



GILES TRIBE





GILES TRIBE ACKNOWLEDGES THE TRADITIONAL OWNERS OF COUNTRY THROUGHOUT AUSTRALIA AND ACKNOWLEDGES THEIR CONTINUING CONNECTION TO LAND, WATERS AND COMMUNITY. WE PAY OUR RESPECTS TO THE PEOPLE, THE CULTURES AND THE THE ELDERS PAST AND PRESENT.

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01. DESIGN QUALITY PRINCIPLES



PRINCIPLE 1

CONTEXT AND NEIGHBOURHOOD CHARACTER

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

Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER



PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER

The site is located at 4 & 8 Cherry Street, Warrawee, comprising an amalgamation of 2 allotments with a total site area of 2672 sqm. The site is located within the Low and Mid Rise Housing (LMRH) Turrumurra local centre area and is approx. 350m away from Turrumurra train station.

The existing surrounding area does not represent a cohesive street scape or built form, but rather a collection of different typologies consisting of single dwellings, multi-dwelling developments, townhouses and larger apartment blocks. There is no consistent height or density present.

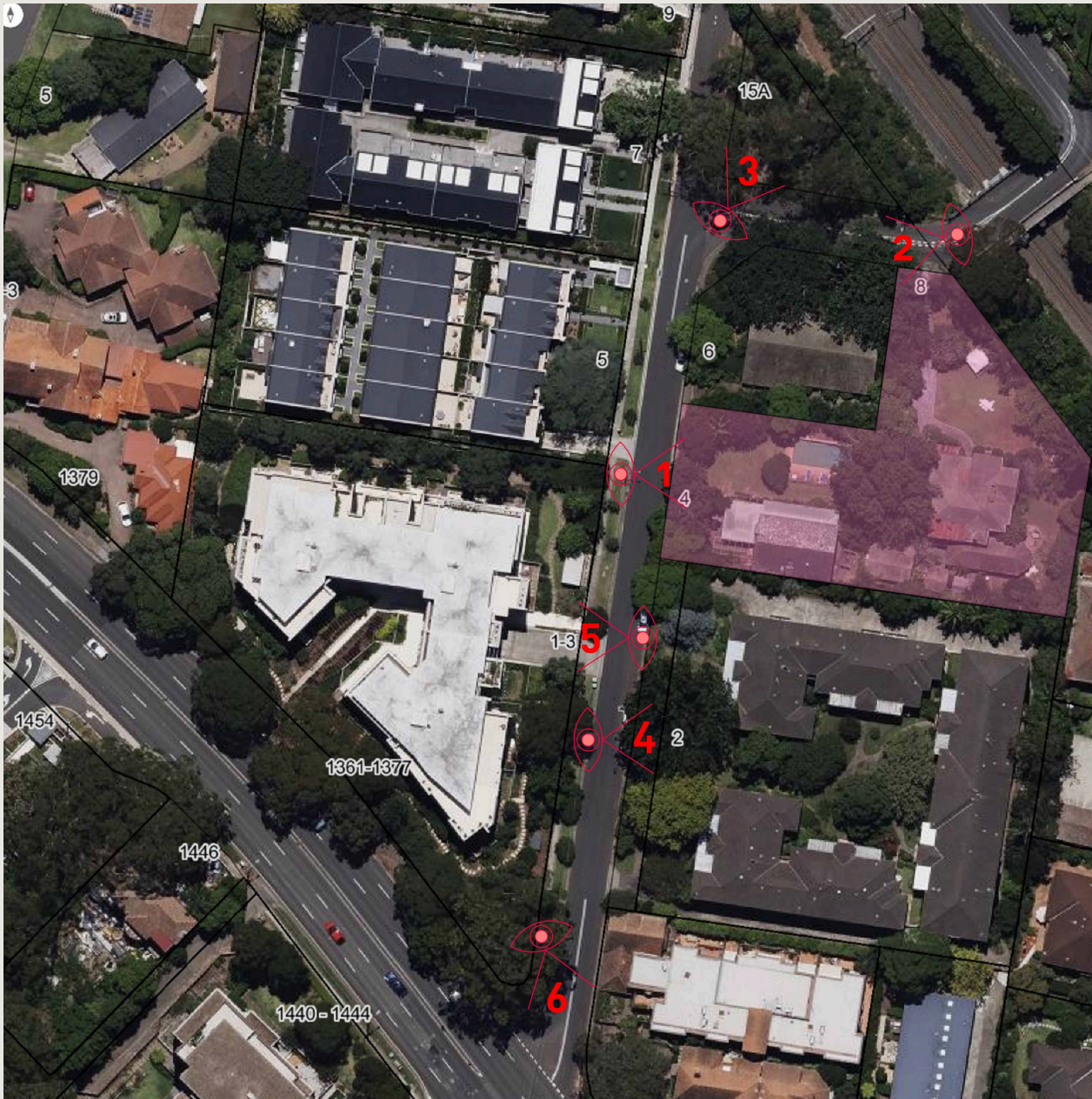
The area has been mapped under the new LMRH scheme and it is anticipated that the streetscape character will change accordingly. The new provisions will result in a more cohesive built form and density, providing a consistent urban layout.

A higher density will provide additional much needed accommodation and create new employment opportunities, ultimately boosting the local economy.

The site has an excellent connection to the Pacific Highway and is well serviced by several bus lines. The future residents will enjoy convenient access to a variety of grocery stores, cafes, schools, childcare centres and other service providers.

The future residents will also enjoy the close proximity to several recreational facilities including Bannockburn Oval and Turrumurra Memorial Park, Avondale Golf Club; West Pymble Pool and Bicentennial Park; North Turrumurra Recreation Area and so on.

PRINCIPLE 1 CONTEXT AND NEIGHBOURHOOD CHARACTER





1 Street View (No. 4 Cherry St)



2 Street View (No. 8 Cherry St)



3 Street View to Halfpenny Park



4 Neighbouring Buildings at 2 Cherry St.



5 Neighbouring Buildings at 3-13 Cherry St.



6 Cherry Street Intersection with Pacific HWY

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.

Good design also achieves an appropriate built form for a site and buildings purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines public domain, contributes to the character of the streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

PRINCIPLE 2 BUILT FORM AND SCALE



PRINCIPLE 2 BUILT FORM AND SCALE



PRINCIPLE 2 BUILT FORM AND SCALE

The site is subject to LMR (Low and Mid Rise Housing) provisions with a potential uplift of 30% for IAF (In-fill Affordable Housing)

The following applies:

FSR (LMR): 2.2: 1

FSR (LMR + IAF): 2.86: 1

BUILDING HEIGHT PLANE (LMR): 22m

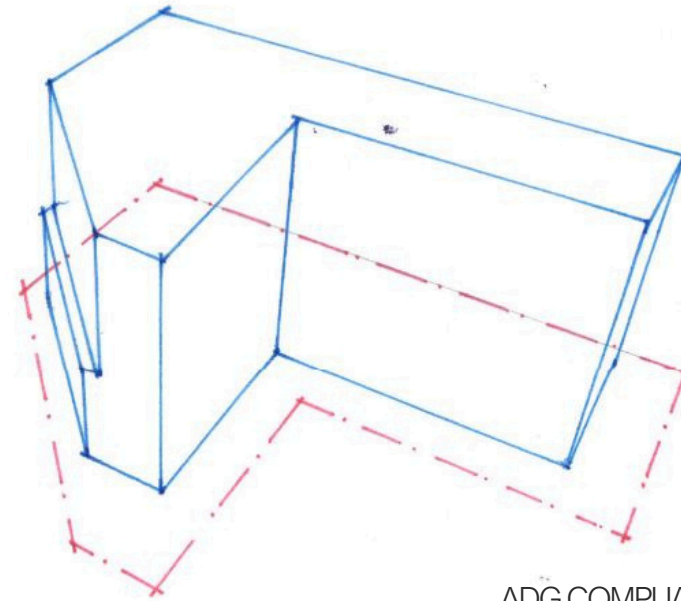
BHP (LMR + IAF): 28.6m

The proposed development has a FSR of 2.68: 1 (7159.2 sqm) and is generally **compliant** with the max allowable BHP of 28.6m.

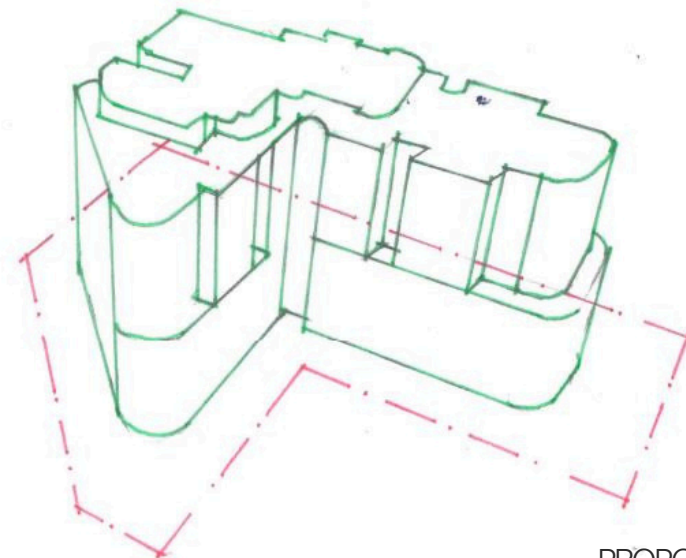
As shown on the drawing DA403, there are minor building elements such as the lift overrun and top floor roof parapet above the maximum building height plane present.

A Clause 4.6 Variation has been prepared by the Planner.

The development includes a 15% (1155.4 sqm) affordable housing component.



ADG COMPLIANT BULK



PROPOSED BULK

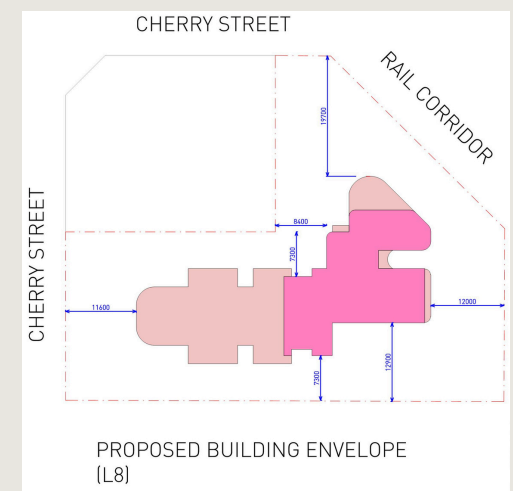
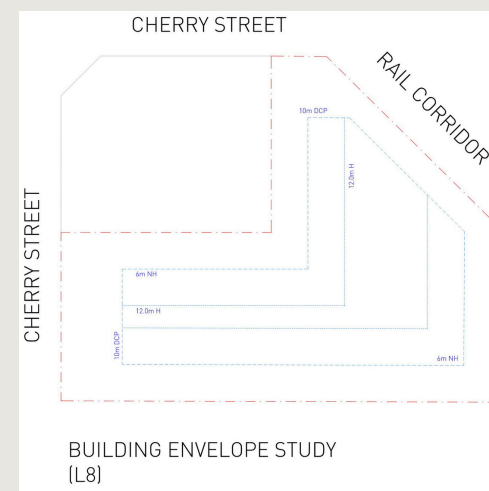
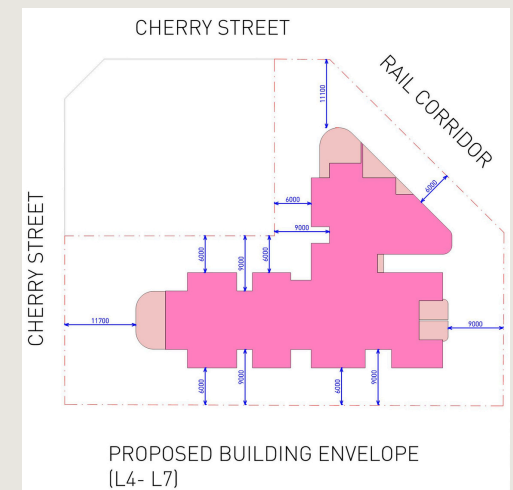
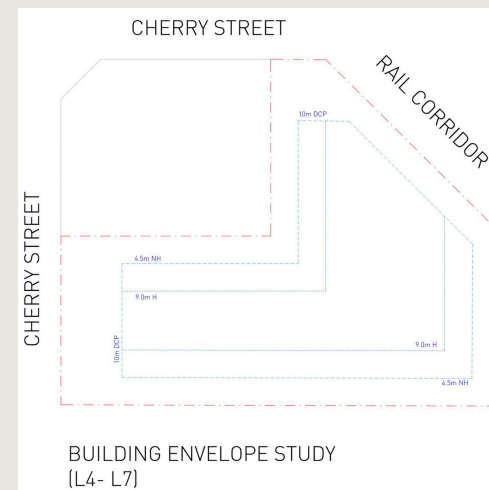
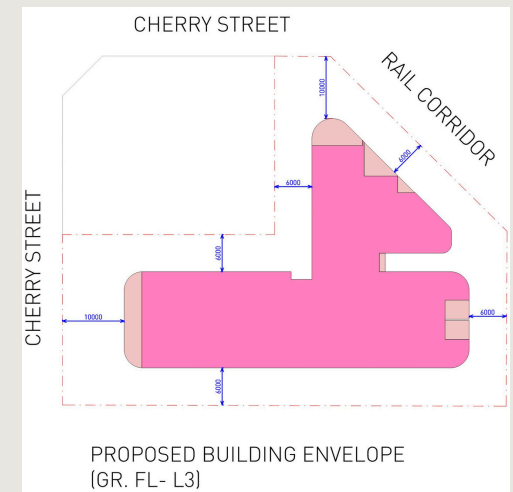
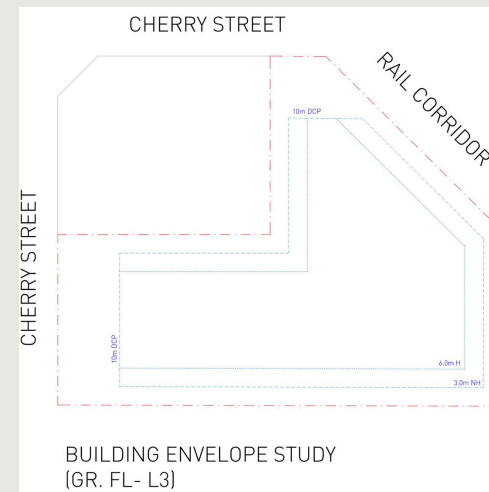
PRINCIPLE 2 BUILT FORM AND SCALE

The shape of the building has been dictated by site orientation, ADG/DCP setbacks, maximum building height plane and other parameters such as solar access, landscape and deep soil.

ADG/DCP setbacks were applied to develop the overall building envelope. Further bulk reduction was necessary to achieve solar and cross ventilation. Solar access to neighbouring buildings has been carefully considered and resulted in a further reduction of building mass.

The facade is very well articulated with the use of architectural elements including setbacks, balconies, splayed columns, window treatment, louvres and a palette of select tactile materials of varying colours and textures.

The proposed built form is a result of a combination of all the above mentioned factors and is considered to be an appropriately scaled development in line with Low and Mid Rise Housing provisions and objectives.



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.

Appropriate densities are consistent with the area's existing or projected population.

Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to job, community facilities and the environment.

PRINCIPLE 3 DENSITY

The site is subject to LMR (Low and Mid Rise Housing) provisions with a potential uplift of 30% for IAF (In-fill Affordable Housing)

The following applies:

FSR (LMR): 2.2: 1

FSR (LMR + IAF): 2.86: 1

Building Height Plane (LMR): 22 m

Building Height Plane (LMR + IAF): 28.6 m

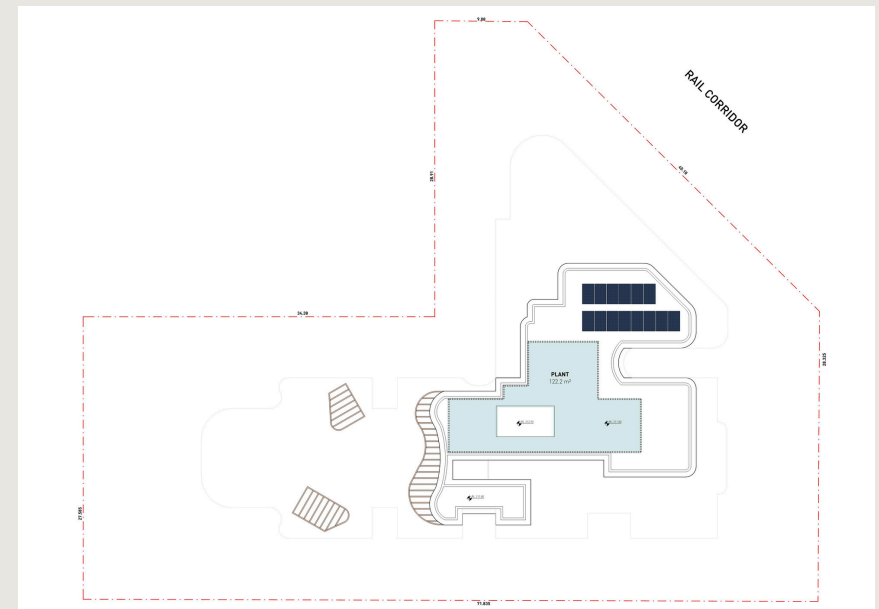
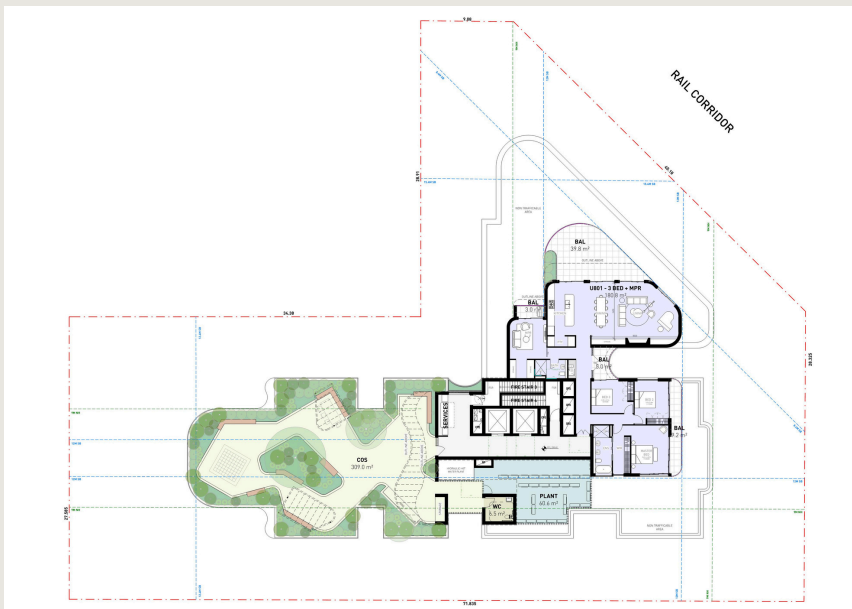
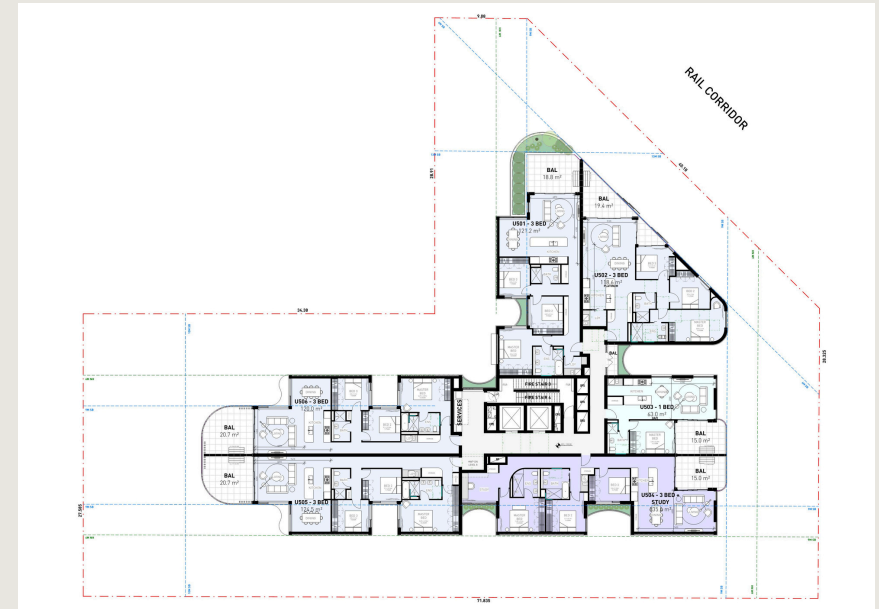
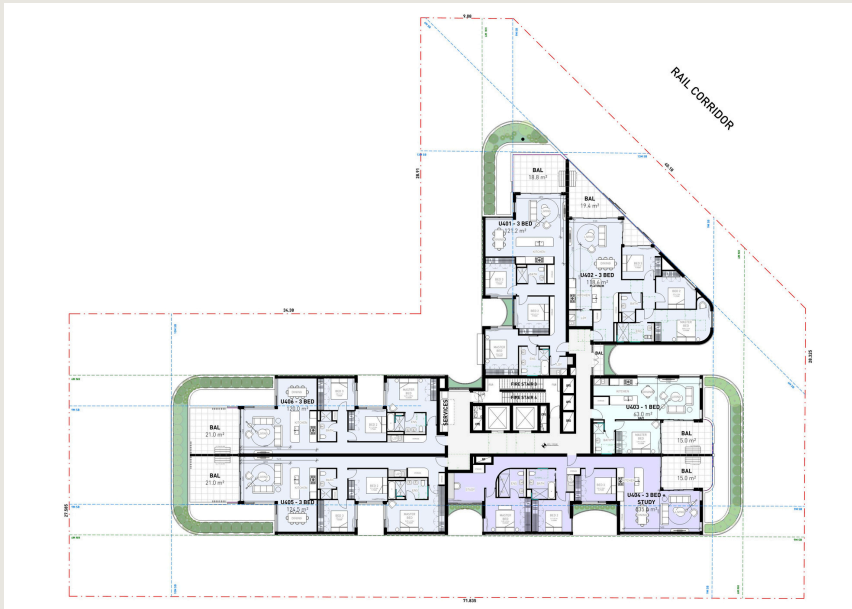
The proposed floor space ratio (2.68: 1) has been reduced to minimise overshadowing impact on neighbouring properties and to achieve a better integration with the existing street scape.

The majority of the building is well under the allowable building height plane with a minor departure of the Level 8 roof facing the northern boundary. The western facing building wing has been reduced to 7 levels.

The proposal includes:

- Studio Apartments 3*
- 1 Bed Apartments 4*
- 2 Bed Apartments 10*
- 3 Bed Apartments 37*
- 4 Bed Apartments 1*

PRINCIPLE 3 DENSITY



PRINCIPLE 3 DENSITY



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.

Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

PRINCIPLE 4 SUSTAINABILITY

The development application includes a thorough BASIX and NatHERS review and analysis.

The proposal incorporates the following sustainability features.

- *Natural Light and Solar Access. Internal Layouts and orientation of the building are designed to maximise natural light and solar access. All habitable rooms within the apartments as well as the common circulation hallways include windows. All relevant areas meet ADG solar access requirements.*
- *Screening and Overhangs. Windows and balconies include awnings and/ or fixed or movable horizontal or vertical screening options ensuring flexible sun control for residents' individual needs.*
- *Cross Ventilation. Most apartments within the development are facing at least two directions (corner apartments). Window types include awning, double hung, sliding and louvred windows allowing for both flexibility and functionality whilst maximising natural ventilation for the residents.*
- *Water efficient appliances and fixtures are included in the design along with a rainwater tank for garden irrigation.*
- *Solar Energy Provisions. A PV System has been integrated on L8 roof.*
- *Sustainable Landscaping. The gardens are designed to incorporate low water usage plants*
- *Alternative Transport Options. The development includes a large number of bicycle parking encouraging the residents to minimise car usage.*
- *Double glazed windows or thermally treated windows - reduce reliance on artificial heating & cooling*



PRINCIPLE 5

LANDSCAPE

Good design recognises that together landscape and buildings operate as integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to local context, co-ordinating water and soil management, solar access, micro- climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

PRINCIPLE 5 LANDSCAPE

The proposed landscape design has been developed to operate in an integrated and sustainable manner with the building, contributing positively to the streetscape, neighbourhood character, and environmental performance of the development. It responds to Warrawee's leafy & garden character, the site's topography, and surrounding streetscape patterns, while retaining and enhancing green networks and canopy cover.

Cherry Street (Western Frontage)

On the western frontage, the design establishes a formal and symmetrical deep soil garden with a large Jacaranda tree and rows of Crepe Myrtles, underframed by low pruned box hedges. This reflects the formal front garden character and deciduous street trees typical of the local context, enhancing the development's contribution to the neighbourhood's established landscape quality.

Cherry Street (Northern Frontage)

Along Cherry Street's northern frontage, the landscape design carefully negotiates site access requirements while retaining the existing ground levels along the western boundary to protect the significant Oak tree located on the neighbouring lot. A stair and low retaining wall provide a secondary entrance to the building's lobby and communal open space, designed with integrated planting to soften the built elements and contribute to a welcoming arrival experience. Planting in this area includes layered low trees, shrubs and groundcovers that frame the stair and retaining edges, connecting visually to the building entrances while maintaining permeability and views to the protected tree canopy.

Eastern Setback

The eastern setback, adjacent to the railway corridor, is proposed as a Blue Gum High Forest vegetation corridor, planting a mix of tall open canopy trees with smaller screening species. These are arranged rhythmically to integrate walkways and under-canopy seating pockets, providing habitat values and enhancing the site's microclimate.

PRINCIPLE 5 LANDSCAPE

Southern Setback

The southern setback features a retaining wall with inclined seating pockets that create opportunities for quiet retreat and informal gathering spaces for residents. A selection of mixed deciduous trees provides seasonal colour and visual interest upon arrival while reinforcing the site's leafy character. The design retains the existing ground levels along the southern boundary to protect soil structure and adjacent root zones, ensuring integration with the surrounding green network while enhancing the development's amenity.

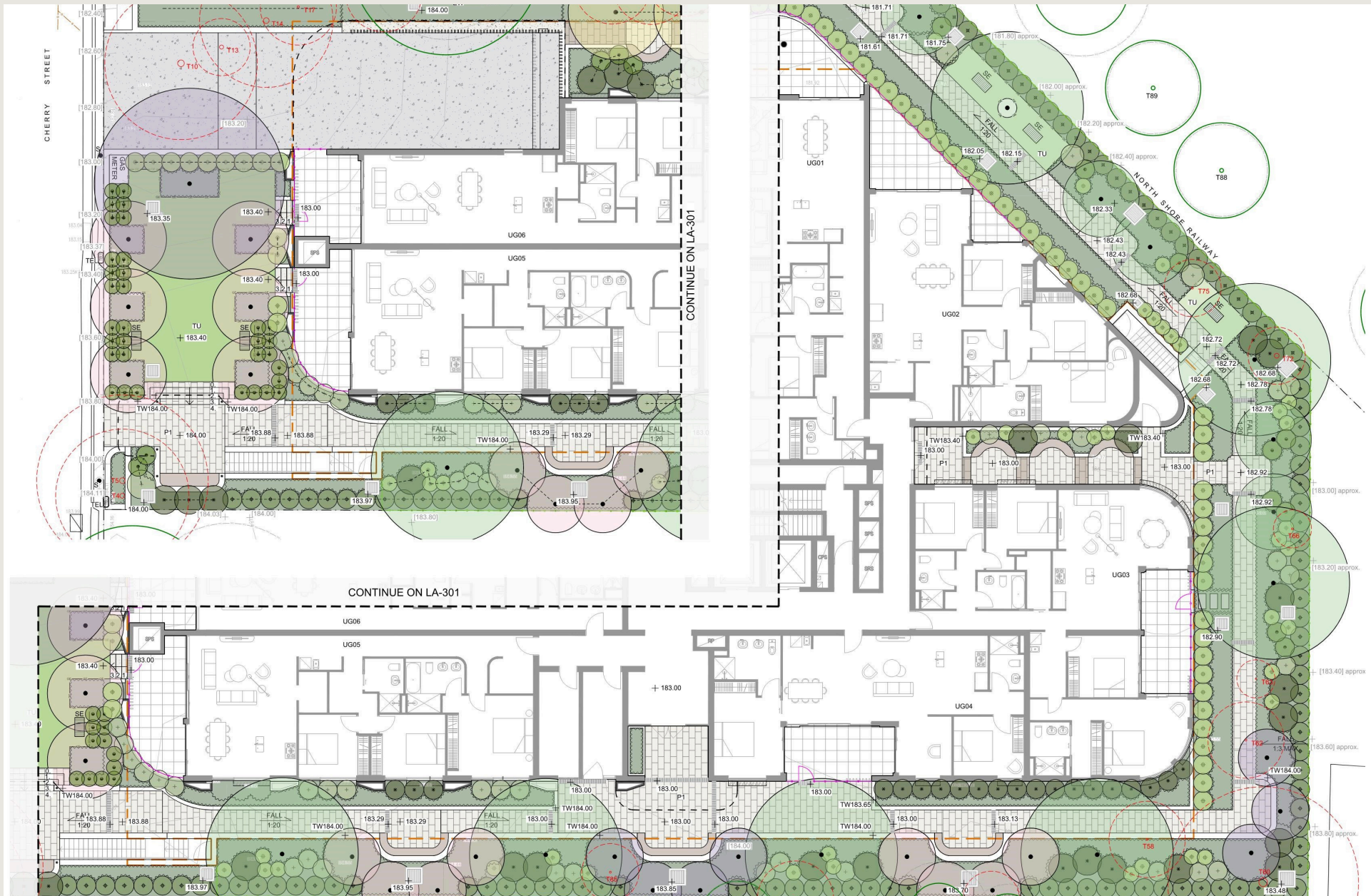
The roof Garden

The rooftop garden offers a dynamic, organic layout with pocket spaces catering to diverse users, including BBQ and dining areas, an outdoor chess board, and a central planting island with a feature canopy tree. Planters are integrated with balustrades to ensure safety while maintaining permeability to district views. Landscaped mounds within planters provide soil volume for healthy plant growth and create an engaging undulating landscape, enhancing user amenity and microclimate benefits.

Green Facade

To further soften the building's form and contribute to the urban green network, each floor includes external planters accessible for maintenance from common lobbies. Planting has been carefully selected to suit solar access and microclimate conditions, providing cascading greenery with varied textures and colours to the building's façade, reinforcing the development's integration with the local landscape character while enhancing environmental sustainability and residential amenity.

PRINCIPLE 5 LANDSCAPE



PRINCIPLE 5 LANDSCAPE



Proposed 3m x 3m outdoor chess board



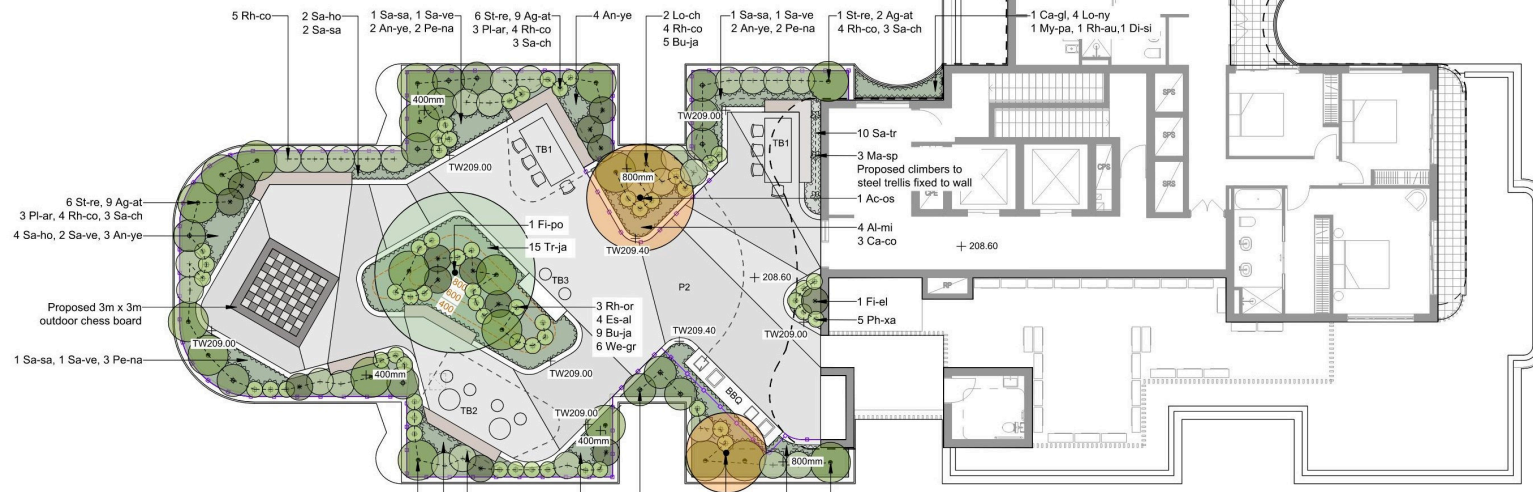
Proposed 0.4m/0.8m high irregular planter with timber seating



Proposed outdoor table set



Proposed organic formed shade canopy



PRINCIPLE 6

AMENITY

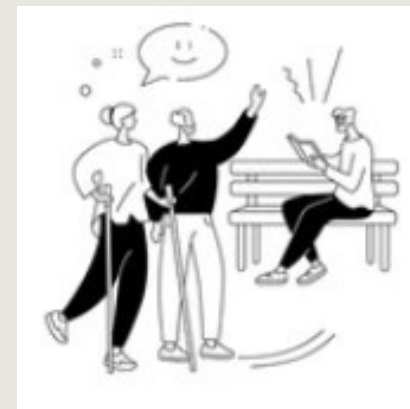
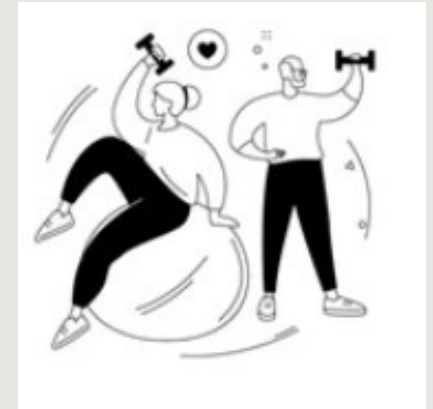
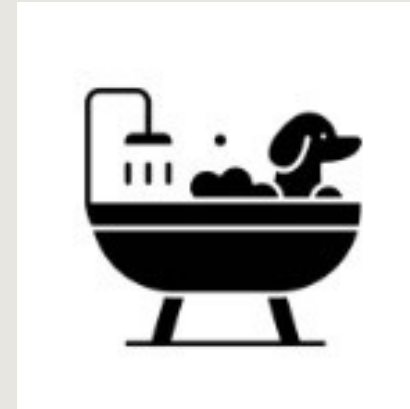
Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

PRINCIPLE 6 AMENITY

The proposed development will provide a high quality amenity for the residents and visitors alike.

- *A diverse range of apartment typology and size offers flexibility and promotes social interactions of single occupants, couples, families and elderly residents.*
- *Thoughtfully designed internal layouts maximise solar access and cross ventilation. Where possible, the bedrooms are kept away from living/ kitchen spaces and adjacent apartments are separated by a hallway or a utility block.*
- *All apartments have access to a private recreational space accessible from a living room.*
- *In addition, all residents enjoy access to two communal open spaces providing opportunities for social interaction or offering areas for quiet relaxation.*
- *70% of the apartments will achieve a minimum of 2 hours direct sunlight between 9 am and 3 pm in mid winter.*
- *87% of apartments are cross ventilated.*



PRINCIPLE 6 AMENITY



PRINCIPLE 7

SAFETY

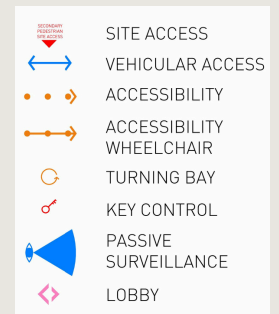
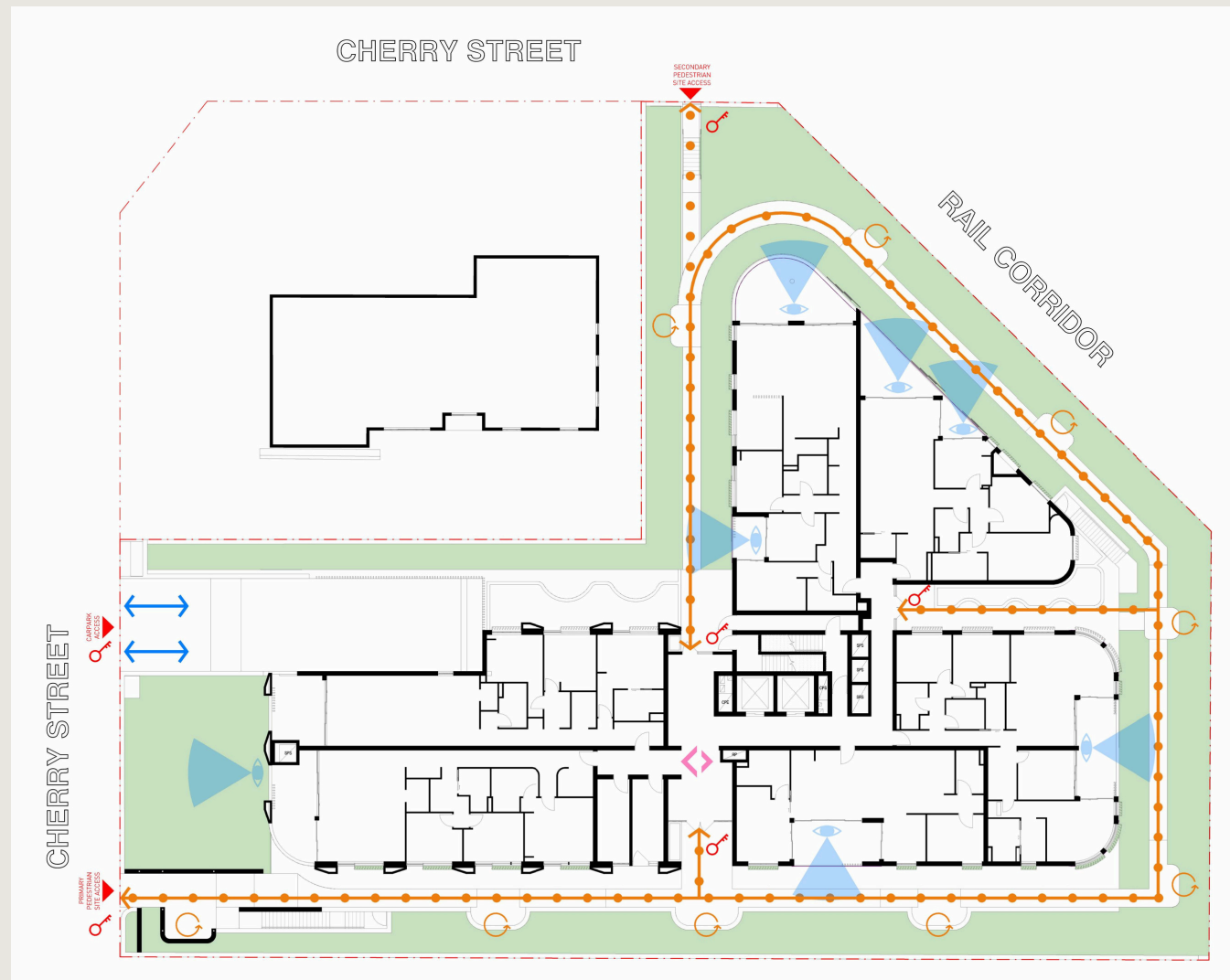
Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

PRINCIPLE 7 SAFETY

The proposal incorporates safety and security measures within the development and public domain, including:

- Clear defined site entry points. Two site entry points have been provided. The main entrance at No 4 Cherry Street includes a secure gate house structure and the secondary entry at No 8 Cherry Street includes a secure gate.
- The vehicular entry is well defined and has been fitted with an access control system to ensure the safety and security of the residents and their visitors.
- Ground floor apartments are well connected to communal open space and other garden areas enhancing visibility and promoting passive surveillance.
- Most balconies are oriented towards the street and communal open space to enhance passive surveillance.



PRINCIPLE 8

HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

PRINCIPLE 8 HOUSING DIVERSITY AND SOCIAL INTERACTION

The proposed development features a mix of studio, 1 bed, 2 bed, 3 bed and 4 bed apartments.

All apartments outperform the ADG minimum requirements, providing a high quality accommodation for a diverse range of residents.

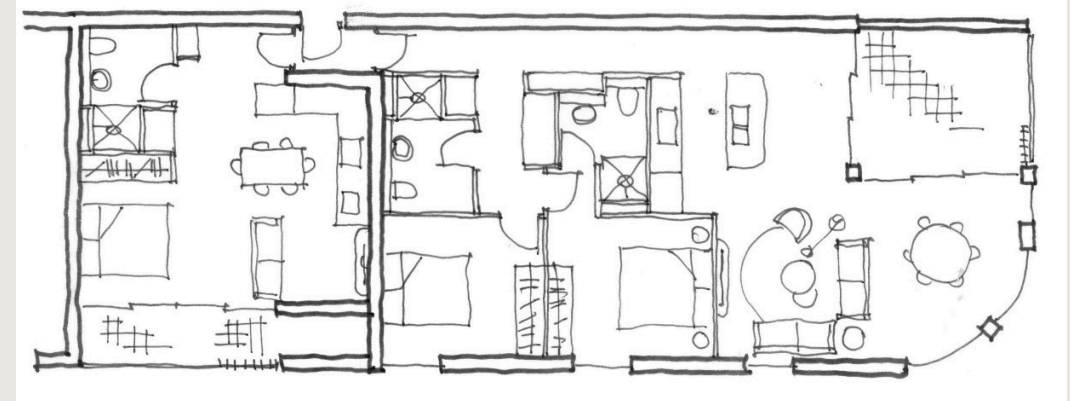
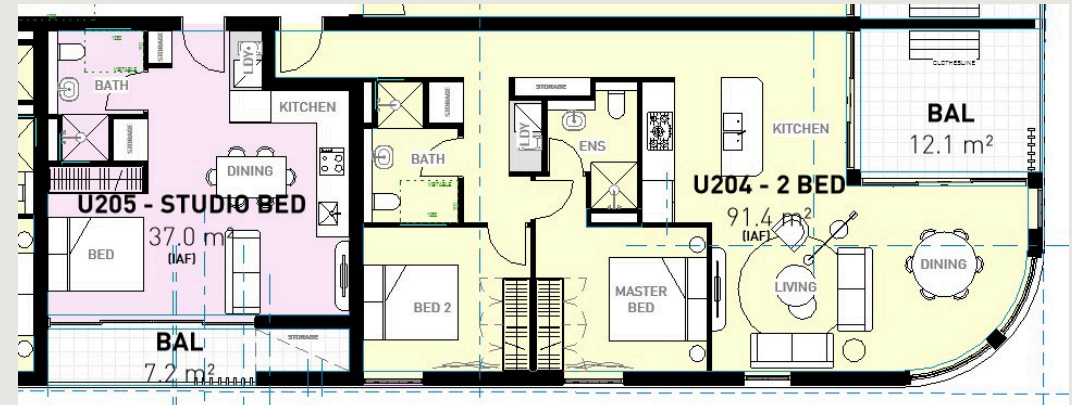
Apartments U104/ U105, U204/ U205, U304/ U305 can be easily amalgamated allowing for multi-generational or co-living arrangements.

In addition the proposal addresses housing affordability and housing supply shortage by providing an affordable housing component of 15%.

Two generous communal open spaces are provided to encourage social interaction between the residents.

The proposal includes 9 (nine) Platinum Livable Housing units catering for people with a disability or residents with limited mobility.

All other units are Silver Livable Housing units.



PRINCIPLE 9

AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

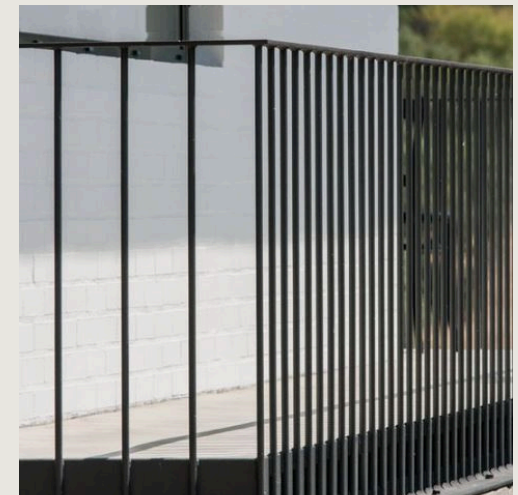
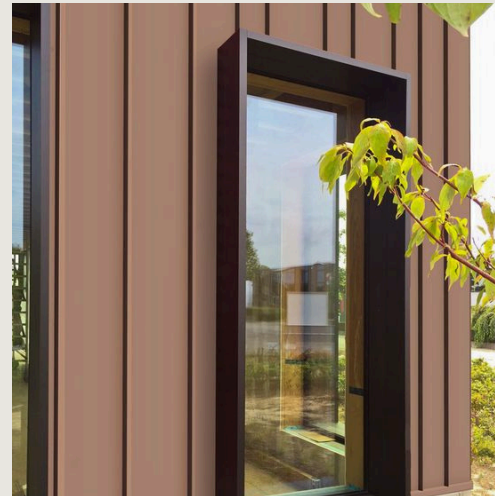
The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

PRINCIPLE 9 AESTHETICS

The proposal takes cues from the local context, seeking to enrich the area's character through a modern take on natural, earthy tones and materials. It features a palette that includes soft light-toned bricks alongside darker cladded wall finishes, echoing the surrounding environment while introducing a contemporary aesthetic.

Tactile and robust, long-lasting materials have been chosen to preserve the building's aesthetic appeal over time. Thoughtful integration of textures, materials, colours and architectural elements will ensure and enhance the envisioned future character of the area.

The facade is well articulated and provides an interesting and timeless design. Chosen materials are durable, minimise maintenance needs and will positively contribute to the overall street scape.



02. ADG RESPONSE



PART 3- SITING THE DEVELOPMENT

<p>Site Analysis</p>	<p>Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	<p>Complies</p>	<p>The proposed development has been designed to respond to existing as well as the future surrounding context. Site orientation, topography, noise impact and other environmental constraints have been carefully reviewed and considered.</p>
<p>Orientation</p>	<p>Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development</p> <p>Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter</p>	<p>Complies</p>	<p>The site has an irregular shape and this has been reflected in the proposed built form. The building layout responds to the streetscape with living areas predominantly facing the street fronts. Fenestration has purposely been maximised on the north and north-east elevations for solar access. The overshadowing of No.2 Cherry Street has been carefully considered. The proposed building complies with all applicable setbacks and endeavors to minimise the overshadowing impact on neighbouring properties. The building volume is reduced and the overshadowing of No.2 is minimised when compared with the shadow of an ADG compliant bulk as shown on drawings DA504 & DA506. An extensive analysis of neighbouring windows at No.2 has been undertaken, as shown on DA506. There are no living room windows facing the proposed development.</p>
<p>Public Domain Interface</p>	<p>Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security</p> <p>Objective 3C-2 Amenity of the public domain is retained and enhanced</p>	<p>Complies</p>	<p>The proposed development has two residential entry points and one vehicular access point. Street facing Western and Northern elevations are well articulated and include large windows and balconies overlooking both street frontages and promoting passive surveillance. The front gardens include well designed landscape areas contributing to a positive streetscape and public domain appearance. There is no disturbance to the current public domain.</p>
<p>Communal and Public Open Space</p>	<p>Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</p> <ol style="list-style-type: none"> 1. Communal open space has a minimum area equal to 25% of the site 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) 	<p>Complies</p>	<p>The development includes extensive landscaping and generous deep soil areas. In addition, the design also includes a generous roof top communal open space with fantastic solar access and district views.</p> <p>COS (Secondary) Ground Floor: 484sqm COS (Principal) Roof Top: 309sqm TOTAL COS: 793 sqm (29.7%)</p> <p>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) is achieved. refer to DA406.</p>

PART 3- SITTING THE DEVELOPMENT

	<p>Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p> <p>Objective 3D-3 Communal open space is designed to maximise safety</p> <p>Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</p>	Complies	<p>Ground floor communal open space has been designed for the quiet enjoyment of the residents.</p> <p>The top floor communal open space includes a bbq and toilet facilities.</p> <p>Both COS's are accessible and include clever and creatively designed landscape areas.</p>
Deep Soil Zones	<p>Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality</p>	Complies	<p>The proposal includes 348.2sqm (13%) of Deep Soil well exceeding the 187.04 sqm (7%) requirement.</p>
Visual Privacy	<p>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p>Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</p>	Complies	<p>The building is consistent with ADG building separation and complies with the DCP front setback.</p> <p>Fenestration has purposely been limited on the south elevation to protect the visual privacy of adjoining neighbour No 2 Cherry St.</p> <p>Privacy screens, louvres and other design elements have been incorporated to increase visual privacy without compromising access to solar and natural ventilation.</p> <p>The proposal responds and adheres to LMR provisions and meets the objectives of the desired future streetscape.</p>
Pedestrian Access and Entries	<p>Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain</p> <p>Objective 3G-2 Access, entries and pathways are accessible and easy to identify</p> <p>Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations</p>	Complies	<p>The building has a pedestrian main entry point at No 4. Cherry Street and a side entry at No. 8 Cherry Street. Both entries are clearly defined and visible. Both entries include intercoms for easy communication between the building residents and visitors.</p>

PART 3- SITTING THE DEVELOPMENT

<p>Vehicle Access</p>	<p>Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</p>	<p>Complies</p>	<p>One vehicular entry point is located on the north west corner of the site, accessed from No. 4 Cherry Street. The location of the driveway minimises cross over with pedestrians.</p>
<p>Bicycle and Car Parking</p>	<p>Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas Objective 3J-2 Parking and facilities are provided for other modes of transport Objective 3J-3 Car park design and access is safe and secure Objective 3J-4 Visual and environmental impacts of underground car parking are minimised Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised</p>	<p>Complies</p>	<p>The proposed basement carparking is provided based on a combination of DCP rates and the current SEPP Housing 2021- Chapter 4 In-fill Affordable Housing provisions as detailed and documented by the traffic engineer. Bicycle parking is provided in the basement in accordance with the DCP. Car park has a secure entry with restricted access. Passive and active surveillance has been implemented. There is no on-grade parking proposed and all parking is contained within the basement levels and is non visible.</p>
<p>Solar and Day Light Access</p>	<p>Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space Objective 4A-2 Daylight access is maximised where sunlight is limited Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months</p>	<p>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 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 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter</p>	<p>Complies</p> <p>70% (39 of 55) apartments will achieve the ADG recommended 2HR solar access on 21th June to living areas and private open space (balcony) areas. 7 of 55 apartments (13%) will receive 0 direct sunlight on 21th June. Most apartments are designed to have a dual aspect facing several directions and maximising sun access. Shading devices have been incorporated to allow for sun control during the warmer months. For details refer to drawings DA500-503.</p>

PART 4- DESIGNING THE BUILDING

<p>Natural Ventilation</p>	<p>Objective 4B-1 All habitable rooms are naturally ventilated</p> <p>Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation</p> <p>Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</p>	<p>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</p> <p>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p>	<p>Complies</p>	<p>The proposal achieves a fantastic cross ventilation result of 87% (48 out of 55 units). All windows and doors are designed to BASIX and ADG requirements.</p>
<p>Ceiling Heights</p>	<p>Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access</p>	<p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <p>Minimum ceiling height for apartment and mixed use buildings: Habitable rooms 2.7m Non-habitable 2.4m</p> <p>If located in mixed used areas: 3.6m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired</p>	<p>Complies</p>	<p>The proposal achieves and outperforms ADG prescribed minimum ceiling heights. All habitable rooms achieve >2.7m ceiling height and all non habitable rooms achieve >2.4m ceiling heights.</p>

PART 4- DESIGNING THE BUILDING

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	<p>1. Apartments are required to have the following minimum internal areas: Apartment type Minimum internal area</p> <p>Studio 35m² 1 bedroom 50m² 2 bedroom 70m² 3 bedroom 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each</p>	Complies	<p>A range of apartments types and sizes are provided to promote affordability and future flexibility.</p> <p>The minimum internal areas have been adhered to.</p>
		<p>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</p>	Complies	All habitable rooms have windows with a total minimum glass area of 10% of the floor area.
	Objective 4D-2 Environmental performance of the apartment is maximised	<p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	Complies	<p>Room depths do not exceed maximum ADG depths.</p> <p>All kitchens within the development are no further than 8m away from a window</p>
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	<p>1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p>	Complies	All bedrooms are equal to or larger than the minimum size required.

PART 4- DESIGNING THE BUILDING

<p>Apartment Size and Layout</p>	<p>Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs</p>	<p>3. Living rooms or combined living/ dining rooms have a min width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartment • 4m for 2 and 3 bedroom apartments <p>4.The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>	<p>Complies</p>	<p>All living rooms and dining rooms are equal to or larger than the minimum required.</p>															
<p>Private Open Space and Balconies</p>	<p>Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p>	<p>1. All apartments are required to have primary balconies as follows:</p> <table border="1" data-bbox="1025 592 1406 735"> <thead> <tr> <th>Dwelling type</th> <th>Min. area</th> <th>Min. depth</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 bedroom</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p>	Dwelling type	Min. area	Min. depth	Studio	4m ²	-	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3+ bedroom	12m ²	2.4m	<p>Complies</p>	<p>All apartments include at least one balcony or private open space. The smallest balcony is 6.5m² (studio) and the largest balcony is 39.8m² (penthouse). All other balconies are equal to or larger than the ADG minimums.</p>
Dwelling type	Min. area	Min. depth																	
Studio	4m ²	-																	
1 bedroom	8m ²	2m																	
2 bedroom	10m ²	2m																	
3+ bedroom	12m ²	2.4m																	
		<p>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</p>	<p>Complies</p>	<p>All ground floor POS's are larger than 15 sqm. UG05 & UG06 are provided with direct access to the front lawn</p>															

PART 4- DESIGNING THE BUILDING

Private Open Space and Balconies	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		Complies	All balconies are connected to a living room. The majority of the balconies feature a second access off a dining room and/or kitchen. Some bedrooms have additional secondary balconies.
	Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building		Complies	The balconies are part of the overall building design and are integrated with the facade. The balconies feature a steel or glass balustrade along with shading screens and planter boxes. The balustrades are designed to Australian Standards/ NCC to prevent climbing and to prevent falls.
Objective 4E-4 Private open space and balcony design maximises safety				
Common Circulation and Spaces	Objective 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	Complies	Max. 8 units are sharing one circulation core. On most typical levels only 6 units are sharing one core.
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Complies / N/A	The building is less than 10 storeys high, however 2 lifts are provided to service 55 apartments.

PART 4- DESIGNING THE BUILDING

<p>Common Circulation and Spaces</p>	<p>Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents</p>		<p>Complies</p>	<p>All circulation spaces are designed to outperform the minimum requirements. Corridors are wider than required to allow for easy access and movement. Natural light and ventilation has been provided to all common corridors. Way finding is clear and direct. Both communal open spaces (ground floor and roof) are accessible through the main lobby.</p>
<p>Storage</p>	<p>Objective 4G-1 Adequate, well designed storage is provided in each apartment</p>	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type Storage size volume Studio 4m3 1 bedroom 6m3 2 bedroom 8m3 3+ bedroom 10m3 At least 50% of the required storage is to be located within the apartment</p>	<p>Complies</p>	<p>All apartments include internal storage as per the ADG requirements. At least 50% of the required storage is located within each apartment with additional storage cages in the basement.</p>
	<p>Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments</p>		<p>Complies</p>	<p>Additional storage cages are provided in the basement.</p>

PART 4- DESIGNING THE BUILDING

<p>Acoustic Privacy</p>	<p>Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout</p> <p>Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments</p>	<p>Complies</p>	<p>The building has been designed to comply with ADG and DCP setbacks. A landscape buffer zone has been included to further shield traffic or public domain noise.</p> <p>Internal layouts separate sleeping areas from family/recreation areas and utilise non-habitable areas as noise buffers, where possible. Acoustic treatment to walls will also be provided to mitigate noise impacts.</p>
<p>Noise and Pollution</p>	<p>Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</p> <p>Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</p>	<p>Complies</p>	<p>The DA is accompanied by an Acoustic Report. A number of measures have been implemented to address noise and pollution. Balconies facing the rail corridor, are fitted with movable screens. Ground floor windows adjacent to communal open space and public walking areas are fitted with screens. Plant area on Lev 8 has been screened and acoustic treated. Extensive landscape buffer zones throughout the building have been included.</p>
<p>Apartment Mix</p>	<p>Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future</p> <p>Objective 4K-2 The apartment mix is distributed to suitable locations within the building</p>	<p>Complies</p>	<p>The development proposes 55 units with a range of studios, 1bed, 2 bed, 3 bed and 4 bed apartments. The apartments are evenly distributed throughout the building floor plates encouraging social interaction of single households, families and/or elderly residents.</p>

PART 4- DESIGNING THE BUILDING

Ground Floor Apartments	<p>Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located</p>	Complies	<p>The street frontage is overlooked by the ground floor apartments ensuring passive surveillance. A high quality landscape design has been prepared to help connect the proposed building with the street/ public domain.</p>
	<p>Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents</p>		<p>All ground floor apartments are provided with secure balustrades, railings and/ or screen details.</p>
Facades	<p>Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area</p> <p>Objective 4M-2 Building functions are expressed by the façade</p>	Complies	<p>The facades are well articulated and include materials and textures referencing the existing streetscape. Building/room functions are clearly expressed and visible. For details refer DA320-322.</p>
Roof Design	<p>Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street</p> <p>Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised</p> <p>Objective 4N-3 Roof design incorporates sustainability features</p>	Complies	<p>The primary communal open space is located on the roof. A comprehensive landscape concept has been developed to provide a high quality communal space and to enhance the building appearance. Other elements such as awnings and planting on structures have been allowed for.</p>

PART 4- DESIGNING THE BUILDING

Landscape Design	<p>Objective 4O-1 Landscape design is viable and sustainable</p> <p>Objective 4O-2 Landscape design contributes to the streetscape and amenity</p>	Complies	The DA is accompanied by a landscape package designed by IZ Studio. For details refer Principal 5- landscape response and the Landscape architect's drawings.
Energy Efficiency	<p>Objective 4U-1 Development incorporates passive environmental design</p> <p>Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</p> <p>Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation</p>	Complies	All habitable rooms are naturally ventilated and windows to the northern elevations are have been maximised. The development meets both requirements (solar access and natural ventilation).
Water Management	<p>Objective 4V-1 Potable water use is minimised</p> <p>Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters</p> <p>Objective 4V-3 Flood management systems are integrated into site design</p>	Complies	The DA is accompanied by a stormwater design prepared by Smartstructs. The design includes an on-site detention tank and a rainwater tank.

PART 4- DESIGNING THE BUILDING

Waste Management	<p>Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</p>	Complies	All waste storage facilities are located on Basement Level 1 and are not visible to public or residents. The vehicular access provides a sufficient head height for a SRV collection truck.
	<p>Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling</p>	Complies	A Waste Management Plan has been included as part of this application. Waste bin room areas are sized in accordance.
Building Maintenance	<p>Objective 4X-1 Building design detail provides protection from weathering</p> <p>Objective 4X-2 Systems and access enable ease of maintenance</p> <p>Objective 4X-3 Material selection reduces ongoing maintenance costs</p>	Complies	The facade eliminates rendered surfaces and includes materials such as facebrick, metal cladding etc. that minimise maintenance and promote longevity.
Water Management	<p>Objective 4V-1 Potable water use is minimised</p> <p>Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters</p> <p>Objective 4V-3 Flood management systems are integrated into site design</p>	Complies	Refer to Basix Certificate/ report for details. Refer to stormwater drawings for details.

03. DESIGN VERIFICATION STATEMENT

GTA (Giles Tribe P/L) has been responsible for the design of the project since its inception and have worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and responds to the design principles of SEPP Housing 2021.

GTA verify that as required by Section 29 (1) of the Environmental Planning and Assessment Regulation 2021 the design principles for residential apartment development set out in schedule 9 of State Environmental Planning Policy (Housing) 2021 and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described in the following document.

I, Victor Schneider, am a registered architect in New South Wales and am enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architects Act 2003.



Victor Schneider

Director

Nominated Architect NSW ARB 11157



Prepared by GILES TRIBE P/L
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**DESIGN
REPORT**



GILES TRIBE P/L

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