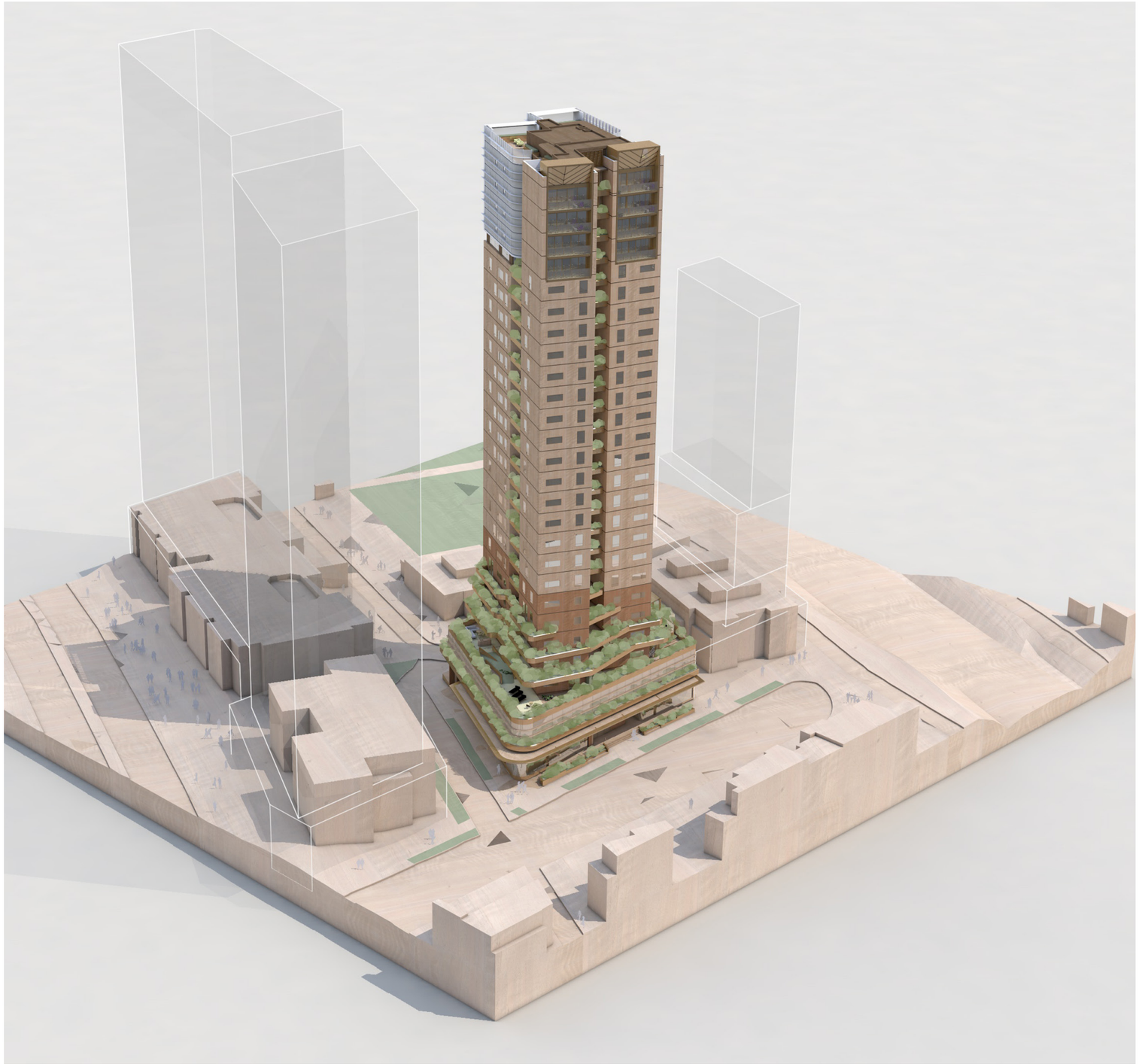
4.0 Form Concept

4.1 **Design Concept/North Short Country Dwelling & Landscape**

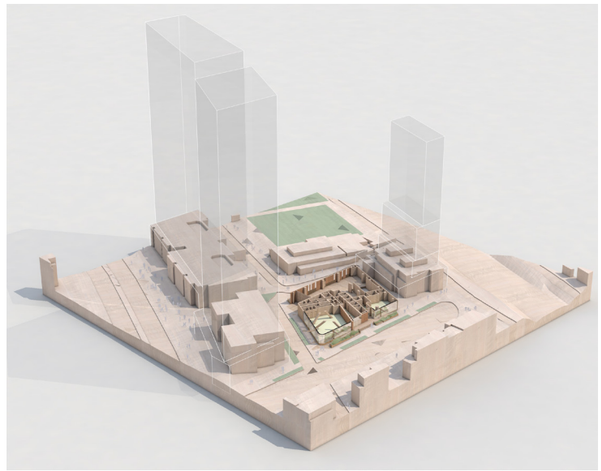
The massing evolution shows a progression of the design concept from a standard form of apartment living where there is no integration of built form with landscape to our vision of living that is individualised and connected with nature, therefore transforming the experience of apartment living to create a home within a garden.

4.2 The standard massing generates only limited landscape at ground level on this site. This design concept seeks to significantly multiply the quantity and integration of landscape particularly at street and podium level, reinforcing the connection to the natural context and neighbourhood.

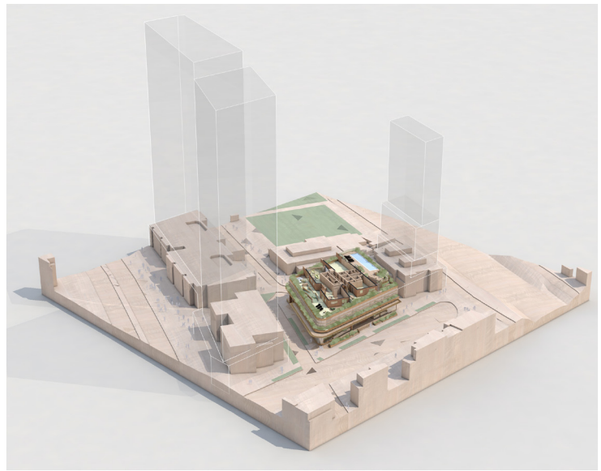
4.3 The tower floor plates are small and shifted to maximise solar orientation, access to natural ventilation and optimise views for every apartment.



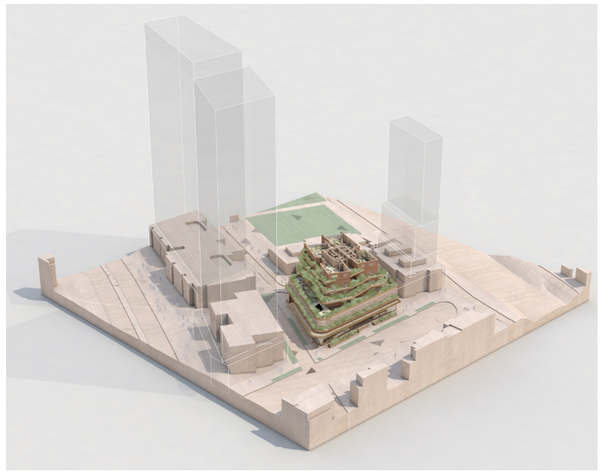
4.4 **Massing & Modulation**



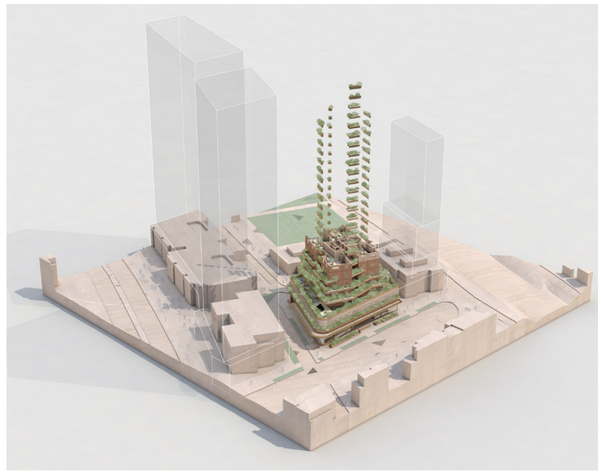
4.4.1 **Ground Plan**
The ground floor activation provides an opportunity for bespoke retail space that can create an anchor and destination for the neighbourhood that provides for residents a quieter setback position from Pacific Highway and the railway line



4.4.2 **Podium**
Envelope maximises the site and provides opportunities for neighbourhood scale and articulation.

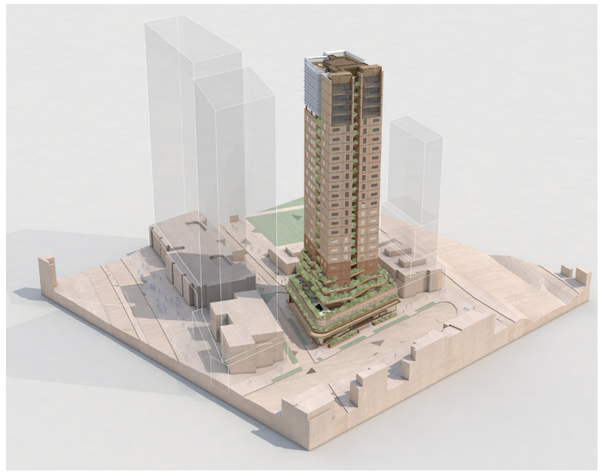


4.4.3 **Garden Terrace**
The integration of new landscape at podium level further helps generate a new and familiar natural environment through a series of green terraces that reinforce the connection to nature within the context of Chatswood



4.4.4 **Green**
Envelope lifts to allow street level articulation and connection, creating a landscape podium and dialogue with the surrounding neighbourhood.

4.4.5 **Tower Body**
Off-set tower forms and integration with the landscape podium



4.4.6 **Feature Top**
Major vistas towards the west and south (city) inform the articulation of the top of tower. Vistas towards the north (Chatswood) inform the articulation of the top of tower and changed expression Articulation of the facade creates a flexible and modulated layout which can easily be manipulated to suit the optimum mix.

5.0 Public Domain & Ground Floor Plan Analysis

5.1 Street Front Activation & Arrival

Positioned between the Pacific Highway and the railway line, the ground floor activation provides an opportunity for bespoke retail space that can create an anchor and destination for the neighbourhood that provides for residents a quieter setback position from Pacific Highway and the railway line.

The activation of the street frontage on the corner of Hammond Lane and Gordon Avenue also provides an open and inviting environment for residents and the local community.

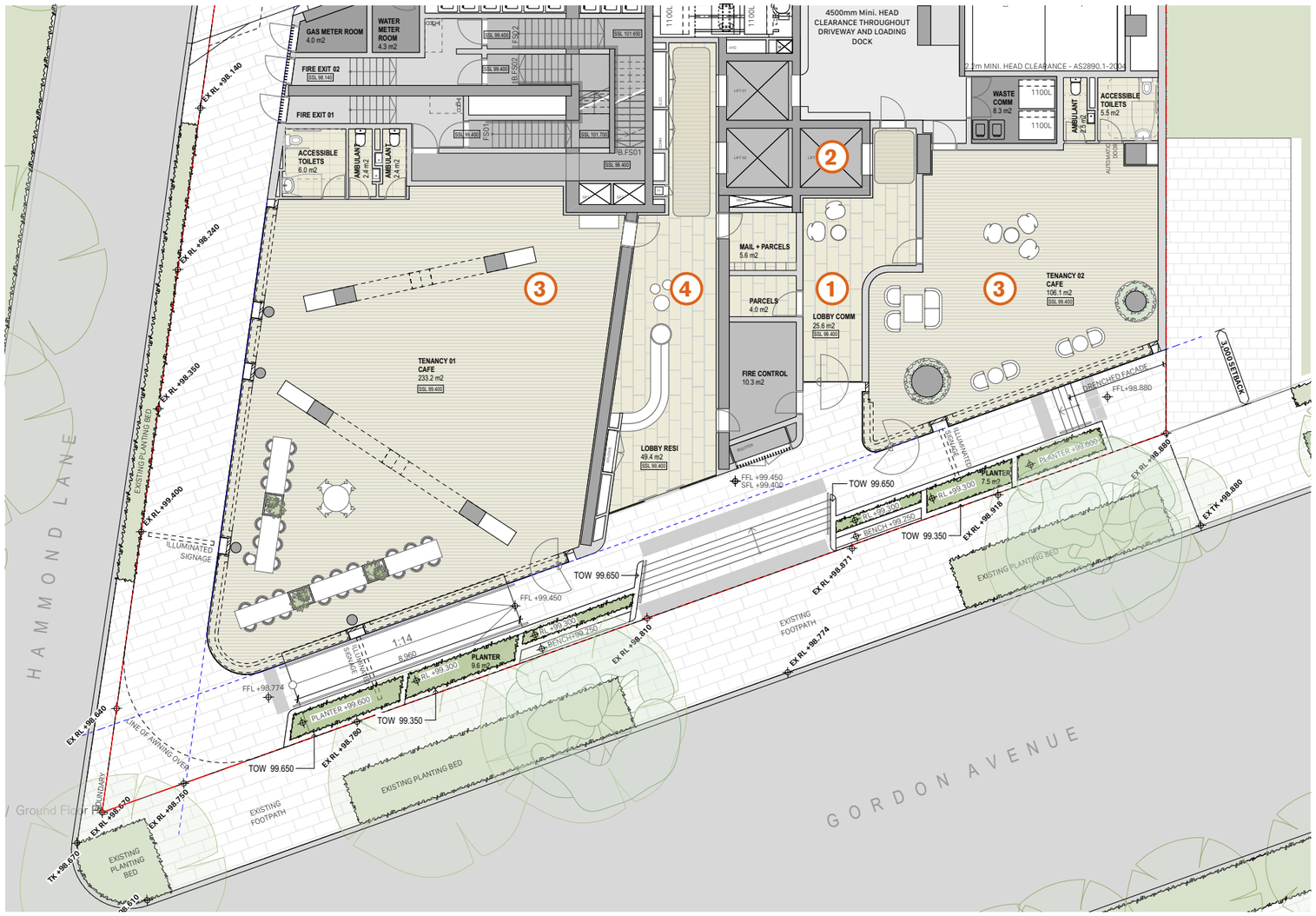
The integration of new landscape at street level and podium level further helps generate a new and familiar natural environment within the suburban context of Chatswood.

5.2 Residential Entrance

The residential lobby is located on Gordon Avenue, recessed within the podium volume. Its street significance is emphasised by the use of masonry, in contrast with the glazed retail frontage

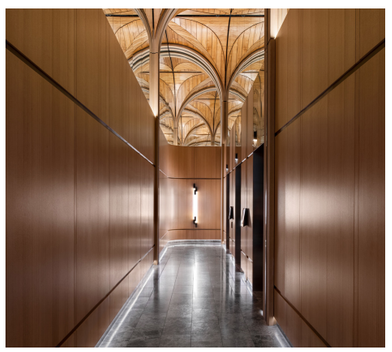
5.3 Commercial Entrance

Adjacent to the residential lobby, the commercial lobby is further recessed within the podium volume and directly connected to the retail 02.



KEY

1	**Commercial Lobby Entry**
2	**Commercial Lift**
3	**Retail Space**
4	**Residential Lobby Entry**



6.0 Commercial

6.1 End-of-Trip Facilities

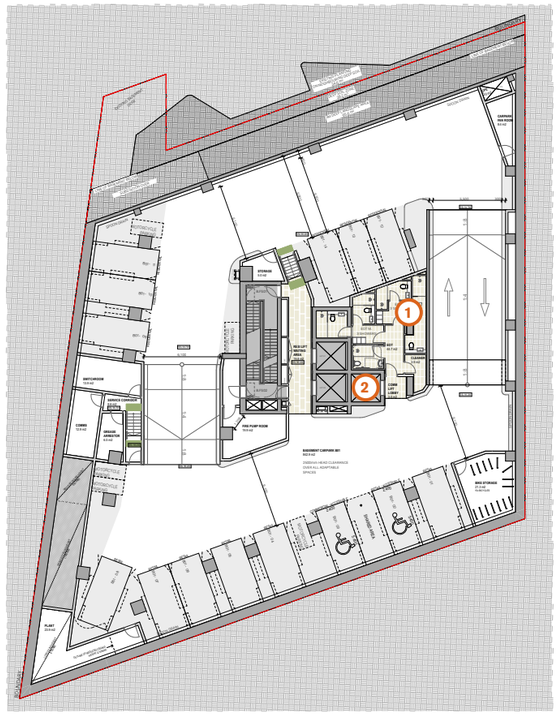
Conveniently located on Basement 01, The End-of-Trip facilities (Noted 1), will encourage commuters to use alternative means of transport rather than traveling by car. Future users of the commercial floorspace will have direct access to their office via a dedicated lift (Noted 2). In addition, all commercial car bays will be located on B01, for ease of access to the ground floor and level 01 via the commercial lift.

6.2 Two retail tenancies

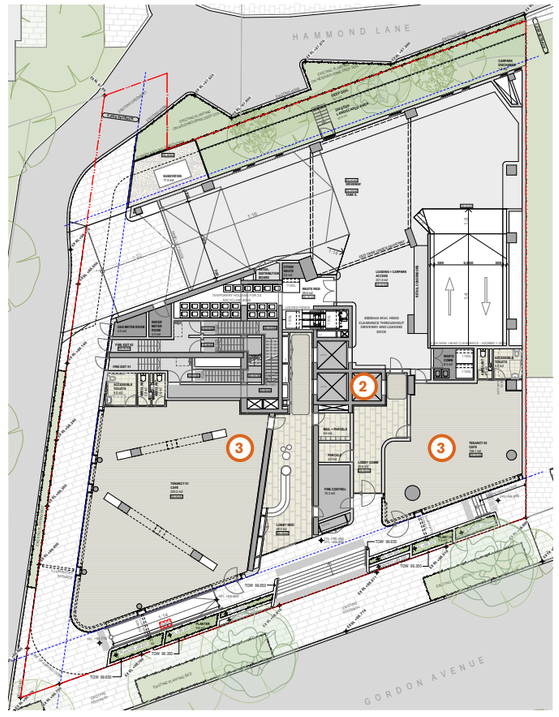
The tenancies (Noted 3) will contribute to the street activation on Gordon Avenue. They will provide a destination for the local neighbourhood, and serve as meeting places for the residents and visitors.

6.3 Level 01

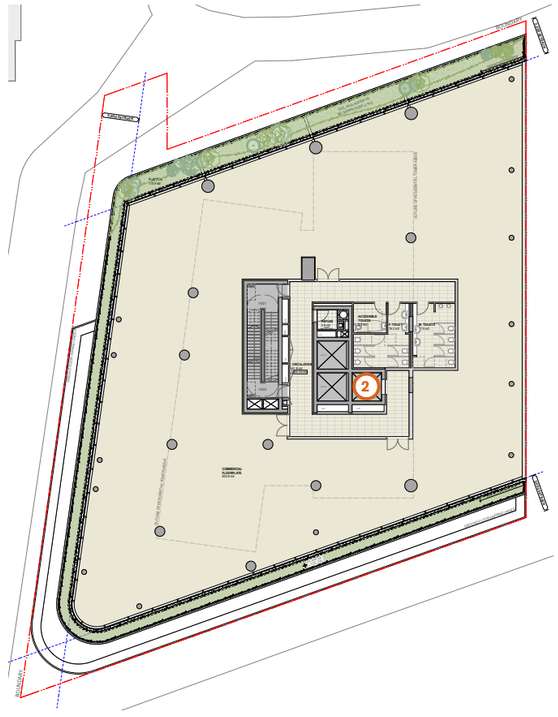
Level 01 is proposed to be dedicated to commercial use. Buffered from the street with large planters, the space will have the possibility to be shared between multiple tenants, visually connecting with the footpath tree canopies at street level.



/Basement -1 Floor Plan



/Ground Floor Plan

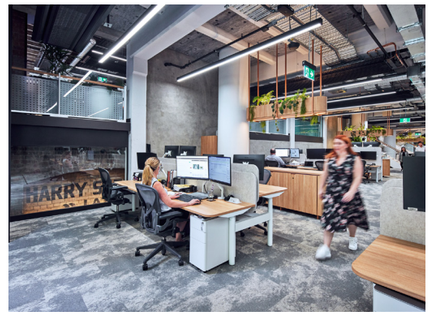


/Level 01 Commercial Floor Plan

1 **Commercial Lobby Entry**

2 **Commercial Lift**

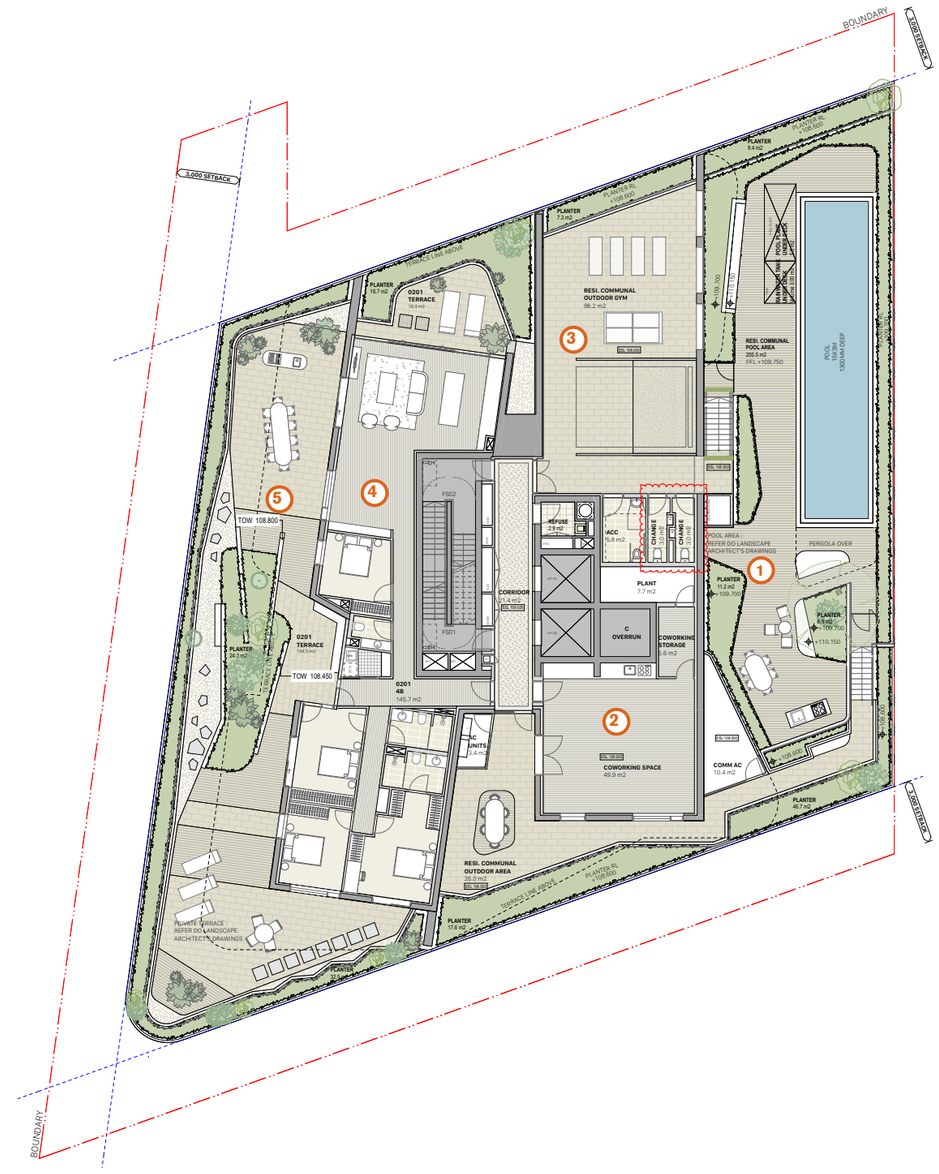
3 **Retail Space**



7.0 Communal

The landscaped podium roof will be open to the residents as part of the communal open space. This space is divided onto multiple areas with dedicated use for the local residents and invited guests. An outdoor covered yoga and the pool deck is positioned to take advantage of the North facing aspect of the terrace.

A co-working space is also located on level 2, facing Gordon Ave which has access to a quiet outdoor area, offering an alternative to people wishing to Work from Home.



Communal Floor Plan

KEY

1	**Pool and BBQ area**
2	**Communal outdoor gym**
3	**Residential coworking space**
4	**Private dwelling**
5	**Private garden**

8.0 Residential

8.1 Apartment Mix

The residential apartment mix has been based on the provision of a range of apartment types. As this is a high end residential offering, there is a focus on 2 and 3 bedroom apartments with 4 bedroom penthouses located to the upper most levels.
The apartments have been carefully orientated to access the sprawling views available from the site. All apartment have at least a double aspect and are therefore considered naturally ventilated

8.2 Apartment Levels

There are 24 residential levels from Level 2 - 26. Level 27 is shared between two private outdoor space for the two uppermost penthouses, accessible via private lifts. Level 2, being the roof podium, is shared between the communal facilities and a large 4 bed apartment with extensive private garden.

8.3 Typical Layouts

Of the 64 apartments there are 6 main types, which are divided into sub categories dependant upon area and amenity.
This provides a compliant diversity across the site maximising views.
6.3% or 4 one bedroom apartments
29.7% or 19 two bedroom apartments
53.1% or 34 three bedroom apartments
7.8% or 5 four bedroom apartments
3.1% or 2 Penthouses

The apartment sizes are generally as follows:
1B 60 m2
2B 80 - 95m2
3B+ 100m2 - 290m2

8.4 Private Open Space

All apartments have access to compliant private open space.
All apartments have access to balconies or roof terraces of over 10m2 which open off the main living space and bedrooms.
Uppermost apartment have access to a secondary balcony accessible from the bedrooms. All balconies are recessed in from the facade alignment.

8.5 Ceiling Heights

The residential floors have ceiling heights at a minimum of 2.7m for habitable rooms and 2.4m for non-habitable rooms.

8.6 Access

Two lifts are provided to access the residential levels, from Basement 05 to Level 27. a dedicated commercial lift deserved Basement 01 to level 01.
The loading bay is located on the ground-floor and if required, can be accessed by all three lifts.

8.7 Adaptable Apartments

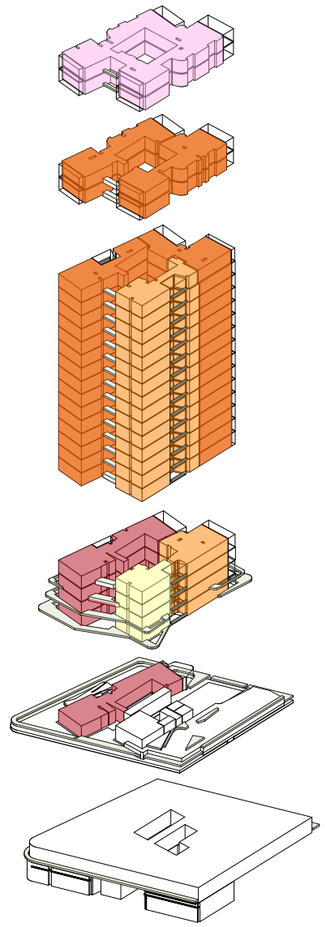
The proposal offers a diversity of adaptable housing unit, varying in size and location. 32 of the total apartments provided are adaptable (50%).
There is also the potential for a wide range of apartments to comply with the Liveable Housing Guidelines including:

- Compliant path of travel from the allotment boundary to an entrance that is step free (already covered by the Premises Standards)
- Entrance door achieves 820mm clear opening (AS4299 and AS1428.1 require 850mm for the Adaptable Housing)
- Doors within the apartment to achieve 820mm opening and corridors should achieve a min 1000mm (AS4299 and AS1428.1 require 850mm for the Adaptable Housing)
- Toilet to achieve 900mm x 1200mm clear circulation space forward of the toilet pan, exclusive of the swing of the door, and located in the corner of the room to enable the installation of grab rails
- One bathroom to achieve a slip resistant hob-less shower and located in the corner of the room (also required of AS4299)
- Reinforcement in walls around shower, bath if provided and toilet (if walls are not masonry)
- Handrail to one side of stairs if there are stairs

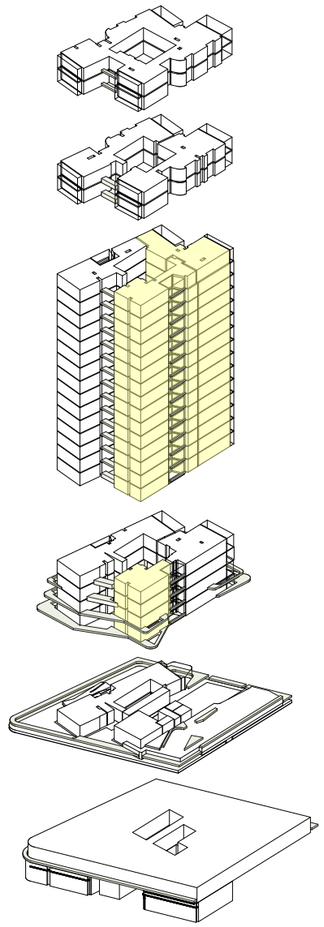
8.8 Communal Open Space

The roof podium on level 02 offers a versatile and inviting area to the resident. With carefully curated landscaping, comfortable seating, and recreational amenities, the communal open space provides a retreat where residents can socialise, and enjoy the surrounding views.

APARTMENT TYPE	LEGEND	#	% OF MIX
1 Bed		4	6.3%
2 Bed		19	29.7%
3 Bed		30	53.1%
3 Bed - Sub-penthouse		4	
4 Bed		5	7.8%
4 Bed Penthouse		2	3.1
	TOTAL	**64**	**100%**



Adaptable Apartment Diagram



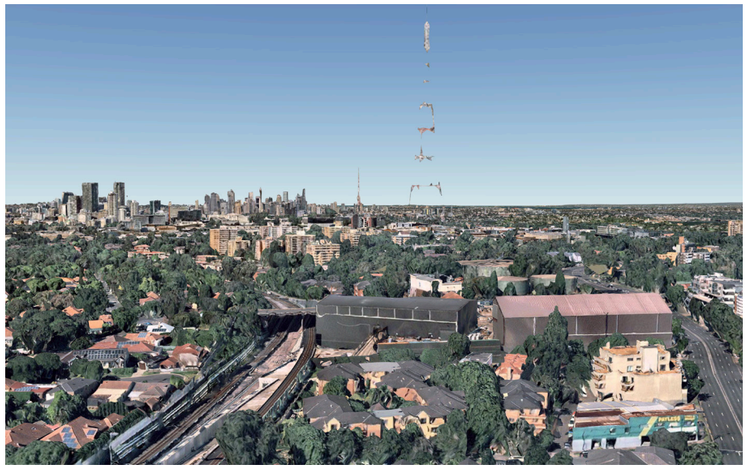
Adaptable Apartment Diagram

9.0 Views

/Location Plan

/East View

/North View



/South View

/West View

10.0 Residential Typical Plans

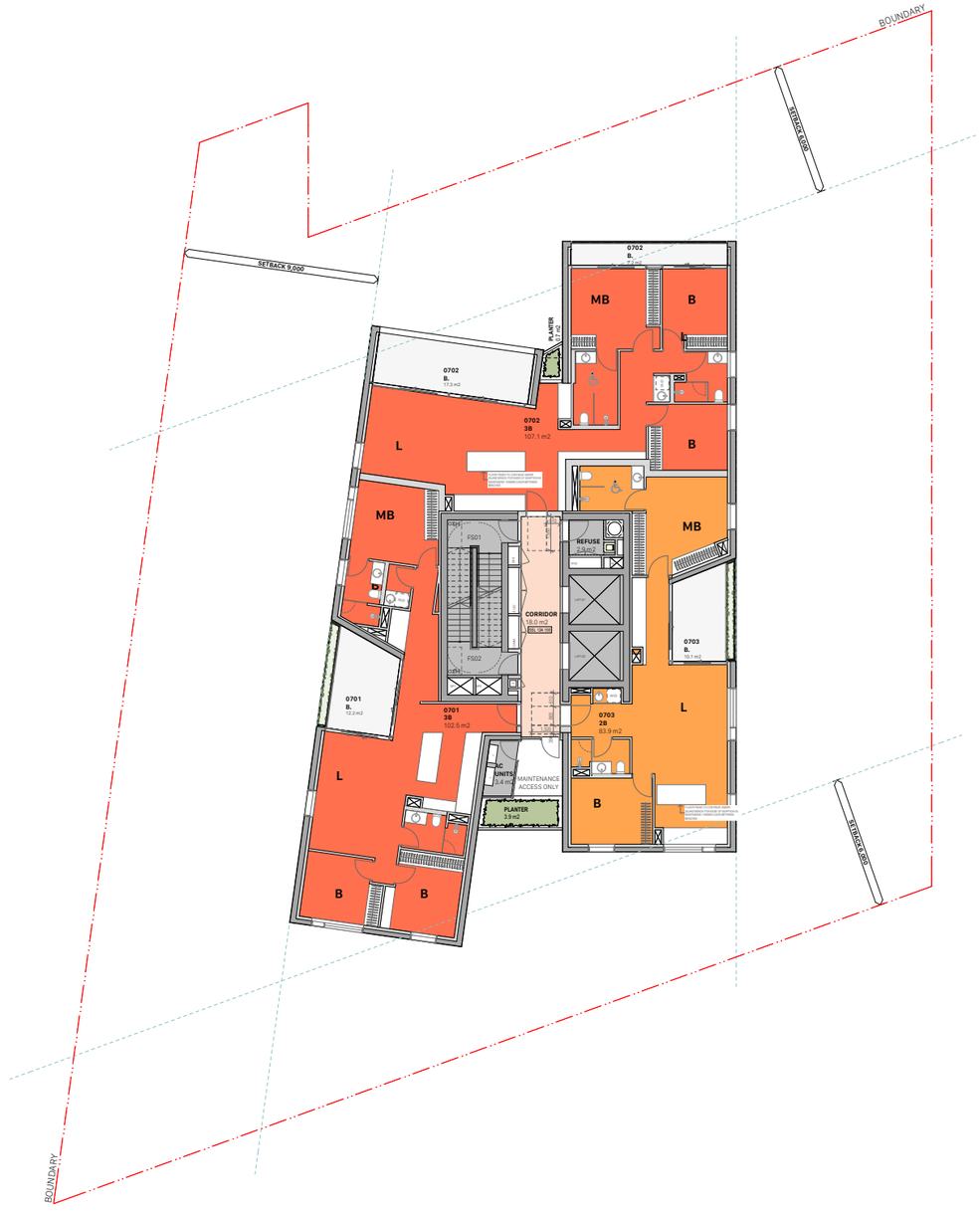
/ Level 02 - Communal

/ Level 03 - Low Rise

/ Level 04 - Low Rise

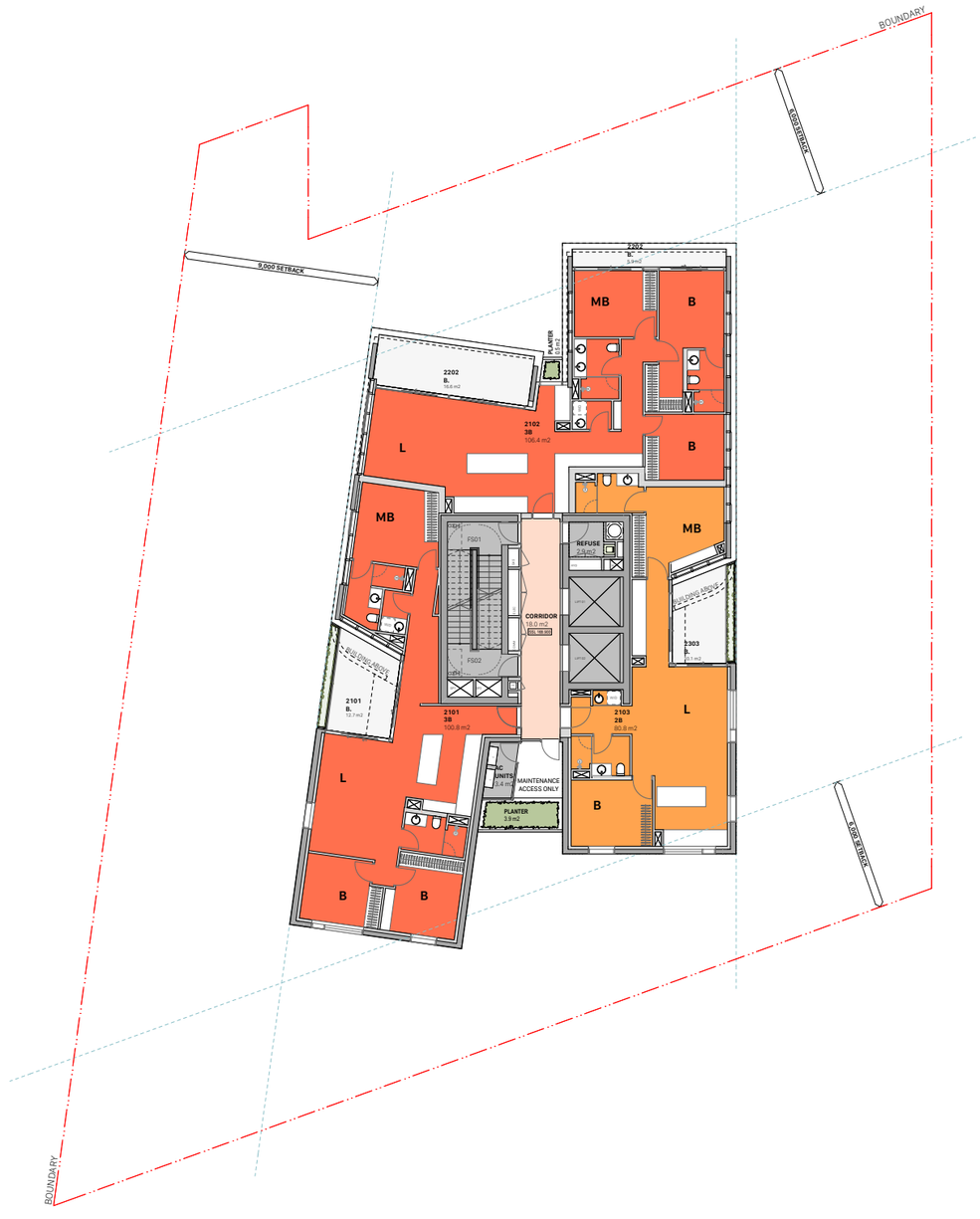
/ Level 05 - Low Rise

/ Level 06 - Low Rise



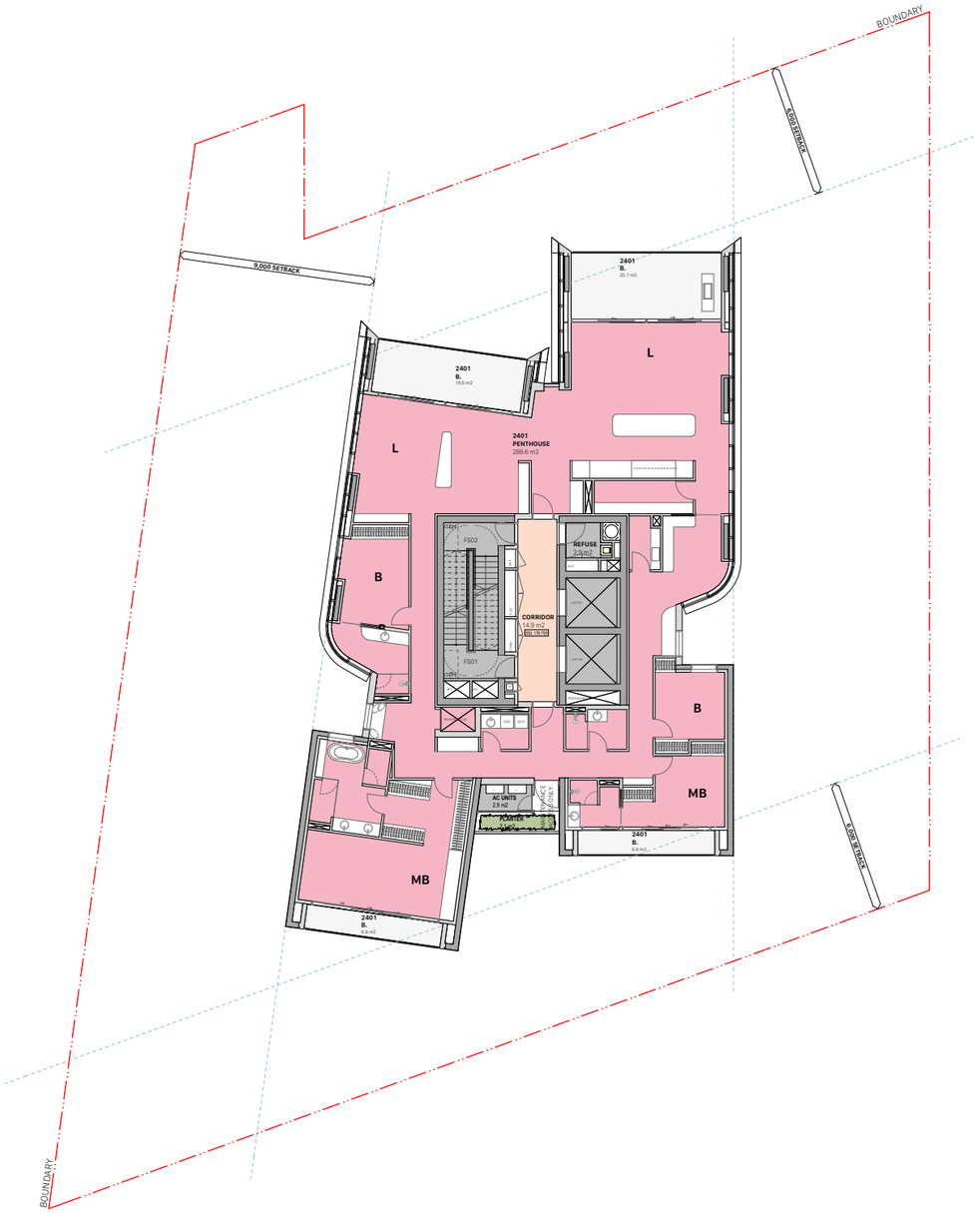
/ Level 07 - High Rise Typical A

/ Level 08 - High Rise Typical B

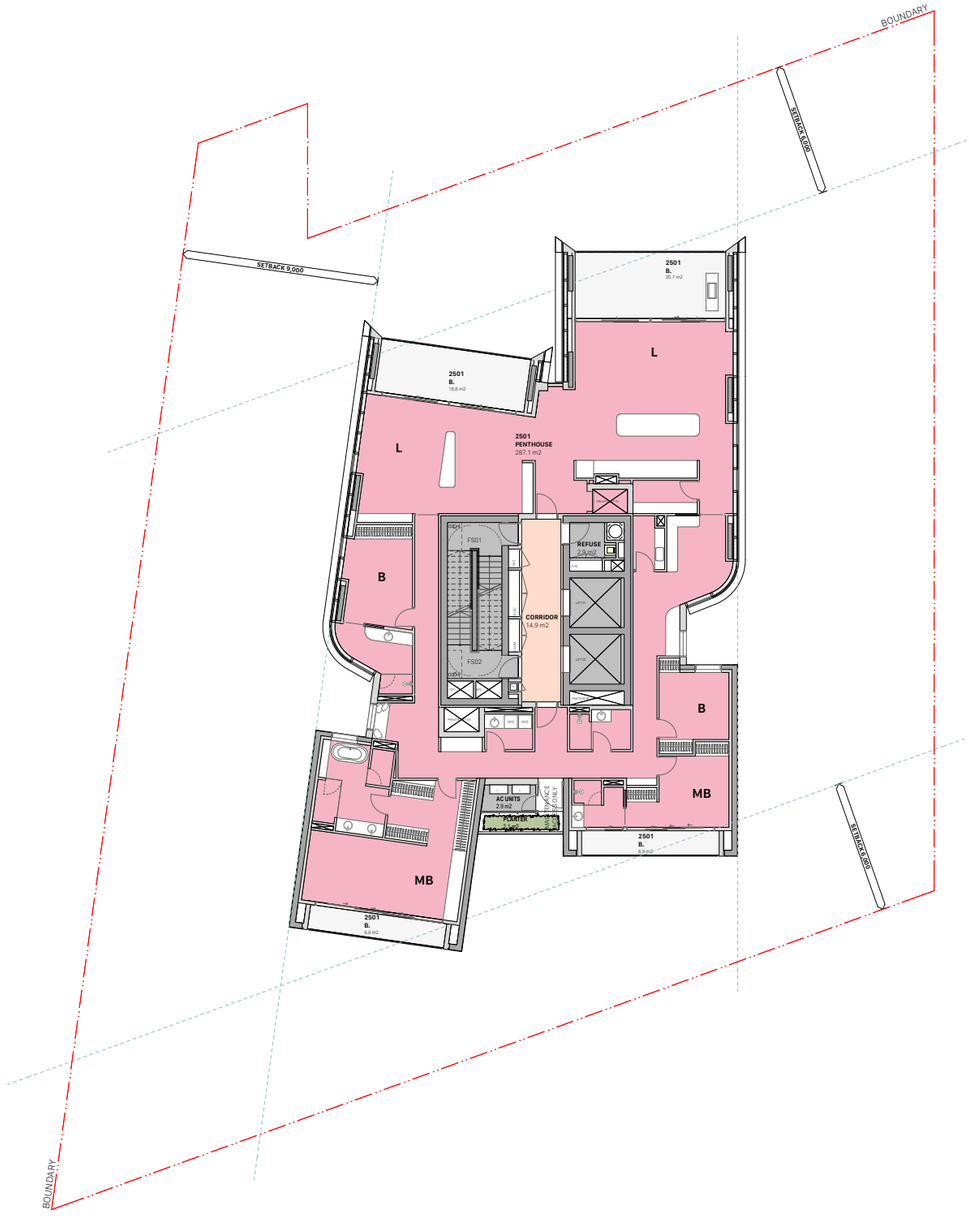


/ Level 21 - Setback facade

/ Level 22 - Sub-penthouse Typical



/ Level 24 - Penthouse Lower



/ Level 25 - Penthouse Upper

11.0 Vehicular Routes & Parking

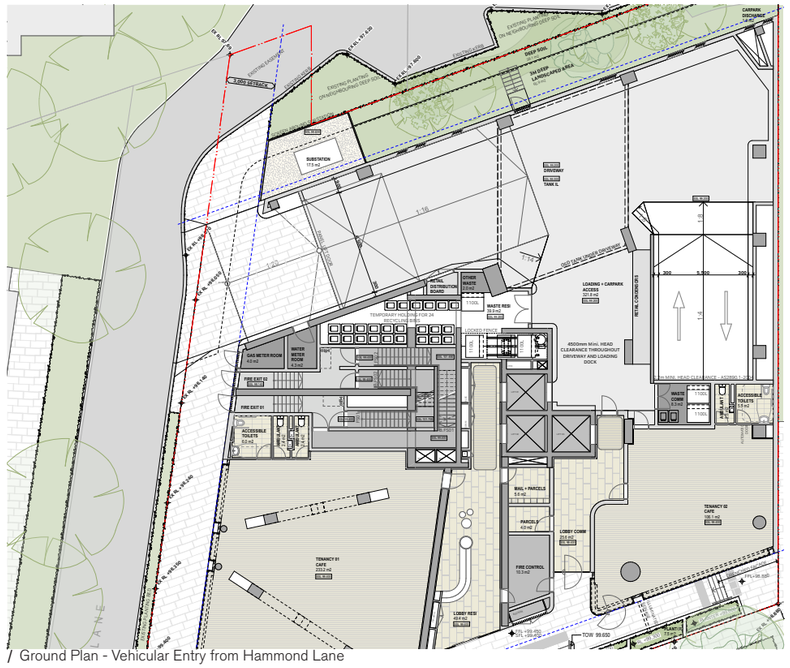
11.1 Vehicular Entry and Car-parking

The site is situated approximately 650m south of the main entrance to Chatswood Railway Station & Bus Interchange and is within easy walking distance to the Chatswood CBD.

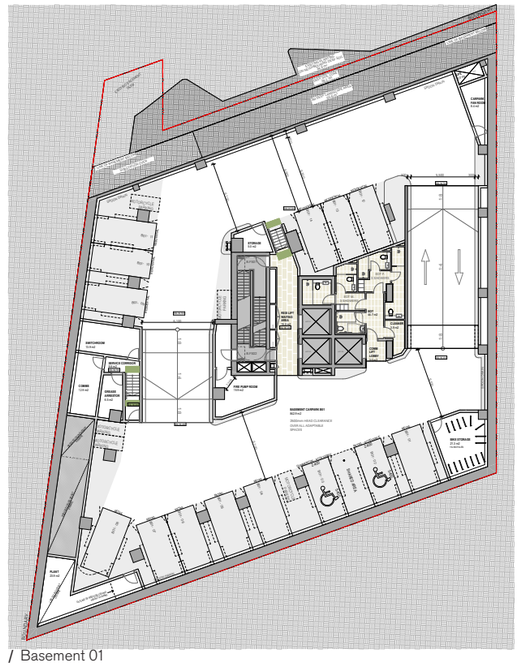
Vehicular access to the basement parking and loading facilities are to be provided via a new entry/exit driveway located at the northern end of the Hammond Lane site frontage.

A dedicated service area is proposed to be located on the ground floor level, adjacent the bin holding rooms and will be secured by lockable/foldable bollards,.

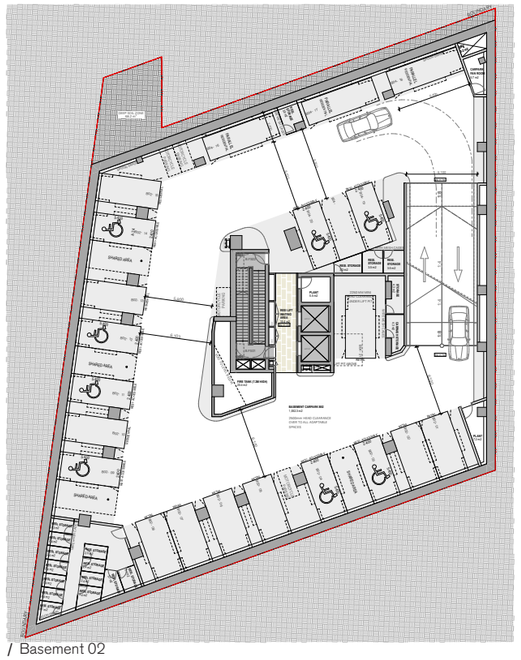
CARPARKING YIELD	Quantity
COMMERCIAL	9
COMMERCIAL - ACCESSIBLE	1
RESI - ACCESSIBLE	19
RESIDENTIAL	45
RETAIL	15
RETAIL - ACCESSIBLE	1
VISITOR	15
VISITOR - ACCESSIBLE	1
	106



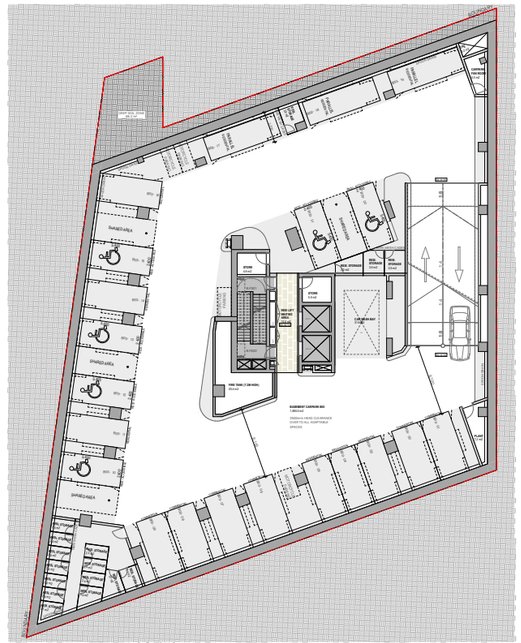
/ Ground Plan - Vehicular Entry from Hammond Lane



/ Basement 01



/ Basement 02



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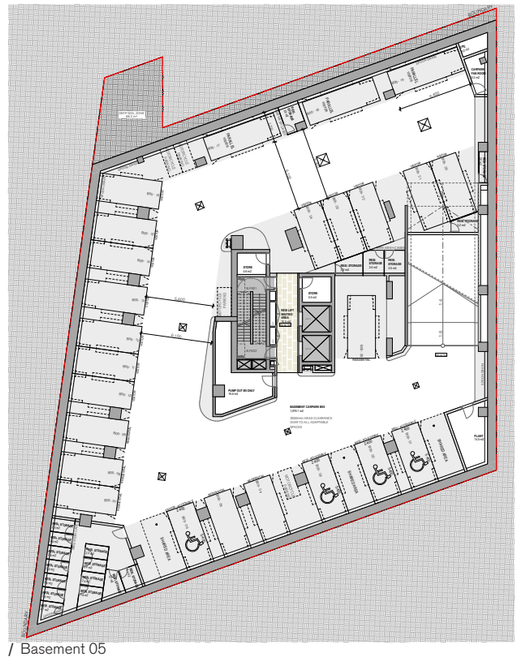


/ Basement 05

12.0 Facade Systems & Materiality

Tower Cladding

The tower is clad with a brick slip system with punched windows arranged to generate a facade that appears random, however have been arranged to align with the internal planning of each apartment.

For the penthouse and sub-penthouse levels, the facade system is differentiated between the north and south orientation. The south facade is a bronze feature portal which is ‘carved’ into the brick to define the extent of the penthouse and sub-penthouse levels.

The complimentary north facade is a distinct, white curvilinear form reinforcing the views and orientation towards Chatswood CBD and clad with white external louvres which provide shading.

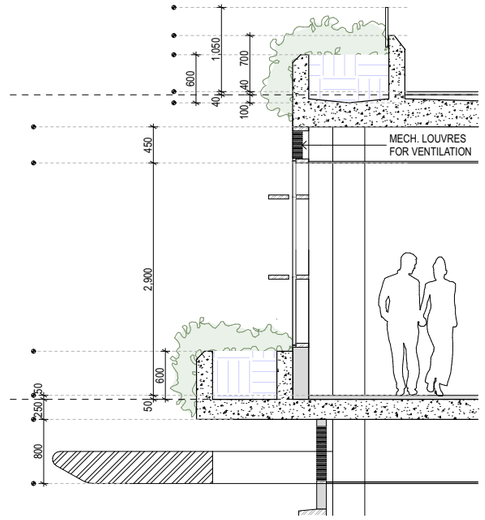
Between the tower forms are a series of terraced planters that prove a spine of green up the building. The commercial and ground floor are fully glazed facades, wrapped with a series of terraced planters.

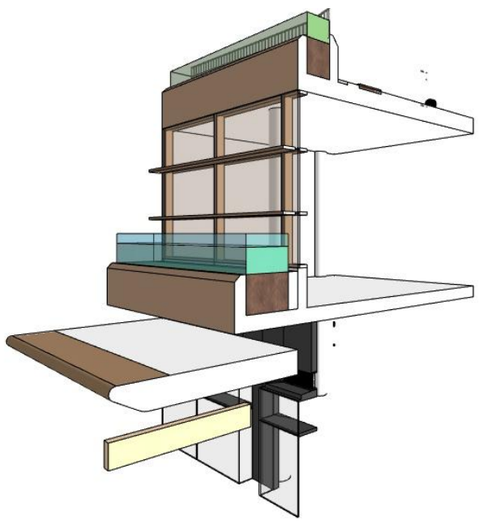
12.1 **Green Planters**

The podium and the residential tower are articulated with planters ascending the facade. They create a dynamic and ever-changing living facade that enhances the building's aesthetic appeal and promotes a harmonious connection between nature and architecture.

12.2 **Facade Type 08**

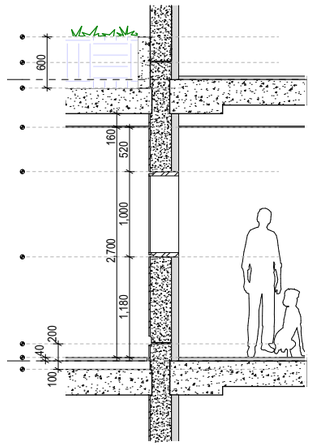
Positioned directly in front and directly above the commercial glazed facade, the planter serves as a buffer with the outdoor. It softens the podium facade, adds privacy and shade, and can improve indoor air quality by acting as a natural air purifier. This creates a welcoming and refreshing atmosphere, making the commercial floor-plate more inviting and visually appealing for occupants and visitors alike.

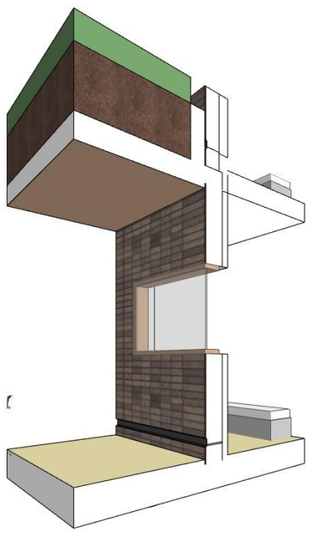




12.3 **Facade Type 02**

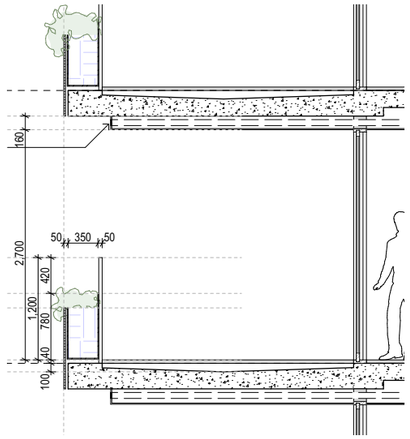
Cantilevered planters extend outward from the facade walls, creating a visually striking design element, articulating the transition between the podium and the residential tower. It creates a seamless connection between indoor and outdoor spaces, enhancing the residents' experience and connection with nature.

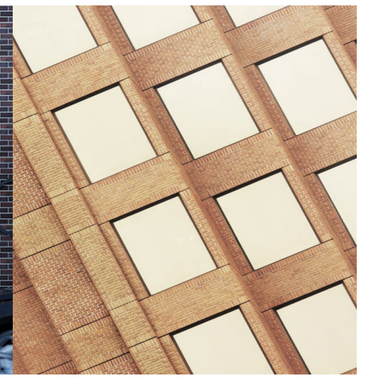




12.4 **Facade Type 04**

Prefabricated planters on balcony contributes to the articulation of the tower facade.
The planter adds visual interest by introducing varying heights, textures, and colours through the selection of plants and flowers. It serves as a focal point, creating a harmonious blend between the building's architectural lines and the organic forms of nature.



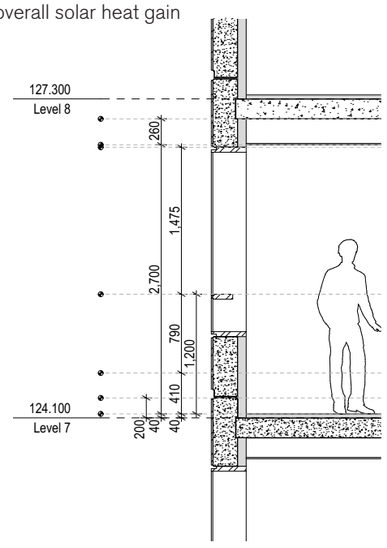


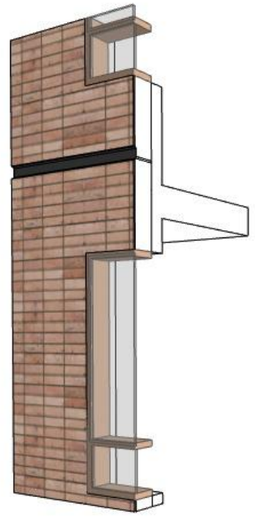
12.8 **Facade**

The facade language references the local architectural vernacular, with the use of brick masonry walls for energy efficiency and windows framing views towards Chatswood, Sydney CBD, Lane Cove National park, and Middle Harbour

12.5 **Facade Type 01**

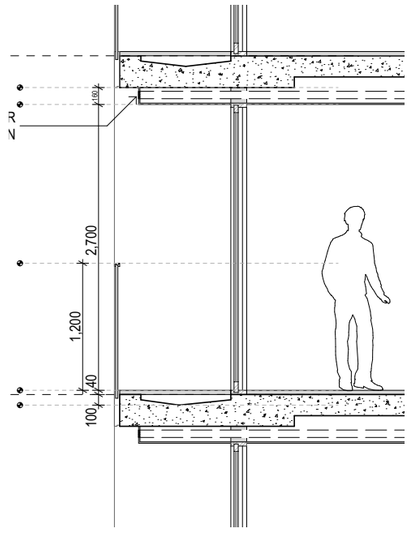
A flushed window within a masonry brick wall offers a seamless and elegant integration of glass and brick. Set within the plane of the brickwork, the window appears flush with the surrounding surface, maintaining a clean and cohesive aesthetic.
This allows abundant natural light to flood the interior, while framing views of the outside. The reduced amount of glazed facade minimises the overall solar heat gain

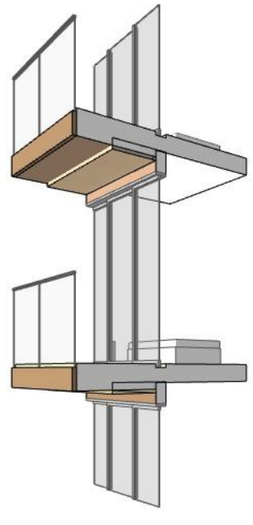




12.7 **Facade Type 03**

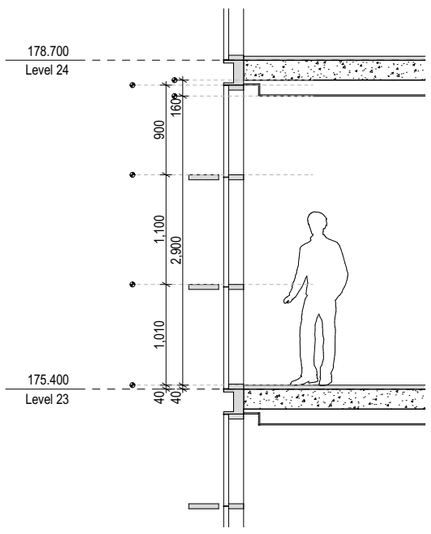
The balconies act as a shading device to the south facing apartments, mitigating the impact of direct sunlight and reducing heat gain within the living spaces. The balcony orientation allows for the creation of shadowed areas and protects the interior from intense sunlight during peak hours. It also presents an opportunity for residents to enjoy the benefits of natural light and fresh air without compromising their comfort.





12.6 **Facade Type 06**

The combination of glazed facade, expansive views, and sun-shading devices creates a harmonious balance between transparency and solar control. It allows occupants to enjoy breathtaking views while maintaining a comfortable and well-lit space. Additionally, the facade's sleek design and the sun-shading devices contribute to the overall architectural aesthetic, enhancing the building's visual appeal.



13.0 Public Art

Preliminary Public Art Strategy

As architecture transforms values and aspirations into built form, public art expresses community identity. It has the ability to heighten our understanding of a place and our relationship to it, and reinforce the significance of local culture and context. The creative interaction between artists, designers, clients and community has the potential to realise a place of profound meaning, where built form and art are seamlessly combined. Public art can challenge or enhance our sense of being in a space; it can curate collective memory, interpret local history and reorient.

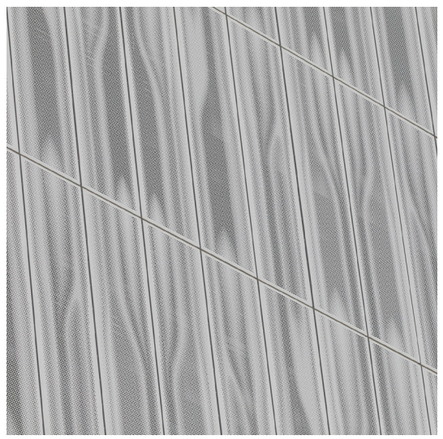
The process we have considered is the selection of an artist such as Jacob Nash or Shannon Foster who would respond to a rigorous artist brief that outlines the cultural narrative and human experience of the site, in particular the relationship between the ridge and the harbour. This process would create the significant opportunity of revealing Country and stories of Country.

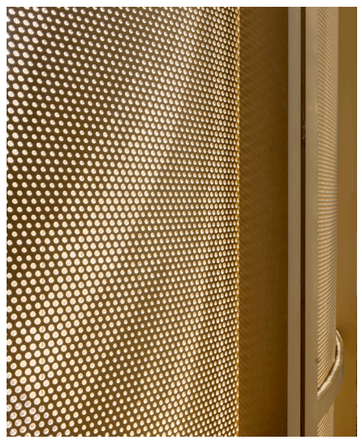
Consideration of possible public art locations require a process of selection to determine a final location that would be integrated into the artist's brief. As part of the design excellence process we have anticipated that an important part of this building and a possible and highly visible location for public art would be at the top of the south tower. There is a unique opportunity to integrate a significant art work into the detailed facade articulation (soffits) on the south facade of this tower.

13.1 **Public Art Strategy**

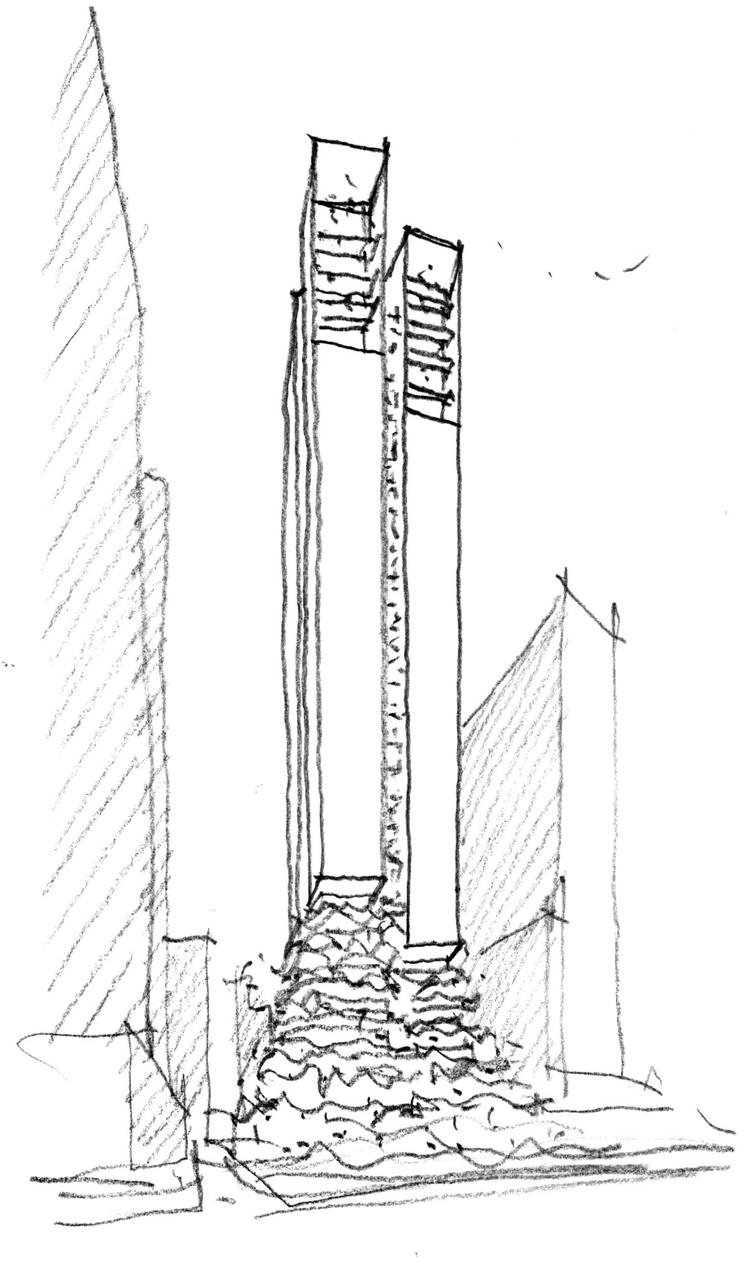
/ Top of Tower Feature

/ Top of Tower Feature





14.0 Compliance Schedule Residential Amenity



SEPP 65 Compliance Statement

PRINCIPLE 1:

CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

The site at 5-9 Gordon Avenue, lies on the outskirts of Chatswood CBD, in close proximity to public transport and the Pacific highway. The area will undergo large redevelopment in order to accommodate a growing population in the near future.

Being the first high rise building to be developed in the area, the built form has been crafted within the permissible envelope in order to mitigate overshadowing to the neighbouring sites. Echoing the leafy local characters, a series podium planters are answering the street scape canopy and soften the bulk of the facade.
The residential levels above the podium are composed with four slender elements, articulated with planters at their junction, effectively creating a cascading garden across the 26 floors.
Materiality is a key element of the project, with the expressed brick facade for the residential tower, appropriate for the local context.
The roof podium offers communal amenities to the residents, while the elevated apartments will all have sprawling views towards Chatswood and Sydney CBD.

PRINCIPLE 2:

BUILT FORM AND SCALE

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

The proposed built form responds directly to the context of future surrounding buildings and streetscapes. Rather than appearing as one large form, the proposal articulates the podium to the recessed tower with a series of elevated planters and cantilevered garden beds.
The resulting cascading vertical gardens will provide more than 600sqm of combined landscaped area, restoring connectivity between occupant and the natural environment. .

PRINCIPLE 3:

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.

The proposal seeks to replace the current low-rise residential building with a “high end” - High-rise residential building with one (1) levels of commercial and one (1) level of residential facilities. The predominantly residential development provides a total of 64 apartments.
All apartments will have at least two aspects over the surrounding landscape, with views to Chatswood (North), Sydney CBD (South), Lane Cove National park (East) and Middle Harbour (West).
The apartments are generally generously sized. All apartments are cross-ventilated and have access to at least one balcony,
The perceived height of the proposal is softened by its slenderness, the articulation of the cascading greeneries and the future contextual relationships. The richness and articulation of the brick facade, offer a fine grain and appropriate character to the Chatswood skyline

PRINCIPLE 4:

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.

The project aims to deliver a sustainable residential building with low operational energy consumption / energy efficient equipment in line with BASIX requirements, reduced potable water use, water efficient tapware and appropriate materials selection while at the same time maintaining a high level of indoor environmental quality through appropriate mechanical design, façade configuration and materials selection. Thermal comfort has been assessed and appropriate glass / insulation specified.

The design proposal includes:
- A waste management system with on floor recyclable collection that allows for normal residential waste to be separated from recycling.
- Framing the views from the residents over the surrounding landscape will help to reduce the amount of glazed facade, and will increase the thermal inertia and insulation of the building.
- With the Eastern and western facade having a reduced glazed opening area, this will mitigate solar gains and increase control of the internal environment against late sun.
- Where necessary, passive sun shading devices will aim to reduce solar gains and increase control of the internal environment.
- An on site detention tank, collecting rainwater for irrigation.

PRINCIPLE 5:

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.

The biophilic design of the building aims to increase occupant connectivity to the natural environment through the use of cantilevered garden beds, planters and high quality landscaped communal areas.
The podium with its continuous perimeter planter enhance and compliment the leafy streetscape.
The cafe and retail at street level are a potential for future extension and activation of the existing pedestrian network.
Generally, nature is part of the building fabric with every apartment benefiting from at least one planter. All landscaped areas will be managed by the building strata, maintaining the high quality of the planting over the life of the building.
The public areas will be hard paved surfaces consistent with the materiality of the surrounding precinct. Landscaped seating elements and tree planting will provide added public amenity..

Apartment Design Guide Compliance Schedule

5-9 Gordon Ave Chatswood — Apartment Design Guide Compliance Table (SEPP 65)				25th May, 2023
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**Fjc Studio Commentary**
PART 03 - SITING THE DEVELOPMENT				
	Site Analysis	**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	▪ *Refer to Section of the report - Site Location and Analysis*
		3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	▪ *Refer to the Streetscape section of the report* ▪ *Within the constraints of the Willoughby City Council DCP and the Stage 1 DA Envelope, the Apartments are located to optimise solar access and minimise overshadowing within the site and to the significant public domain elements.*
	Orientation	**3B-2**	Overshadowing of neighbouring properties is minimised during mid winter	▪ *Within the constraints of the Willoughby City Council DCP and the Stage 1 DA Envelope, the building forms and orientation have been composed to minimise (and improve over the Stage 1 DA Envelope) overshadowing - refer to the report* ▪ *Refer to the shadow diagrams showing plan shadows to the adjacent buildings and significant public domain elements*
	Public Domain Interface	**3C-1**	Transition between private and public domain is achieved without compromising safety and security	▪ *The apartment lobby opens to the public domain through glazed facades providing good visual amenity toward the public domain. An access control system is provided to control entry and exit from the apartment lobby. The lobby is also within view of primary pedestrian paths along the southern boundary which in turn will provide good passive surveillance of the area.* ▪ *All public spaces to the edge of the building are overlooked by the ground level retail tenancies which provides passive surveillance and a visual link.* ▪ *Opportunities for concealment are minimised with the ground floor mainly glazed.*
		3C-2	Amenity of the public domain is retained and enhanced	▪ *Not applicable*
	Communal and Public Open Space	**3D-1**	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping 1. Minimum of 25% of the site area should be devoted to communal open space 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)	▪ *The total area devoted to communal open space equals 25.5% of the site area. It is located on level 02, podium roof, and offers landscaping opportunities* *The pool is located at the northern end of the communal open space and achieve a minimum of two hours of sunlight on 21 June.*
		3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	▪ *The podium roof top communal open space is constituted by an outdoor covered gym , a pool area, and an outdoor communal terrace linking to a residential co-working area.*
		3D-3	Communal open space is designed to maximise safety	▪ *Passive surveillance of space and CPTED principles have been considered throughout the development and is enhanced with CCTV coverage of the public domain and lobby areas.*
		3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	▪ *Not applicable*
	Deep Soil Zone	**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: **Site area** / **Min. Dim.** / **Deep Soil zone (% of site area)** <650m2 / - / 7% 650m² - 1500m² / 3m / 7% >1150m² / 6m / 7%	▪ *The proposed development provides 2.5% of the site area as Deep Soil zone. The deep soil zone is located on the Northern side of the side, providing a great solar access to support plant and tree growth. It is directly adjoining the existing neighbouring deep soil area.* *An additional 3m deep landscaped area extends the deep soil area and makes it totalise 6.2% of the site area*

5-9 Gordon Ave Chatswood — Apartment Design Guide Compliance Table (SEPP 65)				25th May, 2023
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**Fjc Studio Commentary**
	Site Amenity - Visual Privacy	**3F-1**	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room • 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: **Building Height** / **Habitable Room & Balcony** / **Non Habitable Room & Balcony** Up to 12m (4 storeys) / 6m / 3m Up to 12m (5-8 storeys) / 9m / 4.5m Up to 25m (9+ storeys) / 12m / 6m	▪ *The proposed development is surrounded by low rise building. Building setback are compliant wth the planning controls*
		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	▪ *Balconies and windows have been design to avoid overlooking between units.* *Balcony planters are utilised on the facade to provide privacy where appropriate without impacting natural ventilation and light.*
	Site Access - Pedestrian Access and Entries	**3G-1**	Building entries and pedestrian access connects to and addresses the public domain	▪ *All entries and pedestrian ways address the greater public domain.*
		3G-2	Access, entries and pathways are accessible and easy to identify	▪ *Access requirements have been identified including requirements for access to lobbies, apartments and retail. All have on grade accessible access and contrasting colours for vision impairment. Signage to entrances are provided in addition to site wide way-finding strategies.*
		3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	▪ *Not applicable*
	Vehicle Access	**3H-1**	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	▪ *The Loading dock and the basement carpark share the entry on Hammond lane. It is of adequate width to provide ease of entrance and exit.*
	Bicycle and Car Parking	**3J-1**	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. 1. 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.	▪ *The proposed development provides 106 residential and commercial car bays, located across 5 levels of basement.* *Refer to Traffic Report for details of car parking numbers.*
		3J-2	Parking and facilities are provided for other modes of transport	▪ *Bicycle parking is provided as per Willoughby City Council DCP rate. There are a minimum of 15 bike parking, located in a secured room on basement 01,* ▪ *21 motorbike parking spaces are provided . (Refer Traffic Report)*
		3J-3	Car park design and access is safe and secure	▪ *The car park is secure with access directly to the residential lobby. Both Residential and commercial lift serve for access to bicycle parking and storage in addition to management of waste and loading.*
		3J-4	Visual and environmental impacts of underground car parking are minimised	▪ *Parking is below the residential building and is not visible from ground level.*
		3J-5	Visual and environmental impacts of on-grade car parking are minimised	▪ *The impact of entry and loading on ground level is minimised by maintaining a single entry point.*
		3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	▪ *There is no above ground parking.*

5-9 Gordon Ave Chatswood — Apartment Design Guide Compliance Table (SEPP 65)				25th May, 2023
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**Fjc Studio Commentary**
	Solar and Daylight Access	**4A-1**	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space ✶ 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 ✶ 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 ✶ A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	▪ *95% of the apartment achieve more than 2 hours of direct sunlight between 9 am and 3 pm at mid winter. No apartment receive no direct sunlight between 9 am and 3 pm at mid winter*
		4A-2	Daylight access is maximised where sunlight is limited	▪ *All apartments have been designed to maximise their window openings to capture views and as a consequence optimise their access to sunlight be it direct, reflected or ambient.*
		4A-3	Design incorporates shading and glare control, particularly for warmer months	▪ *To all apartments on all levels across the whole development, balconies and sun shading extend to shade summer sun, but allow winter sun to penetrate living areas* ▪ *Shading devices such as fixed louvres and balconies are used across the development for specific facade responses. Refer to elevations and 3D imagery.*
	Natural Ventilation	**4B-1**	All habitable rooms are naturally ventilated	▪ *All apartments have operable windows with compliant open areas.* ▪ *All balconies have sliding doors opening into the living spaces to maximise ventilation*
		4B-2	The layout and design of single aspect apartments maximises natural ventilation	▪ *Apartments are well orientated where possible to maximise the natural ventilation performance of apartments.*
		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. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	▪ *All appartments have at least a dual aspect, in addition with two double storey penthouses. 100.00% of the apartments are cross ventilated.*
		4C-1	Ceiling height achieves sufficient natural ventilation and daylight access 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings ✶ Habitable Rooms - 2.7m ✶ Non-Habitable Rooms - 2.4m ✶ Two Storey Apartments - 2.7m for living area floor and 2.4m for second floor where it's 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. These minimums do not preclude higher ceilings if desired	▪ *All habitable rooms have a minimum ceiling height of 2.7m.* ▪ *All non-habitable rooms have a minimum ceiling height of 2.4m*
		4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	▪ *All habitable rooms have a minimum ceiling height of 2.7m* ▪ *All non-habitable rooms have a minimum ceiling height of 2.4m* ▪ *All ceiling mounted services are located in 2400 ceilings over non habitable areas.* ▪ *Bulkheads do not protrude into habitable spaces*
		4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	▪ *The proposed development is for a residential development with ground and Level 1 retail and Commercial* ▪ *The apartment ceiling heights comply with Objectives 4C1 and 2* ▪

5-9 Gordon Ave Chatswood — Apartment Design Guide Compliance Table (SEPP 65)				25th May, 2023
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**Fjc Studio Commentary**
		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: ✶ 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 5m^2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 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	▪ *All apartments conform to the required minimum internal areas.* ▪ *Apartment sizes have been developed in accordance with the client brief and approvals on the development site whilst providing efficient apartment planning.* ▪ *The scheme results in the following range of apartment sizes:* *I. Studio/1 Bed Internal - 60m2* *II. 2 Bed Internal - 80 to 93m^2* *III. 3+ Bed Internal - 100 to 290m^2* ▪ ▪ *All habitable rooms have windows which represent more than 10% of the floor area of the room.*
		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 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	▪ *All apartments comply with the 8m to the back of the kitchen rule of thumb.* ▪ *All apartments are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation.*
		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) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 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 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	▪ *All apartments comply with the minimum ADG bedroom sizes.* ▪ *All apartments comply with the minimum ADG living room widths.* *Penthouses have wider living rooms.*
	Private Open Space and Balconies	**4E-1**	Apartments provide appropriately sized private open space and balconies to enhance residential amenity ✶ 1 Bedroom - 8m^2 - min 2m depth ✶ 2 Bedroom - 10m^2 - min 2m depth ✶ 3 Bedroom - 12m^2 - min 2.4m depth 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.	▪ *Majority of the proposed apartment balcony areas satisfy the ADG objectives. The scheme results in the following range of balcony sizes:* *I. 1 Bed External Area - 9 to 15m^2* *II. 2 Bed External Area - 13 to 20m^2* *III. 3 Bed External Area - 24 to 192m^2* ▪ *All apartments have been provided with compliant balcony depths.*
		4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	▪ *Balconies are located off the living areas to maximise sunlight and views. Lower and upper levels appartments have secondary balcony to their bedrooms*
		4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	▪ *Balconies are located within the building envelope to become an integral part of the form.* *Balcony planters are used to control sunlight and winds.*
		4E-4	Private open space and balcony design maximises safety	▪ *The proposed development satisfies the requirements of the objective.* ▪ *The handrail design is contiguous across the width of all balconies and the heights are compliant with the Australian Standards and NCC*
	Common Circulation and Spaces	**4F-1**	Common circulation spaces achieve good amenity and properly service the number of apartments 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	▪ *The maximum number of apartments off a circulation core on a single level is three (3).* ▪ *Two (2) resident lifts are proposed. There is also an additional commercial lift accessing Basement 1, Ground and Level 1.*
		4F-2	Common circulation spaces promote safety and provide for social interaction between residents	▪ *Areas in front of lifts and corridor widths allow for sufficient circulation space and interaction of residents.*

5-9 Gordon Ave Chatswood — Apartment Design Guide Compliance Table (SEPP 65)				25th May, 2023
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**Fjc Studio Commentary**
	Storage	**4G-1**	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: ✶ 1 Bedroom - 6m3 ✶ 2 Bedroom - 8m3 ✶ 3 Bedroom - 10m3 At least 50% of the required storage is to be located within the apartment	▪ *Refer to apartment storage schedules.* ▪ *Any additional storage provided in addition to ADG requirements are included in the storage calculation.*
		4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	▪ *Small storage cages being provided in Basement 2-5 to the South west boundaries.* ▪ *On grade accessible access is provided to storage facilities*
	Acoustic Privacy	**4H-1**	Noise transfer is minimised through the siting of buildings and building layout	▪ *Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account.*
		4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	▪ *Where possible, rooms with similar noise requirements are grouped together. Wardrobes are also used as sound buffers.*
	Noise and Pollution	**4J-1**	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	▪ *Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account. Operable screens and louvres are proposed to balconies to provide a sense of enclosure and privacy when desired.*
		4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	▪ *Insulation will be provided to the facade walls to minimise noise. Elements of solid walls are provided to the balcony areas to further minimise noise transfer. The use of precast concrete wall and appropriately insulated window will mitigate the proximity of the Chatswood rail corridor.*
	Apartment Mix	**4K-1**	A range of apartment types and sizes is provided to cater for different household types now and into the future	▪ *A range of apartment types are provided across the entire development, including large 1 beds, large 2 beds, 3 beds and large 4 beds apartments, with the addition of 3 beds sub-penthouses and 4 bed penthouses.*
		4K-2	The apartment mix is distributed to suitable locations within the building	▪ *The mix is distributed evenly across the floors with the premium/larger apartments taking up the upper levels and prime location.*
	Ground Floor Apartments	**4L-1**	Street frontage activity is maximised where ground floor apartments are located	▪ *Not applicable*
		4L-2	Design of ground floor apartments delivers amenity and safety for residents	▪ *Not applicable*
	Facades	**4M-1**	Building facades provide visual interest along the street while respecting the character of the local area	▪ *The facades have been studied in detail in terms of local materiality, environmental response, enhancement of the public domain and modulation of scale and residential rhythm.*
		4M-2	Building functions are expressed by the facade	▪ *Refer Facade Information in Design Statement*
	Roof Design	**4N-1**	Roof treatments are integrated into the building design and positively respond to the street	▪ *The roof areas are used as terraces for the penthouse apartments. The opportunity to implement artwork on the wind mitigating mesh will be further explored in the next phase.*
		4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	▪ *The roof areas are used as terraces for the penthouse apartments. The roof areas on the podium (level 02) are used as private open space and as communal area for the residents*
		4N-3	Roof design incorporates sustainability features	▪ *The roof incorporates water capture with a water tank located under the pool deck on level 02. PV cells are also proposed.*
	Landscape Design	**4O-1**	Landscape design is viable and sustainable	▪ *Selected plants provide visual interest through form, texture and variations in seasonal colour. Raised perimeter mass planting beds are provided on the terrace gardens to define outdoor entertainment areas and to enhance privacy screens between neighbouring terraces. Stormwater is to be harvested and retained on site for re-use in the planter bed irrigation system.*
		4O-2	Landscape design contributes to the streetscape and amenity	▪ *The proposed urban and landscape design creates a unique sense of place fully integrated with the nature of the architectural proposition.*
	Planting on structures	**4P-1**	Appropriate soil profiles are provided	▪ *Raised planters across the entire proposed development provides sufficient soil depth for planting appropriately scaled plants.* ▪
		4P-2	Plant growth is optimised with appropriate selection and maintenance	▪ *Plant selection will be a combination of groundcovers, climbing plants and selection of plants suitable for external terraces. The soil formation will be framed in planters to provide a variety of soil depths to ensure a diverse selection of species types.*
		4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	▪ *Refer to landscape report.*

5-9 Gordon Ave Chatswood — Apartment Design Guide Compliance Table (SEPP 65)				25th May, 2023
Clause Number	**Clause Title**	**Objective**	**Design Criteria**	**Fjc Studio Commentary**
	Universal Design	**4Q-1**	Universal design features are included in apartment design to promote flexible housing for all community members • Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	▪ *Refer to access consultant report*
		4Q-2	A variety of apartments with adaptable designs are provided	▪ *3 adaptable apartment types are provided with a total of 16 apartments located on Levels 2 -20.* ▪ *1bed, 2 bed and 3 bed apartment types are provided.* ▪ *Equitable access is provided to all adaptable apartment doors in accordance with AS 1428.2*
		4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	▪ *Apartment layouts are flexible and can accomodate different furniture layout to suit range of lifestyle. Light weight internal partitions are proposed to permit layouts to be changed at later date to suit requirements.*
	Adaptive Reuse	**4R-1**	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	▪ *Not applicable*
		4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	▪ *Not applicable*
	Mixed Use	**4S-1**	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	▪ *The project is a compliant mixed use development within the approved boundaries and given the retail locations and expected pedestrian activation of the precinct, the proposed development will achieve the objective.*
		4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	▪ *The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrates compliance with this.*
	Awning and Signage	**4T-1**	Awnings are well located and complement and integrate with the building design	▪ *The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrates compliance with this objective*
		4T-2	Signage responds to the context and desired streetscape character	▪ *Please refer to the drawings for proposed signage location. Signage to be developed under separate application*
	Energy Efficiency	**4U-1**	Development incorporates passive environmental design ✶ Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) ✶ Well located, screened outdoor areas should be provided for clothes drying	• *See 'Solar and Daylight Access' for natural daylighting.* • *All apartments have internal drying facilities and where indicated, screened balconies.*
		4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	▪ *The proposed development satisfies the requirements of the objective. Please refer to the drawing documentation which illustrate compliance with this objective*
		4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	▪ *Natural ventilation is provided.*
	Water Management and Conservation	**4V-1**	Potable water use is minimised	▪ *The proposed development satisfies the requirements of the objective*
		4V-2	Urban storm water is treated on site before being discharged to receiving waters	▪ *The proposed development satisfies the requirements of the objective. Refer to Water Management Plan.*
		4V-3	Flood management systems are integrated into site design	▪ *All Ground Floor levels have been designed to suit flood levels and freeboard requirements*
	Waste Management	**4W-1**	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	▪ *All waste storage and management facilities are located on the ground floor and are not accessible nor visible to the general public.*
		4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	▪ *A garbage chute is provided on every level, in addition to a recycling bin, that allows for normal residential waste to be separated from recycling.*
	Building Maintenance	**4X-1**	Building design detail provides protection from weathering	▪ *The materiality and detailing of the proposed development are in keeping with the client brief, building typology and expected building life.*
		4X-2	Systems and access enable ease of maintenance	▪ *All facades are accessible for cleaning and maintenance via rope access.*
		4X-3	Material selection reduces ongoing maintenance costs	▪ *Materials have been carefully selected to require minimum ongoing maintenance.*
	Building Configuration - Safety of Children		▪ Windows have safety screens, window locks or other safety devices to prevent falls. ▪ Room layouts minimise the need to locate furniture immediately adjacent windows or balustrades	▪ No openable window is located at fall height.

Residential storage analysis

Objective 4G-1: Design Criteria

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

1 Bedroom - 6m3
2 Bedroom - 8m3
3 Bedroom - 10m3

At least 50% of the required storage is to be located within the apartment

Complies

Design Guidelines

Storage is accessible from either circulation or living areas
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. Left over space such as under stairs is used for storage

Complies

Objective 4G-2: Design Criteria

Additional storage is conveniently located, accessible and nominated for individual apartments

Complies

Design Guidelines

- Storage not located in apartments is secure and clearly allocated to specific apartments
- Storage is provided for larger and less frequently accessed items
- 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
- If communal storage rooms are provided they should be accessible from common circulation areas of the building
- Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain

Complies

Level		Apartment Number	Apartment Type	Storage Internal Volume (m^3)	Volume to Be Provided in Basement (m^3 to meet ADG requirements)
Level 2 Communal	1	0201	4BD	12.73	2.73
Level 3 Low Rise	2	0301	4BD	5.78	(4.22)
	3	0302	2BD	5.41	(2.59)
	4	0303	1BD	3.15	(2.85)
Level 4	5	0401	4BD	5.78	(4.22)
	6	0402	2BD	5.41	(2.59)
	7	0403	1BD	3.15	(2.85)
Level 5	8	0501	4BD	5.78	(4.22)
	9	0502	2BD	5.41	(2.59)
	10	0503	1BD	3.15	(2.85)
Level 6	11	0601	4BD	5.78	(4.22)
	12	0602	2BD	5.41	(2.59)
	13	0603	1BD	3.15	(2.85)
Level 7 High Rise	14	0701	3BD	8.85	(1.15)
	15	0702	3BD	5.4	(4.6)
	16	0703	2BD	6.26	(1.74)
Level 8	17	0801	3BD	8.85	(1.15)
	18	0802	3BD	5.4	(4.6)
	19	0803	2BD	6.26	(1.74)
Level 9	20	0901	3BD	8.85	(1.15)
	21	0902	3BD	5.4	(4.6)
	22	0903	2BD	6.26	(1.74)
Level 10	23	1001	3BD	8.9	(1.1)
	24	1002	3BD	5.4	(4.6)
	25	1003	2BD	6.26	(1.74)
Level 11	26	1101	3BD	8.85	(1.15)
	27	1102	3BD	5.4	(4.6)
	28	1103	2BD	6.26	(1.74)
Level 12	29	1201	3BD	8.85	(1.15)
	30	1202	3BD	5.4	(4.6)
	31	1203	2BD	6.26	(1.74)
Level 13	32	1301	3BD	8.85	(1.15)
	33	1302	3BD	5.4	(4.6)
	34	1303	2BD	6.26	(1.74)
Level 14	35	1401	3BD	8.85	(1.15)
	36	1402	3BD	5.4	(4.6)
	37	1403	2BD	6.26	
Level 15	38	1501	3BD	5.4	(4.6)
	39	1502	3BD	8.85	(1.15)
	40	1503	2BD	6.26	(1.74)
Level 16	41	1601	3BD	8.85	(1.15)
	42	1602	3BD	5.4	(4.6)
	43	1603	2BD	6.26	(1.74)
Level 17	44	1701	3BD	8.85	(1.15)
	45	1702	3BD	5.4	(4.6)
	46	1703	2BD	6.26	(1.74)
Level 18	47	1801	3BD	8.85	(1.15)
	48	1802	3BD	5.4	(4.6)
	49	1803	2BD	6.26	(1.74)
Level 19	50	1901	3BD	8.85	(1.15)
	51	1902	3BD	5.4	(4.6)
	52	1903	2BD	6.26	(1.74)
Level 20	53	2001	3BD	8.85	(1.15)
	54	2002	3BD	5.4	(4.6)
	55	2003	2BD	6.26	(1.74)
Level 21 Setback	56	2101	3BD	5.44	(4.56)
	57	2202	3BD	9.11	(0.89)
	58	2303	2BD	7.35	(0.65)
Level 22 Sub Penthouse	59	2201	3BD	6.13	(3.87)
	60	2202	3BD	7.6	(2.4)
Level 23	61	2301	3BD	6.13	(3.87)
	62	2302	3BD	7.6	(2.4)
Level 24 Penthouses Lower	63	2401	4BD	18.84	8.84
Level 25 Penthouse Upper	64	2501	4BD	14.27	4.27
Total Volume External Storage Required (m^3)				**439.75**	**(160.35)**

Solar Access Analysis

The site sits within a predominantly low rise neighbourhood and therefore does not receive any shadow from surrounding developments . All apartments offer at least a double aspect, with 360° views from Chatswood (North), Middle Harbour (East), Sydney CBD (South) and Lane Cove National Park (West).

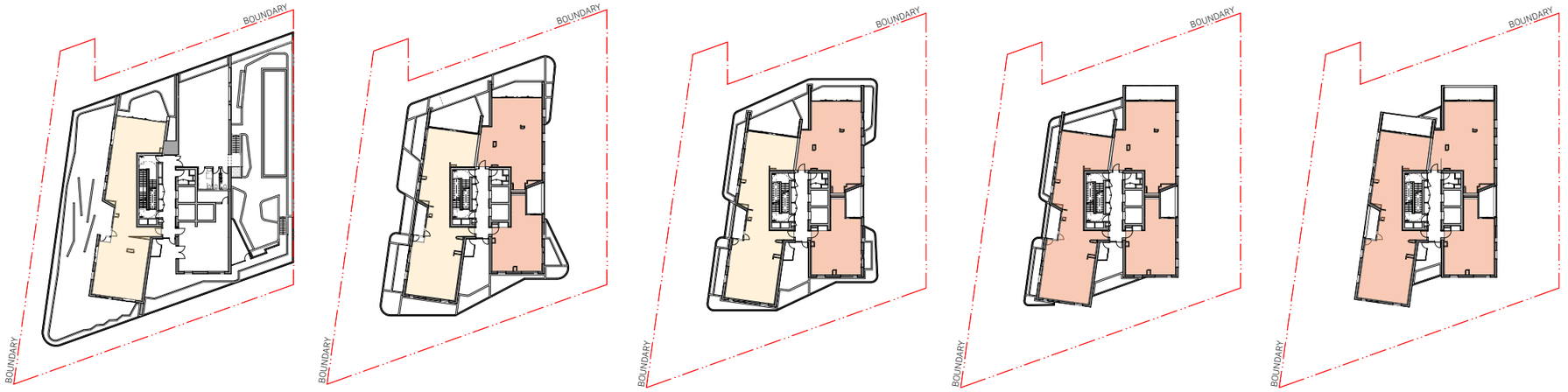
Objective 4A-1: Design Criteria

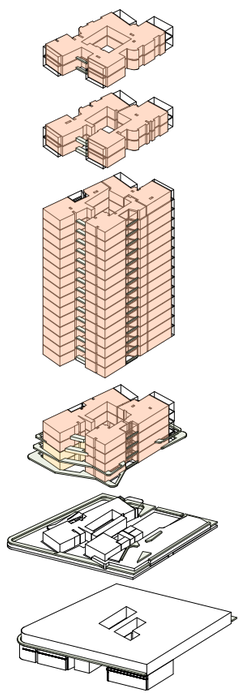
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in Sydney Metropolitan Area.

Complies : 95 % of the apartments receive more than 2 hours of direct sunlight between 9am and 3pm during the winter solstice, with the remaining 5% achieving at least 2 hours of direct sunlight

A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter.

Complies: 0 apartment receive no direct sun.





Natural Ventilation Analysis

All apartments have at least two facade aspects

Objective 4B-3: Design Criteria

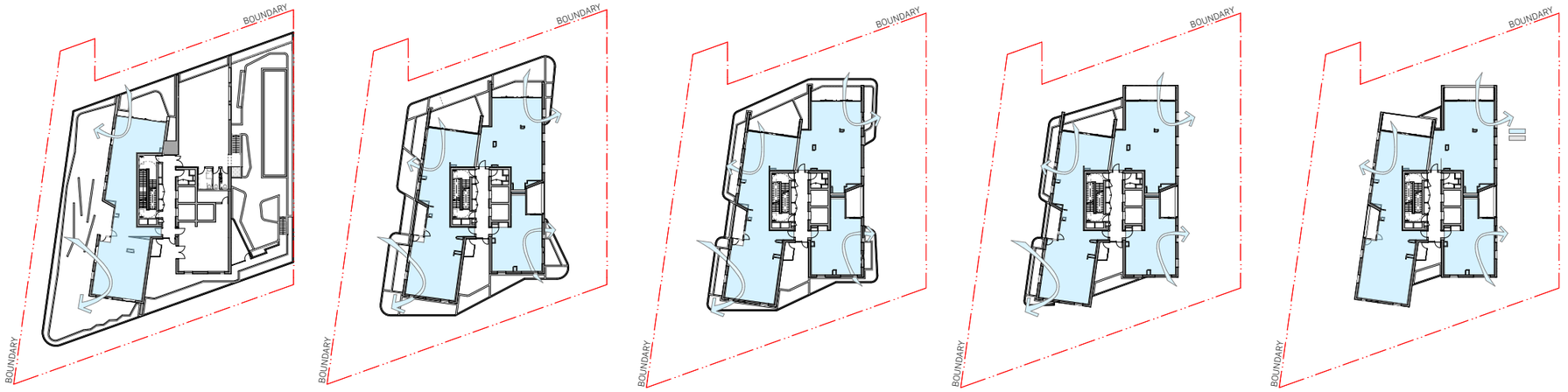
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows for adequate natural ventilation and can not be fully enclosed.

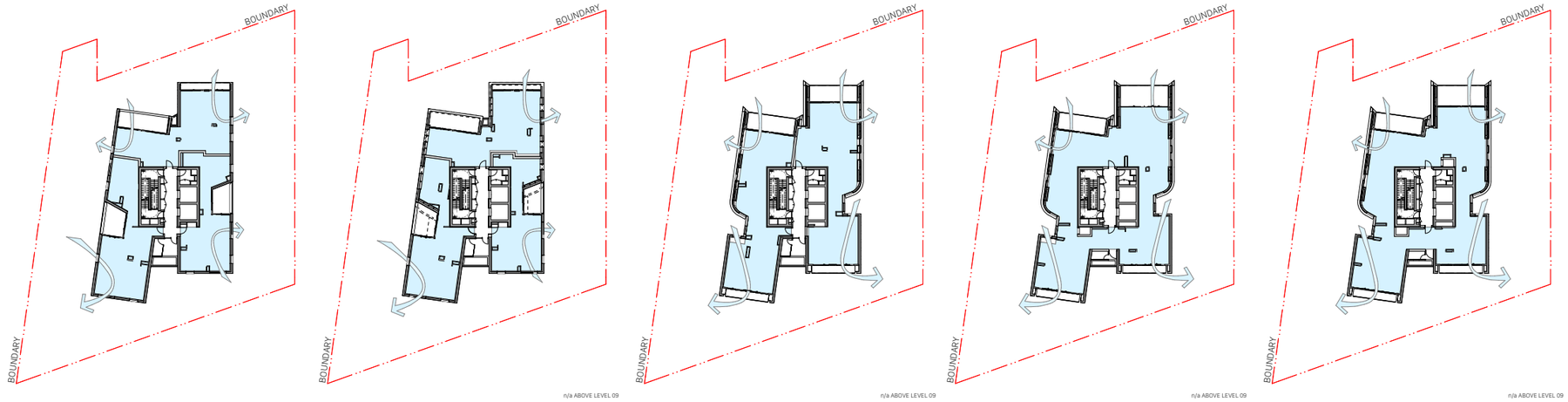
Total number of apartments Level 9 and below:
22

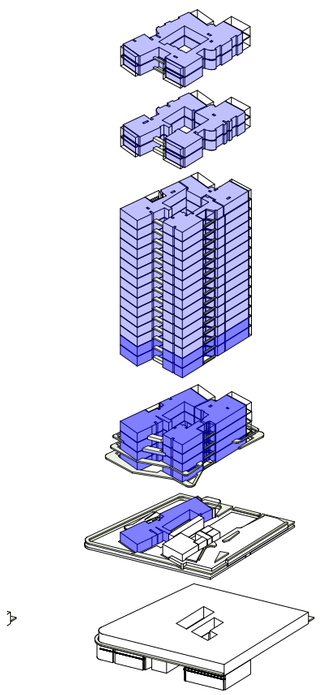
Number of apartments with natural cross ventilation:
22 (100%)

2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.

Not applicable







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