

ARCHITECTURE DESIGN REPORT

SECTION 4.55 APPLICATION - AREA 13,14 & 15 ST LEONARDS SOUTH

14-16 MARSHALL AVE, 5-9 HOLDSWORTH AVE & 2-10 BERRY RD, ST LEONARDS



PREPARED FOR DASCO PROPERTY DEVELOPMENT PTY LTD

May 2025

REV.02

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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
23.05.2025	01	Architecture Design Report	PTW Architects
30.05.2025	02	Architecture Design Report	PTW Architects

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May 23, 2025

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

Design Verification Statement

Re:
Design Statement to assist with the
Section 4.55 Application
for the proposed residential apartment development at:
Project Name: AREA 13,14 & 15 ST LEONARDS SOUTH
Address: 14-16 Marshall Ave, 2-10 Berry Rd & 5-9 Holdsworth Ave, St Leonards

Dear Sir/ Madam,

- Pursuant to the provisions of the:
- Environmental Planning and Assessment Regulation 2021,
 - Part 3 Development applications
 - section 29 Residential apartment development

This Design Statement is to assist with the submission of the Section 4.55 Application (being prepared by others) for the proposed residential apartment development noted above.

We, Neša Marojević, Director of PTW Architects, and George Chen, Associate Director of PTW Architects, verify that to the best of our knowledge, information, and belief, that we have contributed to:

- a) the direction of the architectural design for the residential apartment development as described in the Statement of Environmental Effects Report (refer to SEE Report prepared by Urbis, May 2025) and
- b) the development has addressed (refer to SEE Report):
 - a. the design quality principles, as set out in the
 - i. State Environmental Planning Policy (Housing) 2021
 - 1. Schedule 9: Design principles for residential apartment development and
 - ii. the objectives in Part 3 and 4, as set out in the
 - 1. Apartment Design Guide.

The architectural documentation for Section 4.55 is listed as per attached.

Yours sincerely,



Neša Marojević
Director
Nominated Architect
NSW Architect No. 11274

George Chen
Associate Director
Registered Project Architect
NSW Architect No. 7505

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Attachment:

DRAWING LIST

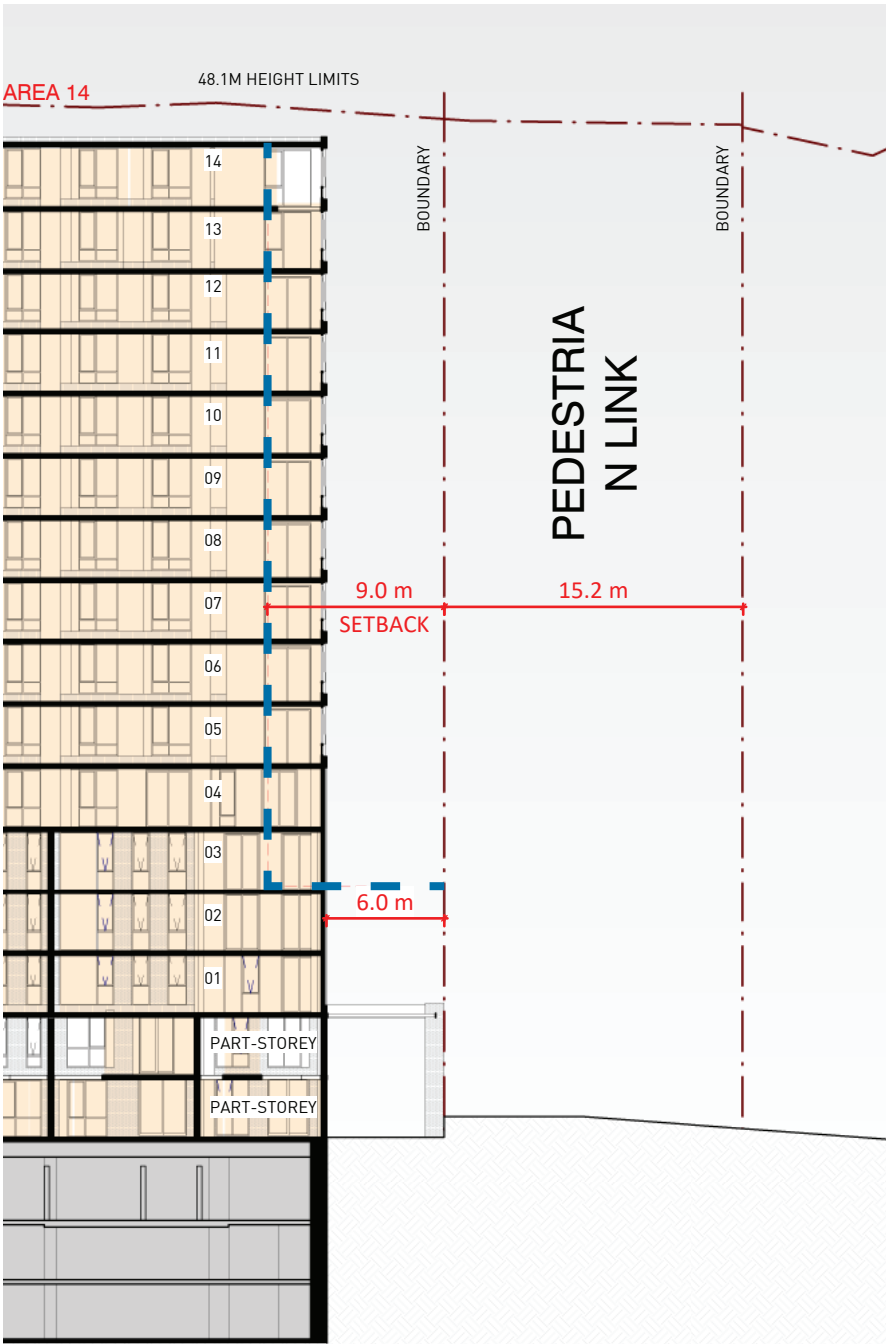
SITE AND SETOUT			PHOTOMONTAGE AND MATERIALS		
DA-A110010	COVER SHEET & DRAWING LIST	E	DA-C510010	PERSPECTIVE 1	D
DA-A110020	DEVELOPMENT INFORMATION	G	DA-C510011	PERSPECTIVE 2	A
DA-A110030	BASIX NOTES	D	DA-C910010	MATERIALS AND FINISHES BOARD	D
DA-A120010	SITE ANALYSIS	D	SECTIONS		
DA-A120020	DEMOLITION PLAN	D			
DA-A130010	SITE PLAN	D	DA-D110010	SECTION BLDG 14-15	G
GENERAL ARRANGEMENT PLANS			DA-D120010	SECTION BLDG 13-15	F
			SEPP 65 COMPLIANCE		
DA-B1B0909	BASEMENT 03 PLAN	B			
DA-B1B0910	BASEMENT 02 PLAN	K	DA-Q110010	GFA PLAN 01	F
DA-B1B1010	BASEMENT 01 PLAN	K	DA-Q120010	GFA PLAN 02	F
DA-B1GRD10	GROUND FLOOR PLAN	K	DA-Q310010	SOLAR ACCESS COMPLIANCE DIAGRAMS	F
DA-B1L0110	LEVEL 01 PLAN	K	DA-Q320010	SHADOW DIAGRAMS	D
DA-B1L0210	LEVEL 02 PLAN	K	DA-Q330010	SOLAR ANALYSIS-SUN EYE VIEWS	D
DA-B1L0310	LEVEL 03 PLAN	J	DA-Q410010	CROSS VENTILATION COMPLIANCE DIAGRAMS	F
DA-B1L0410	LEVEL 04 PLAN	K	DA-Q510010	ADAPTABLE/LIVABLE APARTMENT TYPE PLAN 1	D
DA-B1L0510	LEVEL 05 PLAN	K	DA-Q520010	ADAPTABLE/LIVABLE APARTMENT TYPE PLAN 2	D
DA-B1L0610	LEVEL 06 PLAN	K	DA-Q610010	DEEP SOIL DIAGRAM	E
DA-B1L0710	LEVEL 07 PLAN	K	DA-Q710010	COMMUNAL OPEN SPACE DIAGRAM	E
DA-B1L0810	LEVEL 08 PLAN	K	DA-Q810010	HEIGHT PLANE DIAGRAM	E
DA-B1L0910	LEVEL 09 PLAN	K	DEVELOPMENT APARTMENT SCHEDULE		
DA-B1L1010	LEVEL 10 PLAN	K			
DA-B1L1110	LEVEL 11 PLAN	K	DA-Y210010	APARTMENT SCHEDULE	F
DA-B1L1210	LEVEL 12 PLAN	K	NOTIFICATION PLAN		
DA-B1L1310	LEVEL 13 PLAN	J			
DA-B1L1410	LEVEL 14 PLAN	B	DA-Y310010	NOTIFICATION PLAN	D
DA-B1L1510	LEVEL 15 PLAN	B	ELEVATIONS		
DA-B1L1610	LEVEL 16 PLAN	B			
DA-B1L1710	LEVEL 17 PLAN	B	DA-C010010	EAST ELEVATION	F
DA-B1ROF10	ROOF PLAN	E	DA-C020010	SOUTH ELEVATION	F
			DA-C030010	WEST ELEVATION	F
			DA-C040010	NORTH ELEVATION	F
			DA-C050010	GREEN SPINE WEST ELEVATION	F
			DA-C060010	GREEN SPINE EAST ELEVATION	F
			DA-C070010	AREA 13 SOUTH ELEVATION & AREA 15 NORTH ELEVATION	D

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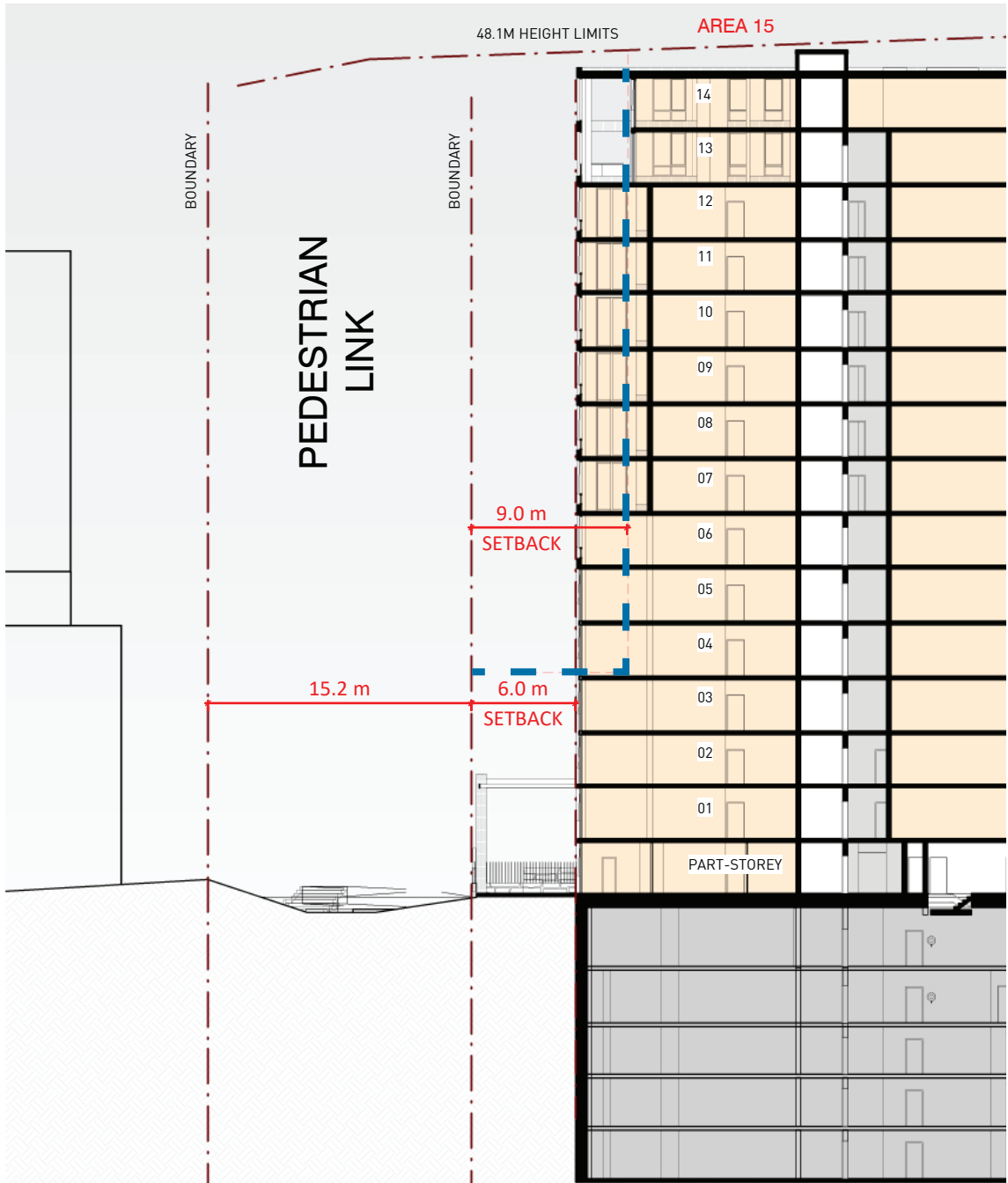
01

SOUTHERN SETBACK





• PROPOSED SETBACK DIAGRAM BLDG 14 TO PEDESTRIAN LINK



• PROPOSED SETBACK DIAGRAM BLDG 15 TO PEDESTRIAN LINK

COUNCIL LETTER [19/08/2022] 2.2 East/West Link

Buildings Setbacks F: - from east/west pedestrian link requires:

- 6m setback at park level to level 4
- 9m setback at and above level 5.

The application proposed a 6m setback at all levels from the east/west link. Although the proposal complies on ground floor to level 4, the controls require an additional 3m from level 5 and above.

Levels 5 and above do not comply with the 9m setback control.

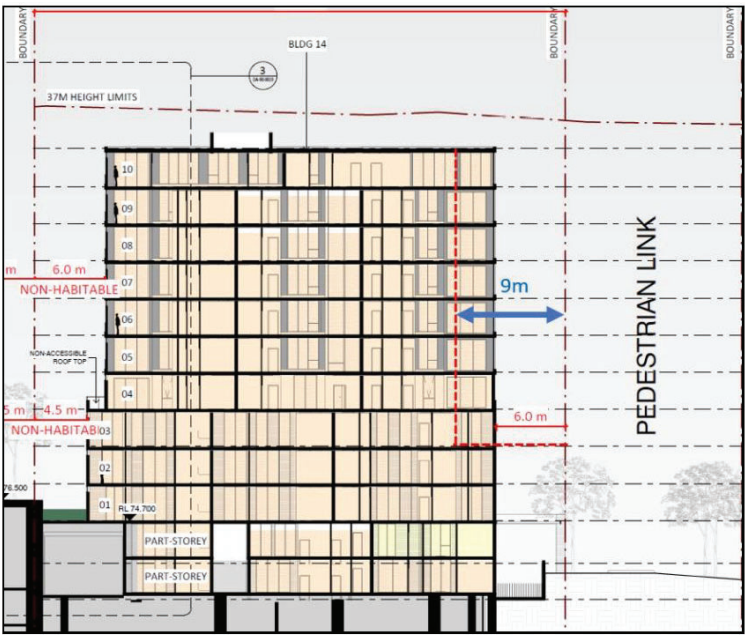


Figure 1: Non-complaint setbacks for Bldg 14.

A 6m continues setback is provided to the pedestrian link, therefore the proposal does not comply from level 5 and above. justification is provided on the following page.

BUILDING SETBACKS | 01

_EAST/WEST LINK

RESPONSE:

Visual impact associated with the upper-level non-compliance, the following design justifications are provided:

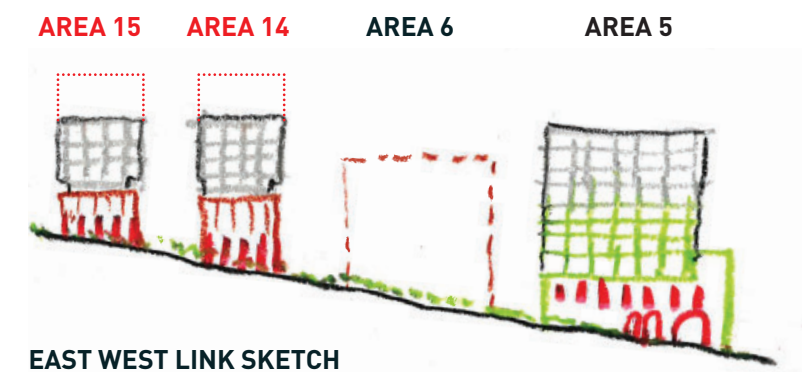
Reinforcement of Tower and Podium Form:

Despite the non-compliance, the architectural intent of a clear tower and podium composition is retained through the use of contrasting materials, colours, and forms. The podium facade is in earthy brick, textured material palette, while the tower elements above are treated with lighter tones and expression of vertical articulation, helping to visually separate the built form and maintain the intended hierarchy.

Minimised Visual Impact from Pedestrian Link:

Area 14 and Area 15 the proposed massing shapes the pedestrian link and the non-compliant tower element helps strengthening the direct sight-line corridor, together with integral of landscape design. The articulation of the façade and the transitional scale between podium and tower levels help reduce the perceived bulk and visual dominance at the pedestrian scale. Providing windows and balconies overlooking the pedestrian link (potential for passive surveillance and safety). Additionally, a pergola structure at the ground level softens the building edge and provides a more human-scaled, visually appealing interface with the public domain.

These measures ensure the overall massing remains visually appropriate, with minimal impact to the public domain, while still achieving the broader design objectives of the development.



An architectural rendering of a modern courtyard. The courtyard is paved with light-colored stone or concrete and is surrounded by multi-story brick buildings with large windows. Mature trees and palm plants are planted throughout the space, casting shadows on the ground. Several people are depicted in various activities: some are walking, some are sitting on the grass or on large, flat rocks, and others are standing in small groups. In the background, a tall, modern glass skyscraper is visible against a clear sky. The overall atmosphere is bright and airy, suggesting a pleasant urban environment.

02

ADG COMPLIANCE TABLE

2A - Primary Controls

	Compliance	Comment
Setting and testing the controls		
Primary controls should be developed taking into account sunlight and daylight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space, deep soil zones, public domain interface, noise and pollution.		
The controls must be carefully tested to ensure they are co-ordinated and that the desired built form outcome is achievable. They should ensure the desired density and massing can be accommodated within the building height and setback controls.		
1. Retention of trees	YES	Refer Arborist & Landscape report for retention of trees. Deep soil area have been provided to accommodate large trees.
2. Minimum setbacks	NO	Although southern tower set back for Area 14 and 15 (the 5th level and above) do not comply with 9m setback requirement, the proposal 6m align with the podium setback and have met the design objectives of the ADG. Additional, treatments have been apply to this area to minimise the potential impacts. Refer to page 5-7 for details.
3. Deep soil zones and basement levels	YES	Deep soil area have been provided at North-South Green Spine and southern site to accommodate large trees, while basement encroachment into North-South Green Spine will be permeable landscape with Min. 1M of soil depth.
4. Building separation and depth	YES	Provide adequate building separation and depth to ensure privacy, solar access and cross ventilation can be achieved.
5. Building performance and orientation	YES	Oriented the towers to optimize the direct sunlight into living rooms and private open space of apartments.
6. Three-dimensional building envelope	YES	Distribute building form and massing to reduce the bulk of the whole development, and achieve better solar access and cross ventilation.

2B - Building Envelopes

	Compliance	Comment
Building envelopes help to:	YES	The proposed built form varies, with two buildings along Berry Rd and one building along Holdsworth avenue, and meanwhile, to reflect the context of the existing slopping site, as well as the overall height control throughout the whole Precinct.
<ul style="list-style-type: none">Define the three dimensional form of buildings and wider neighbourhoods		
<ul style="list-style-type: none">Inform decisions about appropriate density for a site and its context		Distribute the building form to reduce the bulk of the whole development. Orientate the building and apartment layout to optimise sunlight access into living and private open space areas to achieve better solar access and cross ventilation.
<ul style="list-style-type: none">Define open spaces and landscape areas		
<ul style="list-style-type: none">Test the other primary controls to ensure they are coordinated and achieve the desired outcome		
<ul style="list-style-type: none">Demonstrate the future mass, scale and location of new development.		

2C - Building Height

	Compliance	Comment
Aims	YES	The design complies with the 48.1M height control (37m+30% up-lift per In-fill affordable housing provisions of SEPP(Housing)).
<ul style="list-style-type: none">building height controls ensure development responds to the desired future scale and character of the street and local area		<ul style="list-style-type: none">Building 13 is 14 storeys;Building 14 is 14 storeys + two-part storeys; andBuilding 15 is 14 storeys + one-part storey.
<ul style="list-style-type: none">building height controls consider the height of existing buildings that are unlikely to change (for example a heritage item or strata subdivided building)		
<ul style="list-style-type: none">Adequate daylight and solar access is facilitated to apartments, common open space, adjoining properties and the public domain		
<ul style="list-style-type: none">Changes in landform are accommodated		
<ul style="list-style-type: none">building height controls promote articulated roof design and roof top communal open spaces, where appropriate.		

2D - Floor Space Ratio

	Compliance	Comment												
Test the desired built form outcome against the proposed FSR to ensure its is coordinated with the building envelope, height, depth, setbacks and open space requirements	YES	<table><tr><th colspan="4">AREA 14_FSR</th></tr><tr><th>Proposed GFA</th><th>Proposed FSR</th><th>SEPP Allowable GFA</th><th>SEPP Alloable FSR</th></tr><tr><td>7281.6 m²</td><td>4.355</td><td>7281.6 m²</td><td>4.355</td></tr></table>	AREA 14_FSR				Proposed GFA	Proposed FSR	SEPP Allowable GFA	SEPP Alloable FSR	7281.6 m ²	4.355	7281.6 m ²	4.355
AREA 14_FSR														
Proposed GFA	Proposed FSR	SEPP Allowable GFA	SEPP Alloable FSR											
7281.6 m ²	4.355	7281.6 m ²	4.355											
Aims														
<ul style="list-style-type: none">ensure that development aligns with the optimum capacity of the site and the desired density of the local area		<table><tr><th colspan="4">AREA 13&15_FSR</th></tr><tr><th>Proposed GFA</th><th>Proposed FSR</th><th>SEPP Allowable GFA</th><th>SEPP Alloable FSR</th></tr><tr><td>15568.4 m²</td><td>3.705</td><td>15568.4 m²</td><td>3.705</td></tr></table>	AREA 13&15_FSR				Proposed GFA	Proposed FSR	SEPP Allowable GFA	SEPP Alloable FSR	15568.4 m ²	3.705	15568.4 m ²	3.705
AREA 13&15_FSR														
Proposed GFA	Proposed FSR	SEPP Allowable GFA	SEPP Alloable FSR											
15568.4 m ²	3.705	15568.4 m ²	3.705											
<ul style="list-style-type: none">provide opportunities for building articulation and creativity within a building envelope by carefully setting the allowable floor space.														

2E - Building Depth

	Compliance	Comment
Aims	YES	Adequate building depth have been provided to ensure good amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook can be achieved,
<ul style="list-style-type: none">ensure that the bulk of the development relates to the scale of the desired future context		The landscaped North-South Green Spine and deep soil zone to the perimeter of the site is maximised.
<ul style="list-style-type: none">ensure building depths support apartment layouts that meet the objectives, design criteria and design guidance within the Apartment Design Guide.		

2F - Building Separation

	Compliance	Comment
Minimum separation distances for buildings are:	COMPLY ON MERIT	Proposed separation between area 13 and area 12(neighbour site), area 15 and area 14 are 24m, which meet minimum separation between habitable room to habitable room for all levels.
Up to four storeys (approximately 12m):		Seperation between area 14(northern boundary) and area 12 does not meet seperation between habitable room to habitable room from level 02 above.
<ul style="list-style-type: none">12m between habitable rooms/balconies9m between habitable and non-habitable rooms6m between non-habitable rooms		However, high windows and privacy screen will be provided for northern facade at area 14. Therefore this is considered to meet the criteria of the ADG for non-habitable building separation as it is predominantly blank walls with no opportunities for sightlines between habitable rooms.
Five to eight storeys (approximately 25m):		Refer to architectural drawings for details.
<ul style="list-style-type: none">18m between habitable rooms/balconies12m between habitable and non-habitable rooms9m between non-habitable rooms		
Nine storeys and above (over 25m):		
<ul style="list-style-type: none">24m between habitable rooms/balconies18m between habitable and non-habitable rooms12m between non-habitable rooms		
Aims		
<ul style="list-style-type: none">ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings		
<ul style="list-style-type: none">assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook		
<ul style="list-style-type: none">provide suitable areas for communal open spaces, deep soil zones and landscaping		

2G - Street Setback

	Compliance	Comment
Aims	YES	Street setbacks have been achieved according to Lane Cove DCP 2010.
<ul style="list-style-type: none">establish the desired spatial proportions of the street and define the street edge		
<ul style="list-style-type: none">provide space that can contribute to the landscape character of the street where desired		
<ul style="list-style-type: none">create a threshold by providing a clear transition between the public and private realms		
<ul style="list-style-type: none">assist in achieving visual privacy to apartments from the street		
<ul style="list-style-type: none">create good quality entries to lobbies, foyers or individual dwellings		
<ul style="list-style-type: none">promote passive surveillance and outlook to the street.		

2H - Side and Rear Setbacks

	Compliance	Comment
Aims	YES	Adequate setbacks have been provided between buildings within development and with neighbouring sites to achieve good amenity of privacy, daylight access and natural ventilation.
<ul style="list-style-type: none">provide access to light, air and outlook for neighbouring properties and future buildings		Refer to architectural drawings for details.
<ul style="list-style-type: none">provide for adequate privacy between neighbouring apartments		
<ul style="list-style-type: none">retain or create a rhythm or pattern of spaces between buildings that define and add character to the streetscape		
<ul style="list-style-type: none">achieve setbacks that maximise deep soil areas, retain existing landscaping and support mature vegetation consolidated across sites		
<ul style="list-style-type: none">manage a transition between sites or areas with different development controls such as height and land use		

3A - Site Analysis

Objective 3A-1	Compliance	Comment
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site and their relationship to the surrounding context.	YES	Set of plans / documents are provided to support with submission : - Site location plan - Site photograph - Survey Plan - An appreciation of the urban context - Mapping the subject site and the immediate neighbouring urban setting photos - A site Analysis Plan

3B - Orientation

Objective 3B-1		
Building types and layouts respond to the streetscape and site while optimising solar access within the development	YES	The proposed building blocks align with berry road and Holdsworth avenue and apartment layout are designed to optimise solar access.

Objective 3B-2		
Overshadowing of neighbouring properties is minimised during mid winter	YES	Minimum overshadowing of neighbouring has been considered and achieved from a masterplan strategy of sitting all towers along north-south direction.

3C - Public Domain Interface

Objective 3C-1		
Transition between private and public domain is achieved without compromising safety and security	YES	Residents can access residential buildings through Berry Road & Holdsworth Avenue, and access North-South Green Spine through gateway from northern Marshall Ave and East-West public pedestrian link, as well as the big open lobby between area 13 & 15 through Berry Rd. All apartments at street level can access directly from streets. Visual privacy screening is provided to improve privacy and amenity.

Comment
Glazed fronted balconies enable outlook to North-South Green Spine and street landscape.
The proposed fencing will provide visual permeability through to the private courtyards whilst still providing a physical barrier. The proposed materials will blend harmoniously into the surrounding landscape.
Indentation and material change is used to reduced the excessive length of a solid wall.
The landscape treatment of the public domain within the North-South Green Spine will provide spaces to encourage interaction.
All building entrance lobbies are at street level with full height glazing. These spaces are to be well lit offering passive surveillance.

Objective 3C-2	Compliance	Comment
Amenity of the public domain is retained and enhanced	YES	Landscape treatment is proposed to each building edge and C.O.S at North-South Green Spine, area 13 roof, and level 13 between area13 and 15. Mail boxes are to be located within building undercroft and integrated with the street and entry lobby. Services are to be located away from building and incorporated with the landscape.

3D - Public Domain Interface

Objective 3D-1	Compliance	Comment															
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	YES																
1. Communal open space has a minimum area equal to 25% of the site		Site Area : 5874 sqm. Required communal open space : 1468.5sqm (25%) 2326.6 sqm (40%) of communal open space is provided. <table><tr><th colspan="3">COMMUNAL OPEN SPACE DIAGRAM by LOCATION</th></tr><tr><th>LOCATION</th><th>Area</th><th>% (Site area 5874 m²)</th></tr><tr><td>01 ENTRY LEVEL</td><td>1898.5 m²</td><td>32%</td></tr><tr><td>02 AREA 13&15 BRIDGE_LEVEL 13</td><td>116.7 m²</td><td>2%</td></tr><tr><td>03 AREA 13_ROOF</td><td>311.4 m²</td><td>5%</td></tr></table>	COMMUNAL OPEN SPACE DIAGRAM by LOCATION			LOCATION	Area	% (Site area 5874 m²)	01 ENTRY LEVEL	1898.5 m²	32%	02 AREA 13&15 BRIDGE_LEVEL 13	116.7 m²	2%	03 AREA 13_ROOF	311.4 m²	5%
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03 AREA 13_ROOF	311.4 m²	5%															
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)		More than 50% of principle usable part of communal open space achieved 2 hours direct sunlight between 9 am and 3 pm on 21 June.															
Objective 3D-2																	
Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	YES	A range of facilities are to be provided through out the development, including a multi-purpose open landscape space, roof garden on top of area 13 and level 13 between area 13&15. Refer to landscape report for further detail.															
Objective 3D-3																	
Communal open space is designed to maximise safety	YES	The communal open spaces are visible from most apartments. Control and secured fence lines will be accessed by swipe card and/or an intercom system. Public domain circulation pathways are to be well lit at all times of the day. Glazed windows and/or doors to external façades are to provide passive surveillance.															
Objective 3D-4																	
Communal open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	YES	The primary communal open space will be accessed directly off the East-West public pedestrian link and from Marshall Ave, as well as buildings residential lifts. The new open landscape space will be multi-functional offering a wide range of recreational activities (some of which will have weather protection).															

3E - Deep soil zones

Objective 3E-1	Compliance	Comment																								
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	YES	<table><tr><th colspan="3">DEEP SOIL DIAGRAM_ALL</th></tr><tr><th>AreaType</th><th>Area</th><th>% (Site area 5874 m²)</th></tr><tr><td>GREEN SPINE DEEP SOIL</td><td>894.8 m²</td><td>15%</td></tr><tr><td>SOUTHERN DEEP SOIL</td><td>488.8 m²</td><td>8%</td></tr><tr><td></td><td>1383.6 m²</td><td>24%</td></tr></table> <table><tr><th colspan="3">DEEP SOIL DIAGRAM_GREEN SPINE</th></tr><tr><th>AreaType</th><th>Area</th><th>% (Green spine area 1784 m²)</th></tr><tr><td>GREEN SPINE DEEP SOIL</td><td>894.8 m²</td><td>50%</td></tr></table> Refer to the Arborist's report / demolition plan for the details of the existing trees to be retained.	DEEP SOIL DIAGRAM_ALL			AreaType	Area	% (Site area 5874 m²)	GREEN SPINE DEEP SOIL	894.8 m²	15%	SOUTHERN DEEP SOIL	488.8 m²	8%		1383.6 m²	24%	DEEP SOIL DIAGRAM_GREEN SPINE			AreaType	Area	% (Green spine area 1784 m²)	GREEN SPINE DEEP SOIL	894.8 m²	50%
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Deep soil zones are to meet the following minimum requirements:																										
Site Area	Minimum dimension	Deep soil zone (% of site area)																								
less than 650 sqm	-																									
650sqm - 1,500 sqm	3m	7%																								
greater than 1,500 sqm	6m																									
greater than 1,500 sqm with significant existing tree cover	6m																									
3F - Visual privacy																										
Objective 3F-1																										
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	COMPLY ON MERIT	Proposed separation between area 13 and area 12(neighbour site), area 15 and area 14 are 24m, which meet minimum separation between habitable room to habitable room for all levels. Area 13 and 15 are link at level 5-12, where there is no linkage, high window will be provided for cross ventilation propose with no visual privacy issues. Seperation between area 14(northern boundary) and area 12 does not meet separation between habitable room to habitable room from level02 and above. However, high windows and privacy screen will be provided for northern facade at area 14. Therefore there is no overlooking privacy issues. The modification retains the design and separation distance between area 14 and area 12, high windows and privacy screens have been retained to minimise lookout The justifications above have been supported by Council in their letter dated 19 August 2022, which states the following: <i>The northern elevation of Area 14 includes a 'defensive' design with highlight windows. The revised design ensures that corner balconies on the northern elevation are orientated to east/west with screening on the northern perimeter of these balconies. The 'defensive' design approach is similar to the opposing southern elevation of Area 12 and ensures a high level of privacy being achieved between the 2 buildings. The revised design is considered to meet the criteria of the ADG for non-habitable building separation as it is predominantly blank walls with no opportunities for sightlines between habitable rooms. The building treatments and separation are considered acceptable for lodgement.</i>																								
Building height	Habitable rooms and balconies	Non-habitable rooms																								
up to 12m (4 storeys)	6m	3m																								
up to 25m (5-8 storeys)	9m	4.5m																								
over 25m (9+storeys)	12m	6m																								

Objective 3F-2	Compliance	Comment
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	YES	<p>Integration of facade treatments including blade walls, high windows and louvres have been applied to increase amenity of apartments.</p> <p>To all ground plane apartments setbacks are provided from the street boundary or private courtyard with privacy fence. To landscaped area and North-South Green Spine either a permeable fence or solid wall with privacy screening will be provided to habitable rooms.</p>

3G - Pedestrian access and entries

Objective 3G-1		
Building entries and pedestrian access connects to and addresses the public domain	YES	Direct street entries to all street front apartments are provided. Each residential tower has individual entrances along street and North-South Green Spine.
Objective 3G-2		
Access, entries and pathways are accessible and easy to identify	YES	Fully glazed resident lobbies are highly visible from street and North-South Green Spine. Simplified way-finding signage, feature awnings, paved footpaths and landscape plantings will assist.
Objective 3G-3		
Large sites provide pedestrian links for access to streets and connection to destinations	YES	As per 3G-2, footpaths are provided around the site and along North-South Green Spine.

3H - Vehicle access

Objective 3H-1		
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	YES	The vehicle access point to basement level is located at Holdsworth Avenue.

3J - Bicycle and car park

Objective 3J-1	Compliance	Comment																																				
<p>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p> <p>1. For development in the following locations:</p> <ul style="list-style-type: none">on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; oron land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>The car parking needs for a development must be provided off street</p>	<p>GENERALLY COMPLY WITH DCP RATE</p>	<table><tr><th colspan="4">CAR PARKING</th></tr><tr><th>TYPE</th><th>RATE</th><th>TARGET</th><th>PROVIDE</th></tr><tr><td>RESIDENTIAL</td><td>1 PER 18 UNIT, 1.5 PER 28 UNIT, 2 PER 38 UNIT, 2 PER 48 UNIT</td><td>360</td><td>316</td></tr><tr><td>VISITOR</td><td>1 PER 4 UNITS</td><td>58</td><td>24</td></tr><tr><td>CARWASH</td><td>1 PER 50 UNITS</td><td>5</td><td>3</td></tr><tr><td>CARSHARE</td><td>-</td><td>-</td><td>2</td></tr><tr><td>MOTORCYCLE</td><td>1 PER 15 CAR SPACES FOR ALL TYPES OF DEVELOPMENT</td><td>23</td><td>25</td></tr><tr><td>BICYCLE-RESIDENTIAL</td><td>1 PER 4 DWELLINGS</td><td>58</td><td>58</td></tr><tr><td>BICYCLE-VISITOR</td><td>1 RACK + 1 RACK PER 10 DWELLINGS</td><td>25</td><td>25</td></tr></table> <p>Refer to the Traffic Engineer's report for further detail.</p>	CAR PARKING				TYPE	RATE	TARGET	PROVIDE	RESIDENTIAL	1 PER 18 UNIT, 1.5 PER 28 UNIT, 2 PER 38 UNIT, 2 PER 48 UNIT	360	316	VISITOR	1 PER 4 UNITS	58	24	CARWASH	1 PER 50 UNITS	5	3	CARSHARE	-	-	2	MOTORCYCLE	1 PER 15 CAR SPACES FOR ALL TYPES OF DEVELOPMENT	23	25	BICYCLE-RESIDENTIAL	1 PER 4 DWELLINGS	58	58	BICYCLE-VISITOR	1 RACK + 1 RACK PER 10 DWELLINGS	25	25
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Objective 3J-2																																						
<p>Parking and facilities are provided for other modes of transport</p>	<p>YES</p>	<p>Secure bicycle and motorbike parking is provide within the base-ment.</p>																																				
Objective 3J-3																																						
<p>Car park design and access is safe and secure</p>	<p>YES</p>	<p>Secured vehicle access is separated from residents entry which provide a safe approach and all supporting facilities are located within the basement.</p>																																				
Objective 3J-4																																						
<p>Visual and environmental impacts of underground car parking are minimised</p>	<p>YES</p>	<p>Secured vehicle access is recessed from street front with landscape planting on car park entry roof. Basement foot print within North-South Green Spine is less than 50% of total North-South Green Spine area. And Min. 1M soil depth above basement parking has been provided within North-South Green Spine.</p>																																				
Objective 3J-5																																						
<p>Visual and environmental impacts of on-grade car parking are minimised</p>	<p>N/A</p>																																					
Objective 3J-6																																						
<p>Visual and environmental impacts of above ground enclosed car parking are minimised</p>	<p>N/A</p>																																					

4A - Solar and daylight access

Objective 4A-1	Compliance	Comment
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	YES	
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas		71% (164/231) of living room and private open space achieve a minimum of 2 hours direct sunlight between 9am and 3pm at 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		0% (1/231) of dwellingsreceive no direct sunlight between 9 am and 3 pm at mid winter

Objective 4A-2

Daylight access is maximised where sunlight is limited	YES	
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Objective 4A-3

Design incorporates shading and glare control, particularly for warmer months	YES	Various facade treatments are proposed: landscape vegetation, louvres and indented balconies.
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4B - Natural ventilation

Objective 4B-1	Compliance	Comment
All habitable rooms are naturally ventilated	YES	
Objective 4B-2		
The layout and design of single aspect apartments maximises natural ventilation	YES	Building indentation is introduced to maximise the opportunity for natural cross ventilation.
Objective 4B-3		
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	YES	
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		63%(98/156) of apartments achieve naturally cross ventilation in the first 9 storeys. Refer wind consultant report for further details.
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line		Maximum depth to cross-through apartments is 12.5m(between glass line).

4C - Ceiling height

Objective 4C-1

Ceiling height achieves sufficient natural ventilation and daylight access	YES	Ceiling height to all rooms meet this objective.
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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
For 2 storeys 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 used areas	3.3m for ground and first floor to promote future flexibility of use

Objective 4C-2	Compliance	Comment
Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	YES	All required service risers are stacked, bulkheads are located in kitchens and bathrooms as well as other non-habitable areas.

Objective 4C-3

Ceiling heights contribute to the flexibility of building use over the life of the building	N /A	
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4D - Apartment size and layout

Objective 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity the life of the building	YES											
1. Apartments are required to have minimum internal areas		Refer to apartment schedule.										
<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio apartments</td><td>35 sqm</td></tr><tr><td>1 bedroom apartments</td><td>50 sqm</td></tr><tr><td>2 bedroom apartments</td><td>70 sqm</td></tr><tr><td>3 bedroom apartments</td><td>90 sqm</td></tr></table>	Apartment type	Minimum internal area	Studio apartments	35 sqm	1 bedroom apartments	50 sqm	2 bedroom apartments	70 sqm	3 bedroom apartments	90 sqm		
Apartment type	Minimum internal area											
Studio apartments	35 sqm											
1 bedroom apartments	50 sqm											
2 bedroom apartments	70 sqm											
3 bedroom apartments	90 sqm											
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 habitable rooms have an external window glass area of minimum 10% of the floor area of the room.										

Objective 4D-2

Environmental performance of the apartment is maximised	YES	
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		The maximum habitable room depth in an open plan layout does not exceed 8m measured from the window. Living rooms and bedrooms are located on external facade of the building.

Objective 4D-3	Compliance	Comment
Apartment layouts are designed to accommodate a variety of household activities and needs	YES	All room dimensions are comply with criteria.

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

4E - Private open space and balconies

Objective 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity	YES	Refer to Sheet - DA-Y210010 - APARTMENT SCHEDULE for further detail.
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1. All apartments are required to have primary balconies

All apartments are required to have primary balconies as follows:

Dwelling type	Minimum area	Minimum depth
Studio apartments	4 sqm	-
1 bedroom apartments	8 sqm	2m
2 bedroom apartments	10 sqm	2m
3+ bedroom apartments	12 sqm	2.4m

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

All apartments at ground level or on podium will be provided a primary private open space with minimum 3m depth and minimum area of 15m².

Objective 4E-2	Compliance	Comment
Primary private open space and balconies are appropriately located to enhance liveability for residents	YES	Balconies are located at facade to maximise the daylight access, and directly access from living area, and bedrooms where are possible.
Objective 4E-3		
Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	YES	The modulation of the balconies is designed to give greater architectural variation.
Objective 4E-4		
Private open space and balcony design maximises safety	YES	
4F - Common circulation and space		
Objective 4F-1		
Common circulation spaces achieve good amenity and properly service the number of apartments	YES	
1. The maximum number of apartments off a circulation core on a single level is eight		Multiple lifts and stairs are provided to give access to a maximum number of 8 apartments per core. In addition to this corridors with operable windows are designed to provide daylight and natural ventilation opportunities.
2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 and air may not be borrowed from other rooms		All buildings are served by 2 lifts.
Objective 4F-2		
Common circulation spaces promote safety and provide for social interaction between residents	YES	

4G - Storage

Objective 4G-1	Compliance	Comment
Adequate, well designed storage is provided in each apartment	YES	Adequate storage space are provided to each apartment. Minimum 50% of the required storage provisions per apartment is located within each apartment.
In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		
Dwelling type	Storage size volume	
Studio apartments	4 m3	
1 bedroom apartments	6 m3	
2 bedroom apartments	8 m3	
3+ bedroom apartments	10 m3	
Objective 4G-2		
Additional storage is conveniently located, accessible and nominated for individual apartment	YES	Additional storage cages are provided within a communal basement storage area. This area is secured.
4H - Acoustic privacy		
Objective 4H-1		
Noise transfer is minimised through the siting of buildings and building layout	YES	Refer to the Acoustic Engineer's Report.
Objective 4H-2		
Noise impacts are mitigated within apartments through layout and acoustic treatments	YES	The arrangement of landscaped communal open spaces provide distance between facing apartments and thereby reduces any impact from noise. In addition to this, each apartment is designed to limit noise impacts from the adjoining apartment.

4J - Noise and pollution

Objective 4J-1	Compliance	Comment
In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	YES	Refer to Acoustic Engineer's Report.
Objective 4J-2		
Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	YES	Refer to Acoustic Engineer's Report.

Objective 4K-1

<p>A range of apartment types and sizes is provided to cater for different household types now and into the future</p>	<p>YES</p>	<p>Refer to Sheet - DA-Y210010 - APARTMENT SCHEDULE.</p>
<p>Objective 4K-2</p>		
<p>The apartment mix is distributed to suitable locations within the building</p>	<p>YES</p>	<p>Larger apartments are located to the corner of each building. Double height apartments have been provided at ground level of primary location, and double height penthouses have also been provided on roof level.</p>

Objective 41 -1

Objective 4L-1		
Street frontage activity is maximised where ground floor apartments are located	YES	Direct street access are provided to all residential apartments with permeable privacy screen specifically located off streets or off through site link.
Objective 4L-2		
Design of ground floor apartments delivers amenity and safety for residents	YES	Private courtyard spaces are provided to various ground floor apartments along street front and adjacent to North-South Green Spine. Screen planting is also proposed to enhance the level of privacy and safety to these ground floor apartments.

4M - Façades

Objective 4M-1	Compliance	Comment
Building façades provide visual interest along the street while respecting the character of the local area	YES	A facade articulation is proposed to give visual interest. This consists of: stepped built form, modulation through indentation, glazed balcony balustrades and slab treatment, and changes in material usage.
Objective 4M-2		
Building functions are expressed by the facade	YES	Building lobbies are defined by distinct material changes with differences in pavement, wall and ceiling treatment. Appropriate window openings and composition reflects true expression of the apartment layout.

Objective 4N-1		
Roof treatments are integrated into the building design and positively respond to the street	YES	Communal roof gardens on area 13 will provide panoramic views of the surrounding environment.
Objective 4N-2		
Opportunities to use roof space for residential accommodation and open space are maximised	YES	The access to communal roof garden on area 13, communal roof at level 13 between area 13&15, and communal open spaces at North-South Green Spine are provided to all residents within development with security controls.

Roof design incorporates sustainability features	YES	Besides providing a greater level of insulation, roof gardens are designed for outdoor use including planting and shaded areas.
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40 - Landscape design

Objective 40-1	Compliance	Comment
Landscape design is viable and sustain-able	YES	Refer to the Landscape Architect’s Report and drawings.

Objective 40-2

Landscape design contributes to the streetscape and amenity	YES	Refer to the Landscape Architect’s Report and drawings.
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4P - Planting on structures

Objective 4P-1

Appropriate soil profiles are provided	YES	Minimum soil depth is provide as per ADG requirements. Refer to Landscape Architect's Report and drawings.
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Objective 4P-2

Plant growth is optimised with appropri-ate selection and maintenance amenity	YES	Refer to Landscape Architect's Report and drawings.
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Objective 4P-3

Planting on structures contributes to the quality and amenity of communal and public open spaces	YES	Proposed landscape plantings to the ground plane and roof levels are designed to provide amenity for a range of uses. Refer to Landscape Architect's Report and drawings.
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4Q - Universal design

Objective 4Q-1	Compliance	Comment
Universal design features are included in apartment design to promote flexible housing for all community members	YES	Refer to Sheet - DA-Y210010 - APARTMENT SCHEDULE.

Objective 4Q-2

A variety of apartments with adaptable designs are provided	YES	The proposal incorporates 20% of total apartments for adaptable housing. Refer to Sheet - DA-Y210010 - APARTMENT SCHEDULE.
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Objective 4Q-3

Apartment layouts are flexible and ac-commodate a range of lifestyle needs	YES	This is demonstrated in the apartment mix of one, two, three or four bedrooms apartments, including double storey townhouse/pent-house style apartments.
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4R - Adaptive reuse

Objective 4R-1

New additions to existing buildings are contemporary and complementary and enhance an area’s identity and sense of place	N / A	
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Objective 4R-2

Adapted buildings provide residential amenity while not precluding future adaptive reuse amenity	N / A	
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4S - Mixed use

Objective 4S-1	Compliance	Comment
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	

4T - Awning & Signage

Objective 4T-1		
Awnings are well located and complement and integrate with the building design	YES	Lobbies are well recessed back from the building facade. Additional awnings are provided when additional weather protection are required.
Objective 4T-2		
Signage responds to the context and desired streetscape character	YES	Building way-finding signage will be incorporated throughout the proposed development.

4U - Energy efficiency

Objective 4U-1		
Development incorporates passive environmental design	YES	Solar access, natural daylight and ventilation is considered throughout the proposal. Refer to ESD report for further detail.
Objective 4U-2		
Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	YES	This is demonstrated in the planting design, shading form louvres and self shading from the arrangement of indented balconies. Refer to the ESD Report.

Objective 4U-3	Compliance	Comment
Adequate natural ventilation minimises the need for mechanical ventilation	YES	Adequate cross ventilation has been provided through out the development.

4V - Water management and conservation

Objective 4V-1		
Potable water use is minimised	YES	Rainwater collection is proposed for re-use as car wash and irrigation within the landscaped areas. Refer to the Landscape Architect's Report and the BASIX Report for further detail.
Objective 4V-2		
Urban stormwater is treated on site before being discharged to receiving waters	YES	OSD tanks are provided. Refer to the Civil Engineer's Report for detail.

Objective 4V-3

Flood management systems are integrated into site design	N/A
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4W - Waste management

Objective 4W-1		
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	YES	Adequate waste storage areas are provided. Refer to waste consultant report for further detail,
Objective 4W-2		
Domestic waste is minimised by providing safe and convenient source separation and recycling	YES	Waste and recycling chute and 1 recycle bin are located on each apartment level and waste collection rooms are located at basement level. Refer to waste consultant report for further detail,

4X - Building maintenance

Objective 4X-1	Compliance	Comment
Building design detail provides protection from weathering	YES	For example, setbacks are provided at glazed lobby entries with awning for weather protection, and drip lines are provided at slab edge.
Objective 4X-2		
Systems and access enable ease of maintenance	YES	Safe access is provided to all roof areas and serviced basement areas.
Objective 4X-3		
Material selection reduces ongoing maintenance costs	YES	Durable and robust materials are selected.

Conclusion

The proposed development is generally consistent with the intent of the ADG.

In considering the urban context and character of the site we believe that the proposal responds positively in delivering a high quality residential community with a variety of apartment types within a distinct landscape.

