



REVISION	DATE	DESCRIPTION
01	20/11/2025	DA submission

DESIGN VERIFICATION STATEMENT

LOCATION

57-61 Reynolds Street
Cremorne / NSW

DATE

20/11/2024

CLIENT

CPDM

NOMINATED ARCHITECT

Paul Buljevic
No. 7768



DESIGN VERIFICATION STATEMENT

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional 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 that responds to the best practice design principles of SEPP Housing 2021. PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State Environmental Planning Policy Housing 2021 – Design Quality of Residential Apartment Development are achieved for the proposed development described in the following document.



Paul Buljevic
Managing Director
Registered Architect NSW, No. 7768



PBD | Paul Buljevic Design

Paul Buljevic is a Registered Architect in New South Wales and a member of the Australian Institute of Architects. Registration number is 7768. He is a qualified Architect with extensive experience in the design of residential housing developments of varying scale. Paul Buljevic has been responsible for the design of this project since its inception and has worked with a professional consultant team in preparing the Development Application.



CONTENTS

01. The Site : 66-72 Victoria Road, Drummoyne : Proposal	07. Principle 5 : Landscape : Proposal
02. Introduction : To Design Quality Principles : Proposal	08. Principle 6 : Amenity : Proposal
03. Principle 1 : Context & Neighbourhood Character : Proposal	09. Principle 7 : Safety : Proposal
04. Principle 2 : Built Form & Scale : Proposal	10. Principle 8 : Housing Diversity & Social Interaction : Proposal
05. Principle 3 : Density : Proposal	11. Principle 9 : Aesthetics : Proposal
06. Principle 4 : Sustainability : Proposal	12. Introduction : ADG - Response to Objectives : Proposal

01. THE SITE

LOCATION

57-61 Reynolds Street Cremorne

The site 57-61 Reynolds Street is located in Sydney lower North Shore in a suburban area surrounded by great amenities under the North Sydney Council jurisdiction.

With schools, public transport and parks in close proximity, the site is suited to a range of communities giving opportunity to provide housing for the area.

Site Area: 1,694m²

Zoning: R3 Medium Density Residential

Permissible FSR: 2.2:1

Permissible GFA: 3,727m²

Height Control: 22m

Housing SEPP Bonus: 30% Uplift

Permissible FSR + Bonus: 2.86:1

Permissible GFA + Bonus: 4,845m²

Height Control + Bonus: 28.6m



02. INTRODUCTION

“The design quality principles for residential flat development are the principles set out in this Part.

Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.

Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

Good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY
NO 65 - DESIGN QUALITY OF RESIDENTIAL FLAT
DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979

TO DESIGN QUALITY PRINCIPLES

PROPOSAL

In this Report the proposal for 57-61 Reynolds Street Cremorne is explained through the Design Quality Principles listed in the State Environmental Planning Policy (Housing) 2021 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979.

The design proposal for 57-61 Reynolds Street is as follows:

- Demolition of existing buildings and ancillary structures
- Construction of a 8 storey presenting residential flat building from Reynolds Street and a 4 storey presenting building on Gerard Lane comprising of a total of 32 apartments with two rooftop communal open spaces, and 2 levels of basement car parking, accommodating a total of 51 spaces catering residential, visitors, motorcycle and bicycle parking.



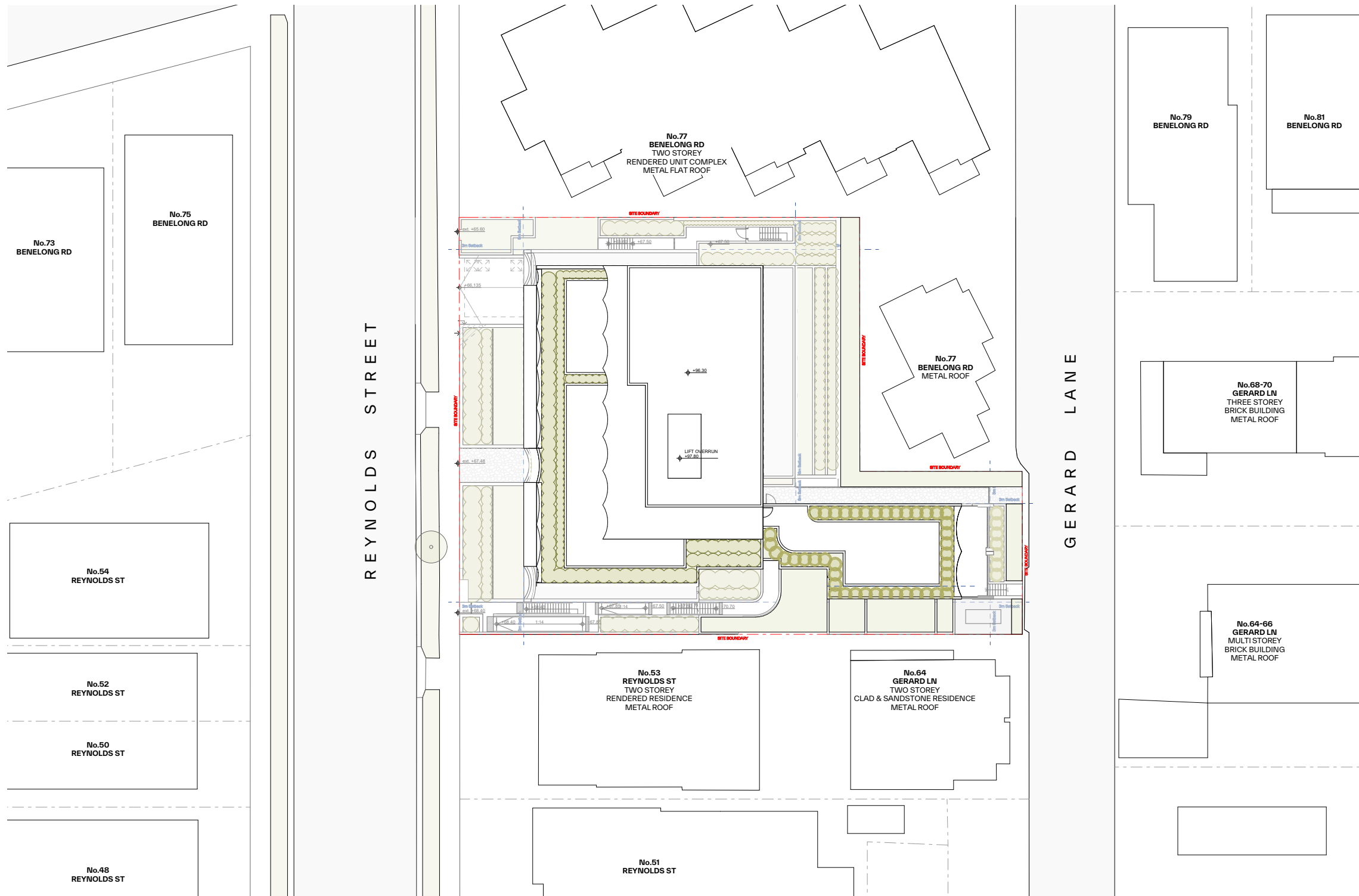
03. PRINCIPLE 1

“Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

CONTEXT AND NEIGHBOURHOOD CHARACTER



PRINCIPLE 1

CONTEXT & NEIGHBOURHOOD CHARACTER

The site at 57-61 Reynolds Street Cremorne, is located within a medium density residential zone surrounded by a variety of residential dwellings.

Being in close proximity to Brighton Le Sands beach and also surrounded by other high rise buildings giving the opportunity to grow to this scale.

The Reynolds street frontage is more closer resembles the scale of multi residential buildings in the area whilst Gerard Lane has a smaller scale to match the presentation of the existing buildings on that Lane.

04. PRINCIPLE 2

“Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

BUILT FORM
AND SCALE



PRINCIPLE 2

BUILT FORM & SCALE

The proposal for 57-61 Reynolds Street is informed by our analysis of the context, striving to create a design that addresses the challenges of the site, maximises the opportunity and integrates with the streetscape to provide a cohesive development of the site.

The building's floor plates were optimized to maximise solar access and cross-ventilation, with careful consideration given to the neighbouring context and views. The scale and bulk of the built form is designed to moderate the scale of the building when perceived from the street and surrounding locations.

05. PRINCIPLE 3

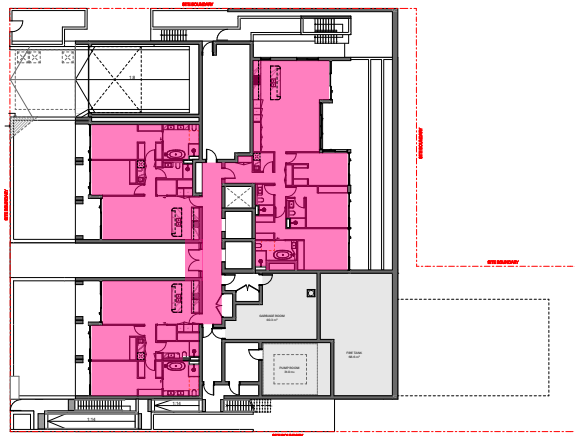
“Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.”

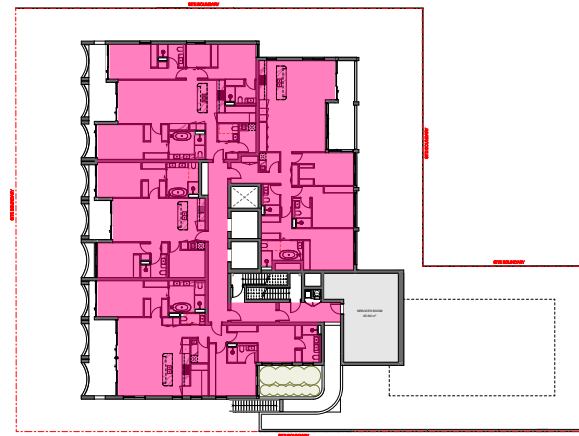
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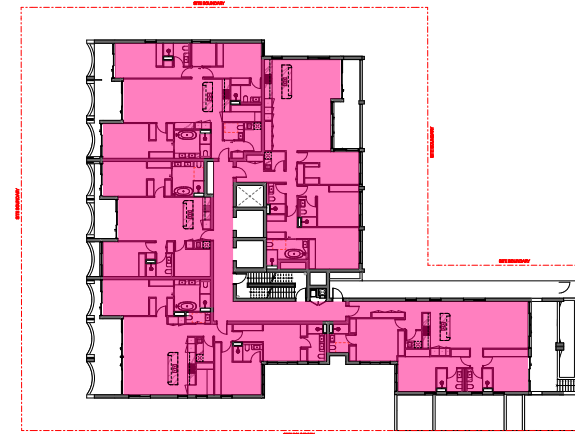
DENSITY



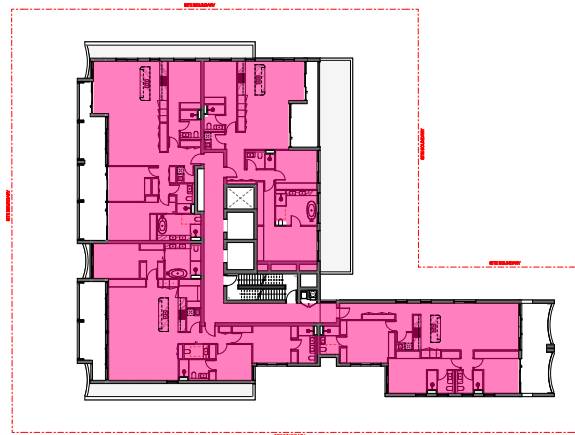
LOWER GROUND FLOOR



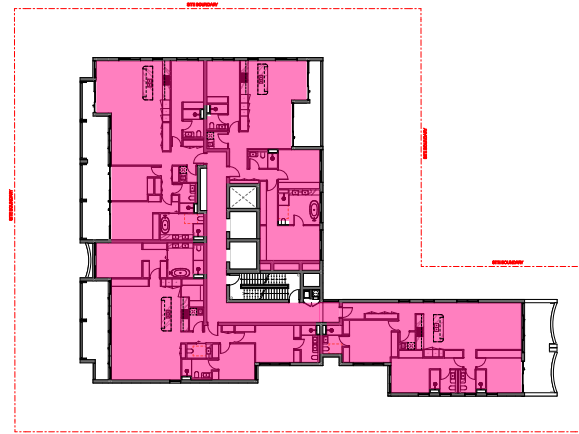
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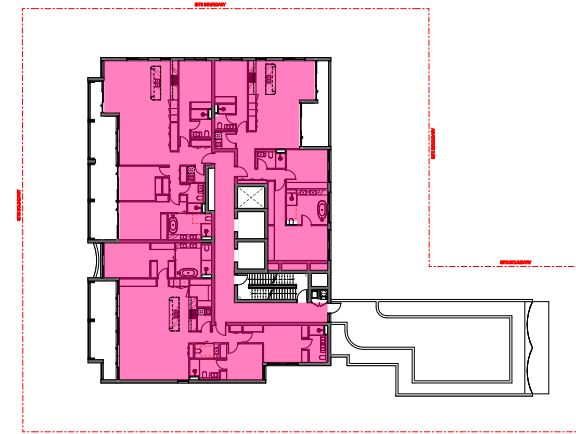
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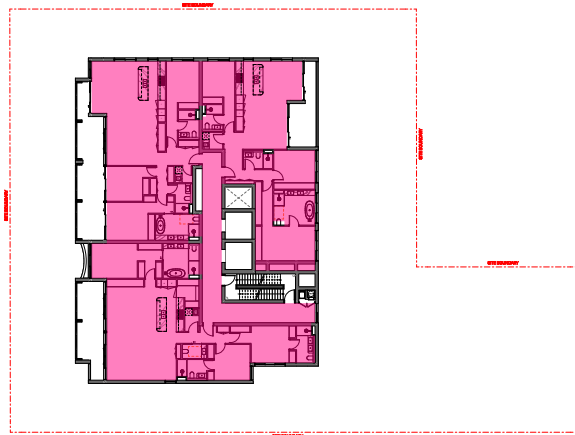
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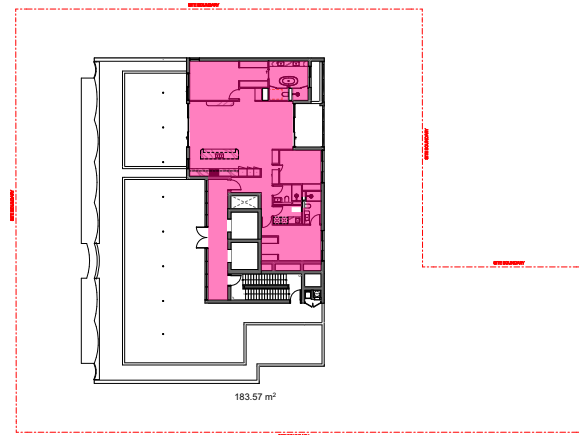
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LEVEL 5



LEVEL 6



LEVEL 7

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
 AREA: 1,694m²
 ZONE: R3 Medium Density Residential

PERMISSIBLE FSR + 30% BONUS 2.86:1
 PERMISSIBLE GFA + 30% BONUS 4,845m²

GROSS FLOOR AREA	
Lower Ground Floor	385.7
Ground Floor	591.5
Level 1	721.0
Level 2	721.0
Level 3	623.3
Level 4	623.3
Level 5	490.6
Level 6	490.6
Level 7	183.6
	4,830.6 m ²

PROPOSED FSR 2.86:1

PRINCIPLE 3

DENSITY

The proposal consists of 32 apartments, comprising of five 2-beds and twenty-seven 3-bed units across 9 levels.

The development has a total site area of 1,694m²; with 4,830.6m² of GFA (2.86:1 FSR) inclusive of the 30% uplift for affordable housing.

The apartments are in line with the apartment sizes within the local area. The proposal also reflects current market demands in relation to typologies and living patterns currently established in the area.

The density of the development is considered sustainable within the existing and future availability of infrastructure, public transport, community and culturally significant facilities and environmental qualities on the site.

As such the proposal provides an appropriate density for a residential development in the immediate context. The bulk and scale and it's density fits within the surrounding context and will contribute rather than burden the precinct.

06. PRINCIPLE 4

“Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



SUSTAINABILITY



PRINCIPLE 4

SUSTAINABILITY

A comprehensive analysis of the building has been undertaken as part of the BASIX, Section J and ESD Assessment however we note the following general design solutions and inclusions as part of the proposal:

- The apartments are designed to maximize the north facing aspect and ensure adequate access to daylight in the winter months. Furthermore, 90.6% of the apartments receive a minimum 2hrs of solar in mid-winter.
- The cross flow ventilation has been maximised on 84.4% of the apartments. Appropriate overhang and recess depths in

balconies provide shade in summer while improve solar heat gain during winter months.

- Energy efficient appliances and fixtures provided, low maintenance, long life cycle and reusable materials proposed.
- Extensive planting and provision of trees provide solar shading in summer. Incorporated native plant species ensures better water efficiency.
- Photo-voltaic solar panels proposed on the roof.
- Provision for rain water collection.
- Bicycle parking..

07. PRINCIPLE 5

“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

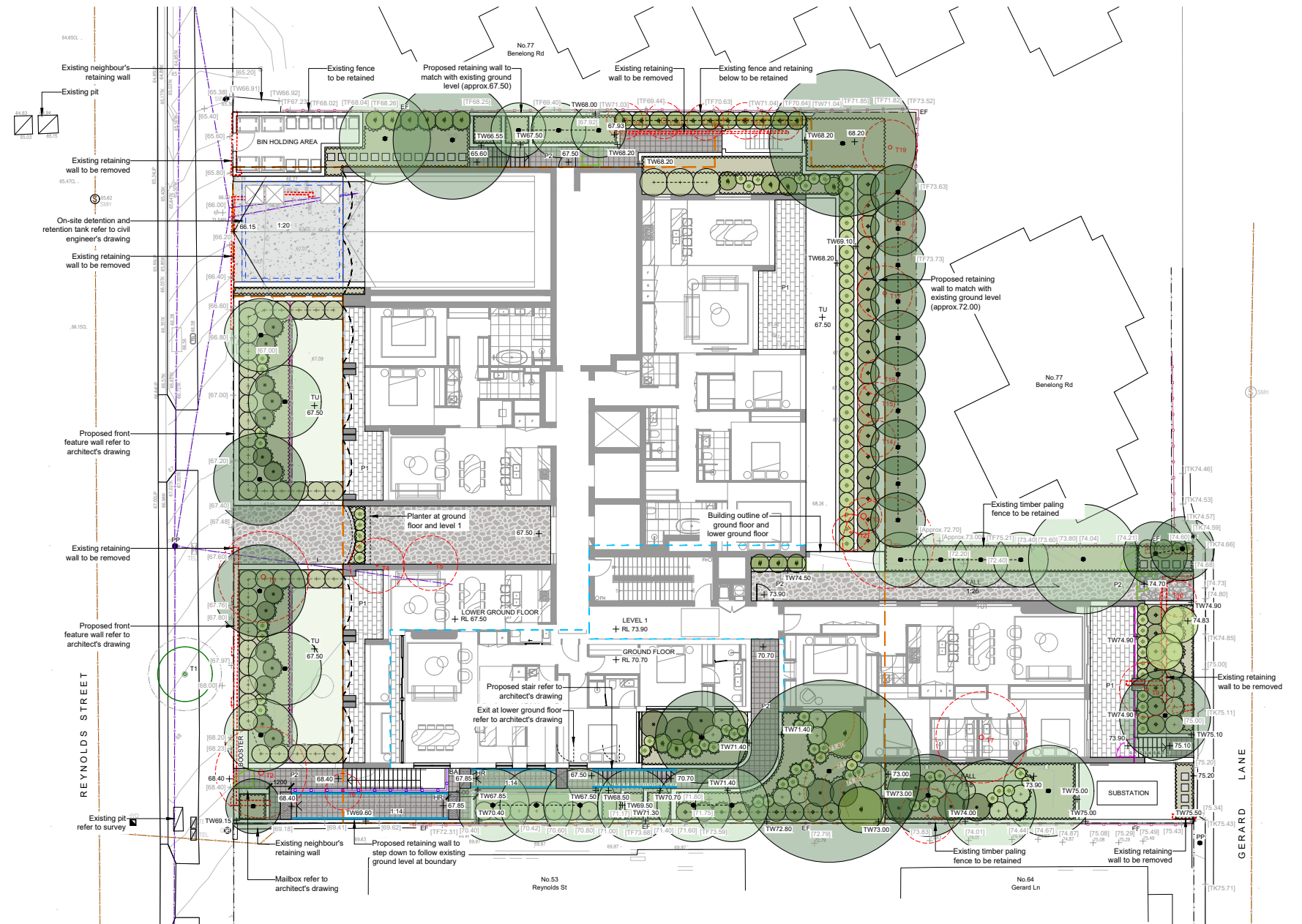
Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours’ amenity, and provide for practical establishment and long term management".

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



LANDSCAPE



PRINCIPLE 5

LANDSCAPE

The seamless integration of building design and natural surroundings is a testament to the close collaboration between the development team and the Studio IZ Landscape Architects. The landscape design plays an integral role in the overall success of this development, providing both visual and practical benefits to enhance the living experience.

Built planters are strategically placed throughout the site to soften the built form and create a welcoming atmosphere.

These planters boast a variety of species that not only offer visual interest but also provide a clean environment for the inhabitants.

To ensure that the landscape design remains in optimal condition, a comprehensive maintenance regime and automatic irrigation system have been implemented. These measures will facilitate the thriving of the plantings and help to maintain the beauty and functionality of the landscape over time.

For more information on the landscape design, please refer to Studio IZ's Landscape Documentation. The report offers comprehensive details on the design principles, plant selection, and maintenance strategies.

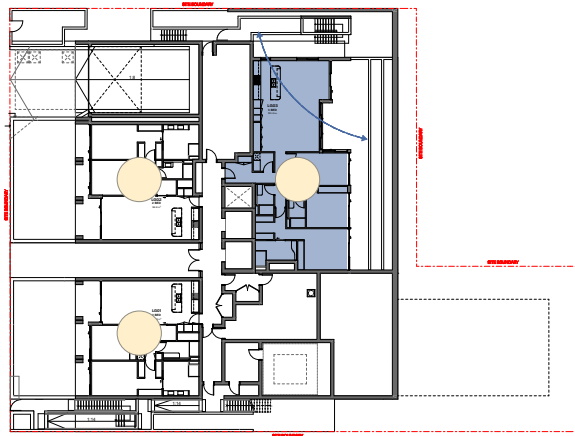
08. PRINCIPLE 6

“Good design provides amenity through the physical, spatial and environmental quality of a development.

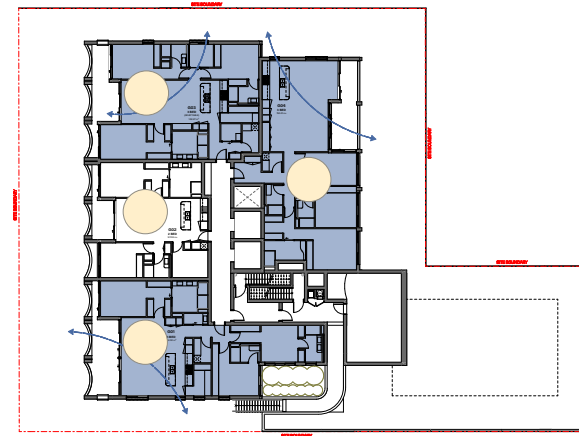
Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.”

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

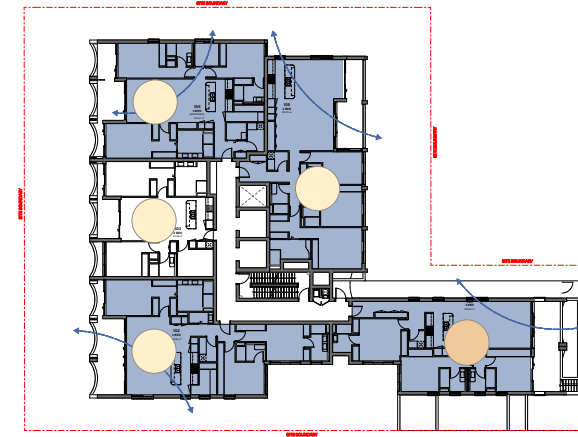




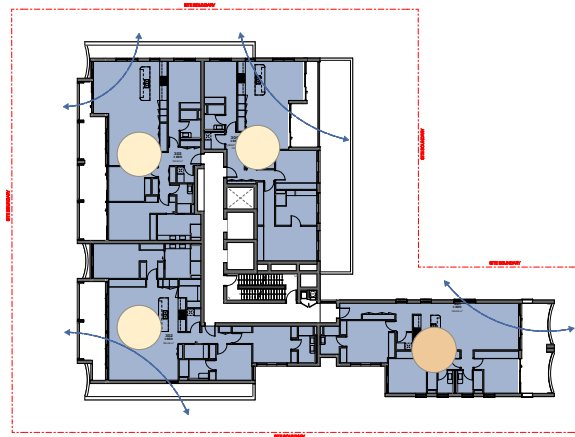
LOWER GROUND FLOOR



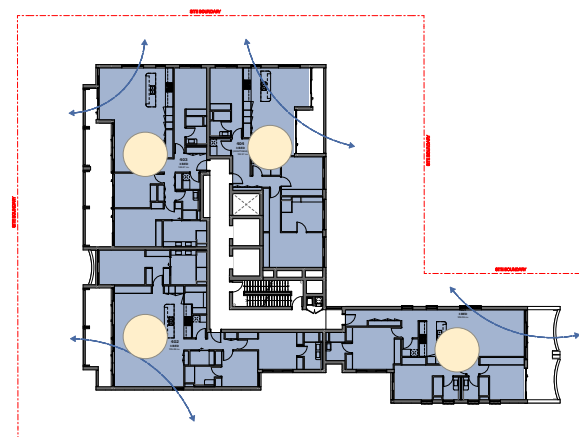
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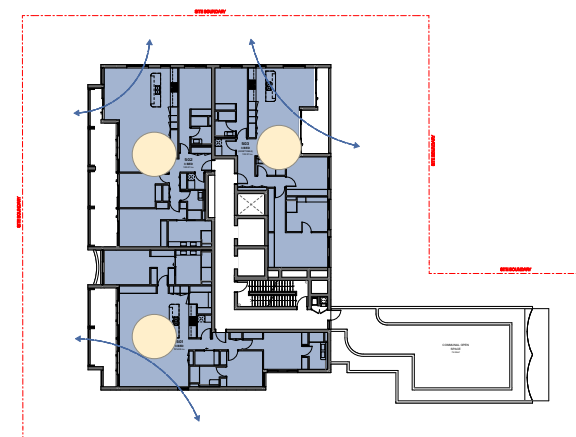
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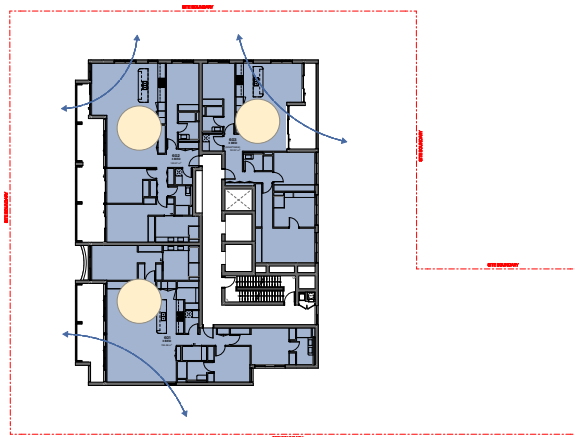
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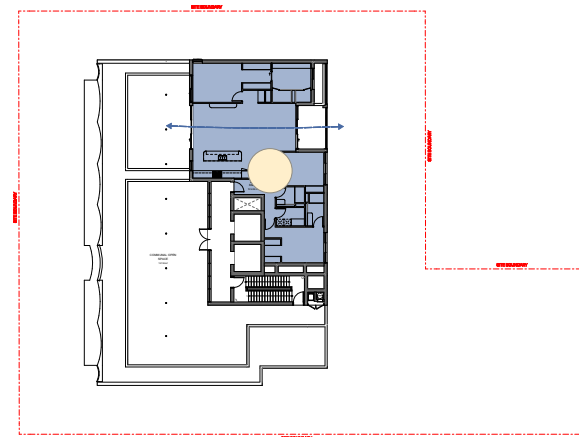
LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7

PRINCIPLE 6

AMENITY

Apartment layout configuration carefully designed to make common and private spaces cohesively functional.

All apartments have compliant private open space balconies and are consistent with ADG objectives.

The building layout allows access to direct sunlight to living areas and balconies achieving 90.6% 2hr solar access requirement.

All bedrooms and habitable spaces are naturally ventilated with 84.4% of units achieving cross ventilation.

Carefully considered facade treatment has been considered to fit into it's context.

09. PRINCIPLE 7

"Good design optimises safety and security, both internal to the development and for the public domain.

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

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979





PRINCIPLE 7

SAFETY

The pedestrian entry has been clearly identified through an inviting design to the main lobby. A clear definition provided between public and private spaces with safe access points and adequate lighting of entrances and pedestrian areas.

The residential entrance is gated with a security camera and an intercom is provided to identify visitors to the building complex.

All apartments are provided with a keyed system incorporating a high level of occupant security.

Residential apartments have been designed in such a way as to have the main living areas and balconies facing the street.

Secure basement car parking provided with keyed and remote-controlled access which is also secured.

10. PRINCIPLE 8

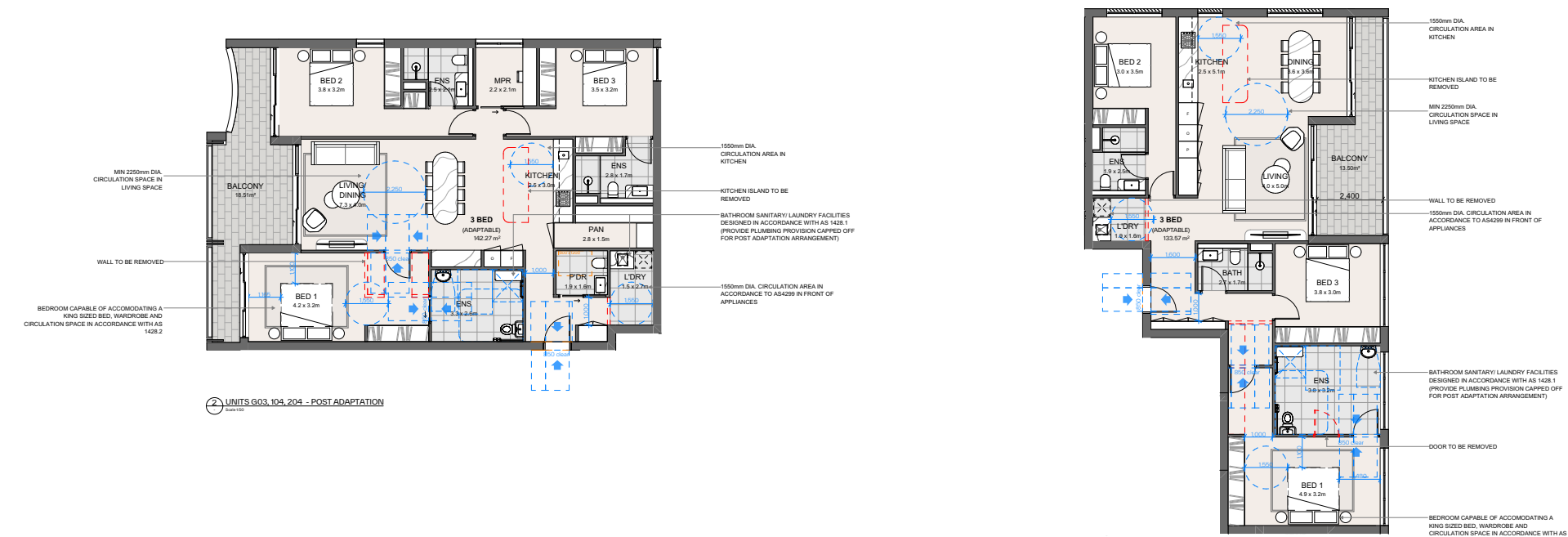
"Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs."

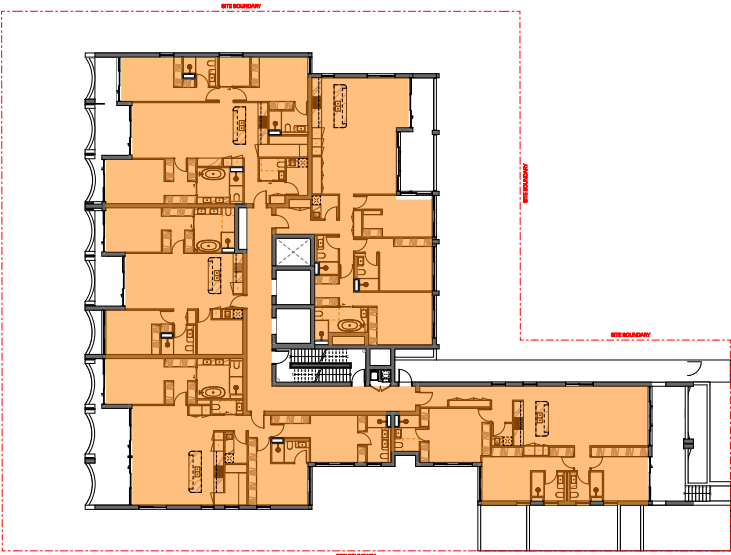
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HOUSING DIVERSITY AND SOCIAL INTERACTION

ADAPTABLE UNITS



LEVEL 1 - AFFORDABLE GFA



PRINCIPLE 8

HOUSING DIVERSITY & SOCIAL INTERACTION

The size and configuration of the apartments associated with the development provides an appropriate response to the market demand of future occupants whilst also meeting the requirement for affordable housing.

The site is located within close proximity to necessary facilities including public transport, supermarkets, educational and leisure facilities.

The building also provides adaptable housing units and livable units as a part of its scheme to create housing diversity.

The development has provided generous width of lobbies for ease of accessibility. An analysis has been conducted to ensure the development complies with the minimum ADG requirement of 20% 'silver livable'. General access for people with disabilities has also been addressed in the design of the building and common areas.

11. PRINCIPLE 9

"Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area."

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



AESTHETICS

AESTHETICS

- Massing and facade details are designed to respond to both desired character of the area and the existing context.
- The proposal contains a clear approach to materiality and construction.
- Considering the materiality of the existing neighbourhood and new developments the proposal features brick walls with window trim reveals. Timber look cladding for the balcony soffits and cladding for the top level.
- The facade comprises toned brick walls that correlate with the context.
- Colour and material selections have been made to create transitions between inside and outside and allowing the development to add value to its surrounding neighbourhood.
- The extended balconies of the proposed building have been designed to seamlessly flow into the façade indentations, creating a rhythmic design quality that further enhances the depth of the building's façade, creating a unique visual interest that compliments the overall design. The addition of shadow lines further enhances the building's aesthetic quality, adding a sense of texture and depth to the building's façade.
- The elevation is varied in expression and designed primarily to respond to sun, views, setbacks and the site. The building has a free form and unique aesthetic, tempered by environmental control, site response and context elements.

- The durable and hard-wearing materials will enhance the long-term image of the building with its careful composition of building elements, textures, materials, colours, internal design and structure contributing positively to the desired future character of the vicinity.
- By incorporating these design elements, the proposed building not only integrates seamlessly into its surroundings but also creates a unique and striking identity that adds value to the overall aesthetic quality of the area.



12. ADG - RESPONSE TO OBJECTIVES

"The following provides a design response to the relevant objectives of the Apartment Design Guide (ADG) and describes the measures by which the proposed development meets these objects."

SOURCE: STATE ENVIRONMENTAL PLANNING POLICY NO 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

PROPOSED:
THE PROPOSAL CONSIDERS NEIGHBOURING BUILDINGS WITH ADEQUATE SETBACKS.

OBJECTIVE 3B-1

Building types and layouts respond to the streetscape and site while optimising solar access within the development

PROPOSED: BUILDINGS DEFINE THE DESIRED STREET PATTERN AND REINFORCE THE CHARACTER OF THE NEIGHBORHOOD THROUGH MATERIALITY. MOST UNITS ARE ORIENTATED TO ACHIEVE MAXIMUM SOLAR ACCESS.

OBJECTIVE 3B-2

Overshadowing of neighbouring properties is minimised during mid-winter

PROPOSED: THE BUILDING FORMS HAVE BEEN INFORMED BY THE OBJECTIVES OF THE BUILDING ENVELOPE CONTROLS OUTLINED OF THE SITE SPECIFIC DCP AND THE ADG; THE NEIGHBOURING PROPERTIES ACHIEVE MORE THAN REQUIRED SOLAR ACCESS.

OBJECTIVE 3C-1

Transition between private and public domain is achieved without compromising safety and security

PROPOSED: RESIDENTIAL ACCESS POINT IS CAREFULLY AND APPROPRIATELY LOCATED FOR LEGIBILITY FOR RESIDENTS AND VISITORS; THE RESIDENTIAL LOBBY WILL BE DESIGNED TO BE SECURED TO CONTROL ACCESS AND TO APPROPRIATELY SEPARATE CIRCULATION ROUTES; STREET FACING APARTMENT WINDOWS AND BALCONIES ARE LOCATED TO PROVIDE FOR PASSIVE SURVEILLANCE OVER THE PUBLIC DOMAIN;

OBJECTIVE 3C-2

Amenity of the public domain is retained and enhanced

PROPOSED: THE PROPOSAL ADDS TO THE PUBLIC DOMAIN BY ENHANCING THE STREET EXPERIENCE THROUGH MATERIALITY AND VEGETATION.

OBJECTIVE 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

PROPOSED: TOTAL 392.1 SQM (23%) OF THE SITE AREA. COMMUNAL OPEN SPACE ON LEVEL 5 AND LEVEL 7 IS PROVIDED WITH BBQ, COVERED SEATING AREA AND A RELAXING AREAS WITH TABLES AND SEATS. THE SITE IS ALSO IN CLOSE PROXIMITY TO PUBLIC PARKS AND OTHER AMENITIES.

OBJECTIVE 3D-2

Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting

PROPOSED: SAME AS 3D-1. ADDITIONALLY, THE COMMUNAL OPEN SPACE MAXIMISES THE CONNECTION BETWEEN INSIDE AND OUTSIDE. CAPABLE TO RECEIVE SUNLIGHT THROUGHOUT THE DAY PROVIDING A DESIRABLE LIVING EXPERIENCE FOR RESIDENTS.

OBJECTIVE 3D-3

Communal open space is designed to maximise safety

PROPOSED: ARE LOCATED AT THE TOP LEVELS AND CAN ONLY BE ACCESSED VIA RESIDENTIAL LIFTS. IT IS READILY VISIBLE AND SET BACK WITHIN THE BUILDING FOOTPRINT TO MAINTAIN VISUAL PRIVACY TO THE NEIGHBOURS. RECEIVES EXTENSIVE DAYLIGHT AND WILL BE CAREFULLY LIT AT NIGHT TO FOSTER SAFETY AND AVOID LIGHT SPILL TO APARTMENTS; COMMUNAL OPEN SPACE/ FACILITIES ARE PROVIDED FOR FLEXIBLE USES FOR INDIVIDUALS, GROUPS, AND FAMILIES AND ARE SAFE AND CONTAINED.

OBJECTIVE 3D-4

Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood

PROPOSED: N/A

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

PROPOSED: THE PROPOSAL INCLUDES A 6M SETBACK ALONG THE NORTHERN BOUNDARY WITH DEEP SOIL ZONE THAT IS PRESENTED WITH DENSE VEGETATION AND SMALL TREES .

OBJECTIVE 3F-1

Adequate building separation distances are shared equitably between NEIGHBOURING sites, to achieve reasonable levels of external and internal visual privacy

PROPOSED: THE PROPOSED SETBACKS ARE CONSISTENT WITH THE DESIRED FUTURE CHARACTER OF THE AREA AND AS SPECIFIED IN THE DCP.

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

PROPOSED: FACADE ARTICULATIONS AND SUN SHADES ARE MULTIPURPOSE IN PROVIDING SEPARATION WHILST ENHANCING LIVING ENVIRONMENTS;

OBJECTIVE 3G-1

Building entries and pedestrian access connects to and addresses the public domain

PROPOSED: MAIN ENTRY CREATES A CLEARLY DEFINED PRIVATE AND PUBLIC DOMAIN.

OBJECTIVE 3G-2

Access, entries and pathways are accessible and easy to identify

PROPOSED: ACCESS DESIGNED IN ACCORDANCE WITH REQUIRED STANDARDS.

OBJECTIVE 3G-3

Large sites provide pedestrian links for access to streets and connection to destinations

PROPOSED: N/A

OBJECTIVE 3H-1

Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes

PROPOSED: THE STRATEGIC PLACEMENT OF THE VEHICULAR ACCESS DRIVEWAY ON THE NORTH EASTERN CORNER OF THE SITE OFF REYNOLDS STREET MINIMISES TRAFFIC CONGESTION AND PROVIDES CLEAR VISIBILITY.

OBJECTIVE 3J-1

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas

PROPOSED: THE PROPOSED BASEMENT CAR PARKING IS PROVIDED IN ACCORDANCE WITH TRAFFIC ENGINEERS CALCULATIONS AND COMPLIES WITH THE SPECIFIED UNDER THE CURRENT DCP/LEP.

OBJECTIVE 3J-2

Parking and facilities are provided for other modes of transport

PROPOSED: BICYCLE PARKING IS PROVIDED AT RATES RECOMMENDED BY THE DCP FOR RESIDENTS AND VISITORS AS WELL AS COMMERCIAL USE.

OBJECTIVE 3J-3

Car park design and access is safe and secure

PROPOSED: SECURED CAR PARK ACCESS VIA DRIVEWAY RAMP & LIFT ACCESS TO ALL LEVELS.

OBJECTIVE 3J-4

Visual and environmental impacts of underground car parking are minimised

PROPOSED: COMPLIES.

OBJECTIVE 3J-5

Visual and environmental impacts of on-grade car parking is

PROPOSED: N/A

OBJECTIVE 3J-6

Visual and environmental impacts of aboveground enclosed car parking are minimised

PROPOSED: N/A

OBJECTIVE 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

PROPOSED: THE APARTMENTS WILL OVER ACHIEVE THE ADG RECOMMENDATION FOR 2HR SOLAR ACCESS TO 90.6% OF THE UNITS.

OBJECTIVE 4A-2

Daylight access is maximised where sunlight is limited

PROPOSED: BUILDING ENVELOPES HAVE BEEN DEVELOPED TO MINIMISE THE QUANTITY OF APARTMENTS WITH NO DIRECT SUNLIGHT MID WINTER.

OBJECTIVE 4A-3

Design incorporates shading and glare control, particularly for warmer months.

PROPOSED: BALCONIES ON NORTH FACADES SIT WITHIN THE BUILDING ENVELOPE FOR SHADING IN SUMMER AND WEATHER PROTECTION PROJECTING OVERHANGS PROVIDE PROTECTION TO GLAZING

OBJECTIVE 4B-1

All habitable rooms are naturally ventilated

PROPOSED: WINDOWS AND DOORS ARE PROVIDED TO ALLOW THE ADG AND BCA REQUIREMENTS FOR NATURAL VENTILATION.

OBJECTIVE 4B-2

The layout and design of single aspect apartments maximises natural ventilation

PROPOSED: COMPLIES.

OBJECTIVE 4B-3

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

PROPOSED: 84.4% OF APARTMENTS ACHIEVE THE CROSS-VENTILATION; CROSS-THROUGH APARTMENTS DO NOT EXCEED 18M GLASS LINE TO GLASS LINE;

OBJECTIVE 4C-1

Ceiling height achieves sufficient natural ventilation and daylight access

PROPOSED: ALL APARTMENTS ACHIEVE SUFFICIENT DAYLIGHT ACCESS AND NATURAL VENTILATION; A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 3.2M IS PROPOSED TO ALLOW THE ADG RECOMMENDATION OF 2.7M CEILING HEIGHT TO GENERALLY BE ACHIEVED IN LIVING, DINING AND BEDROOM AREAS; IN SOME CASES, A REDUCED CEILING HEIGHT OR BULKHEAD IS USED IN HABITABLE ROOMS (KITCHENS &/OR LIVING DIRECTLY ADJACENT TO PARTY WALLS) FOR MECHANICAL SERVICES IN LOCATIONS THAT DO NOT INTRUDE. IN THESE CASES, THE MINIMUM CEILING LEVEL WILL BE 2.4M;

OBJECTIVE 4C-2

Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms

PROPOSED: INTERNAL LAYOUTS HAVE WELL PROPORTIONED ROOMS WITH GOOD ACCESS TO DAYLIGHT AND VENTILATION, TO MAXIMISE THE FEELING OF SPACIOUSNESS

OBJECTIVE 4C-3

Ceiling heights contribute to the flexibility of building use over the life of the building

PROPOSED: EVERY FLOOR TO FLOOR CONFORMS WITH THE ADG, 2700MM HABITABLE ROOM AND 2400MM NON-HABITABLE ROOM.

OBJECTIVE 4D-1

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

PROPOSED: APARTMENT LAYOUT CONFIGURATION SPLITS UNITS INTO TWO SEPARATE AREAS - LIVING AND SLEEPING, WHICH ALLOWS LOUD AREAS TO BE SEPARATE FROM THE QUIET ONES.

OBJECTIVE 4D-2

Environmental performance of the apartment is maximised

PROPOSED: REFER TO OBJECTIVE 4C-1 FOR CEILING HEIGHTS,

OBJECTIVE 4D-3

Apartment layouts are designed to accommodate a variety of household activities and needs

PROPOSED: MINIMUM AREAS AND WIDTHS OF HABITABLE ROOMS ARE PROVIDED OR EXCEEDED WHERE POSSIBLE. ACCESS TO BEDROOMS, BATHROOMS AND LAUNDRIES IS GENERALLY SEPARATED FROM LIVING AREAS MINIMISING DIRECT OPENINGS BETWEEN LIVING AND SERVICE AREAS.

OBJECTIVE 4E-1

Apartments provide appropriately sized private open space and balconies to enhance residential amenity

PROPOSED: ALL BALCONIES ARE PROVIDED WITH USABLE AREA. BALCONIES AREAS ARE FREE FROM AIR CONDITIONING - UNITS ARE PROVIDED WITHIN DEDICATED ZONES WITHIN THE BUILDING.

OBJECTIVE 4E-2

Primary private open space and balconies are appropriately located to enhance liveability for residents

PROPOSED: PRIVATE OPEN SPACES AND BALCONIES PREDOMINANTLY FACE NORTH; PRIMARY BALCONIES OPEN DIRECTLY FROM LIVING AREAS.

OBJECTIVE 4E-3

Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building

PROPOSED: THE BALCONIES ARE AN INTEGRAL PART OF THE BUILDING FACADE AND INCORPORATE ARCHITECTURAL FEATURES, SCREENS AND PLANTER BOXES.

OBJECTIVE 4E-4

Private open space and balcony design maximises safety

PROPOSED: DESIGN AND DETAILING OF BALCONIES AVOID OPPORTUNITIES FOR CLIMBING AND FALLS.

OBJECTIVE 4F-1

Common circulation spaces achieve good amenity and properly service the number of apartments

PROPOSED: ENTRY CORRIDOR HAVE GENEROUS LOBBIES ALLOWING BETTER CIRCULATION.

OBJECTIVE 4F-2

Common circulation spaces promote safety and provide for social interaction between residents

PROPOSED: COMMON CIRCULATION SPACES ARE DESIGNED TO PROVIDE SAFE, LEGIBLE SPACES TO FOSTER INTERACTION AND HARMONY BETWEEN RESIDENTS.

OBJECTIVE 4G-1

Adequate, well-designed storage is provided in each apartment

PROPOSED: A VARIETY OF STORAGE TYPES ARE PROVIDED, ACCESSED OFF LIVING ROOMS AND CIRCULATION CORRIDORS WITHIN THE APARTMENTS, IN JOINERY UNITS, STORAGE AND LIVING AREAS.

OBJECTIVE 4G-2

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

PROPOSED: ADDITIONAL STORAGE LOCATIONS ARE ALLOCATED AT THE BASEMENT LEVELS IN THE FORM OF CAGES AS PART OF THE PROPOSAL, MEETING THE ADG REQUIREMENTS.

OBJECTIVE 4H-1

Noise transfer is minimised through the siting of buildings and building layout

PROPOSED: THE BALCONIES ARE APPROPRIATELY LOCATED TO MINIMISE THE TRANSMISSION OF NOISE BETWEEN APARTMENTS.

OBJECTIVE 4H-2

Noise impacts are mitigated within apartments through layout and acoustic treatments

PROPOSED: NOISY AREAS WITHIN THE PROPOSED DEVELOPMENT INCLUDING BUILDING ENTRIES AND CORRIDORS ARE GENERALLY LOCATED AWAY FROM SLEEPING AREAS. THE LIVING AND SLEEPING AREAS ARE SEPARATED.

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

PROPOSED: REFER TO ACOUSTIC REPORT FOR FURTHER DETAILS.

OBJECTIVE 4J-2

Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission

PROPOSED: ACOUSTIC TREATMENT IS PROPOSED TO THE AFFECTED FACADES BY TRAFFIC NOISE WITH SPECIFIC GLAZING REQUIREMENTS AND ALTERNATIVE MEANS OF VENTILATION.

OBJECTIVE 4K-1

A range of apartment types and sizes is provided to cater for different household types now and into the future

PROPOSED: UNIT TYPE CATER TO THE HOUSEHOLD TYPES IN THE AREA WITH 2 & 3-BEDROOM APARTMENTS.

OBJECTIVE 4K-2

The apartment mix is distributed to suitable locations within the building

PROPOSED: COMPLIES.

OBJECTIVE 4L-1

Street frontage activity is maximised where ground floor apartments are located

PROPOSED: GROUND FLOOR ACTIVATION IS ACHIEVED WITH LARGE COURTYARDS FOR UNITS FACING REYNOLDS STREET.

OBJECTIVE 4L-2

Design of ground floor apartments delivers amenity and safety for residents

PROPOSED: AMUNDANCE OF PLANTING HAS BEEN PROVIDED ON GROUND FLOOR PRIVATE COURTYARDS FOR SAFETY AND IMPROVED STREET PRESENCE.

OBJECTIVE 4M-1

Building facades provide visual interest along the street while respecting the character of the local area

PROPOSED: MATERIALS HAVE BEEN SELECTED IN RESPONSE TO THE LOCAL AND IMMEDIATE CONTEXT. THE PROPOSAL FITS WITHIN THE FUTURE STREET CHARACTER.

OBJECTIVE 4M-2

Building functions are expressed by the façade

PROPOSED: BUILDING ENTRY IS CLEARLY DEFINED BY THE ENTRY PORTAL AND SEPARATED FROM THE DRIVEWAY. ALL ELEVATIONS ARE RATIONALLY DESIGNED AND RESPOND TO THEIR USE.

OBJECTIVE 4N-1

Roof treatments are integrated into the building design and positively respond to the street

PROPOSED: ROOF AREAS AT LOWER LEVELS WHERE THE TOWERS STEPS TO ADHERE TO SETBACKS ARE PROPOSED WITH LANDSCAPED ROOFS AS PRESCRIBED WITHIN THE SITE SPECIFIC DCP.

OBJECTIVE 4N-2

Opportunities to use roof space for residential accommodation and open space are maximised

PROPOSED: PRIVATE OPEN SPACE FOR UNITS WHERE TOWER TRANSITIONS TO INCREASED SETBACKS ENJOY OF LARGER BALCONIES MAXIMISING THE USE OF THE ROOF OF THE UNITS BELOW.

OBJECTIVE 4N-3

Roof design incorporates sustainability features

PROPOSED: ROOF DESIGN MAXIMISES SOLAR ACCESS TO APARTMENTS DURING WINTER AND PROVIDES SHADE DURING SUMMER VIA OVERHANGING ROOFS; ROOF AREA WILL BE USED FOR PHOTO-VOLTAIC PANELS.

OBJECTIVE 4O-1

Landscape design is viable and sustainable

PROPOSED: BUILDING PERFORMANCE IS ENHANCED BY INCORPORATING A DIVERSE PLANTING INCLUDING NATIVE PLANT SPECIES.

OBJECTIVE 4O-2

Landscape design contributes to the streetscape and amenity

PROPOSED: THE PROPOSAL INVOLVES A SIGNIFICANT IMPROVEMENT TO THE PUBLIC DOMAIN WITH GREENERY PROPOSED ALONG REYNOLDS STREET AND GERARD LANE.

OBJECTIVE 4P-1

Appropriate soil profiles are provided

PROPOSED: THE COMMUNAL OPEN SPACE PROVIDES A LARGE AREA OF LANDSCAPED OPEN SPACE INCLUDING RAISED PLANTERS.

OBJECTIVE 4P-2

Plant growth is optimised with appropriate selection and maintenance

PROPOSED: DIVERSE PLANTING INCLUDING NATIVE SPECIES THAT ARE LOW IN MAINTENANCE AND SUITED TO THE SITE ARE INCORPORATED TO ENHANCE THE PERFORMANCE OF THE LANDSCAPED AREAS.

OBJECTIVE 4P-3

Planting on structures contributes to the quality and amenity of communal and public open spaces

PROPOSED MASSING FACILITATES ADDITIONAL OPPORTUNITIES FOR PLANTING; PLANTING IS POSITIONED FOR VISIBILITY FROM THE PUBLIC DOMAIN AND FOR PRIVACY BETWEEN PRIVATE OUTDOORS TERRACES AND BALCONIES.

OBJECTIVE 4Q-1

Universal design features are included in apartment design to promote flexible housing for all community members

PROPOSED: OPEN PLAN LIVING AND ADAPTABLE UNITS PROVIDED

OBJECTIVE 4Q-2

A variety of apartments with adaptable designs are provided Adaptable housing should be provided in accordance with the relevant council policy

PROPOSED: 7 ADAPTABLE APARTMENTS ARE PROVIDED: CONVENIENT ACCESS TO COMMUNAL AND PUBLIC AREAS, HIGH LEVEL OF SOLAR ACCESS, MINIMAL STRUCTURAL CHANGE AND RESIDENTIAL AMENITY LOSS WHEN ADAPTED, LARGER CAR PARKING SPACES FOR ACCESSIBILITY, PARKING TITLED SEPARATELY, REFER TO ACCESS REPORT FOR FURTHER INFORMATION.

OBJECTIVE 4Q-3

Apartment layouts are flexible and accommodate a range of lifestyle needs

PROPOSED: GENEROUS FLEXIBLE OPEN PLAN LIVING IS PROVIDED TO ACCOMMODATE MOST NEEDS AND LIFESTYLES.

OBJECTIVE 4R-1

New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place

PROPOSED: N/A

OBJECTIVE 4R-2

Adapted buildings provide residential amenity while not precluding future adaptive reuse

PROPOSED: N/A

OBJECTIVE 4S-1

Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement

PROPOSED: N/A

OBJECTIVE 4S-2

Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents

PROPOSED: RESIDENTIAL LOBBY AND LIFT ACCESS ARE SEPARATED FROM PUBLIC SPACES.

OBJECTIVE 4T-1

Awnings are well located and complement and integrate with the building design

PROPOSED: NO AWNINGS, ENTRY FORECOURT PORTAL IS PARTIALLY COVERED AND THE BUILDING ENTRY IS COVERED, CREATING A TRANSITION FROM OUTSIDE TO INSIDE.

OBJECTIVE 4T-2

Signage responds to the context and desired streetscape character

PROPOSED: SIGNAGE WILL BE LIMITED TO BUILDING IDENTIFICATION, NAVIGATION AND STATUTORY SIGNS. IT WILL BE DESIGNED TO FIT HARMONIOUSLY IN THE ARCHITECTURE AND TO CONTRIBUTE POSITIVELY TO THE PRECINCT.

OBJECTIVE 4U-1

Development incorporates passive environmental design

PROPOSED: NATURAL LIGHT IS PROVIDED TO ALL HABITABLE ROOMS, OUTDOOR COMMUNAL OPEN SPACE AREAS ARE DESIGNED TO PROVIDE RESIDENTS WITH A RANGE OF SPACES OFFERING FLEXIBILITY AND CHOICE DEMONSTRATING A HIGH LEVEL OF PASSIVE ENVIRONMENTAL DESIGN. MAXIMISED OPENABLE WINDOWS - SENSORS TO CONTROL ARTIFICIAL LIGHTING IN COMMON CIRCULATION SPACES - RAINWATER TANK.

OBJECTIVE 4U-2

Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer

PROPOSED: LIGHT FINISHES WILL BE USED ON EXPOSED ROOF SLABS.

OBJECTIVE 4U-3

Adequate natural ventilation minimises the need for mechanical ventilation

PROPOSED: NATURAL VENTILATION WILL BE PROVIDED TO ALL HABITABLE ROOMS AND TYPICALLY, TO ALL COMMON AREAS AND CIRCULATION SPACE, OPPORTUNITIES FOR NATURAL VENTILATION ARE INCORPORATED IN THE DESIGN THROUGH DUAL ASPECT APARTMENTS, CORNER APARTMENTS, AND OPENABLE WINDOWS.

OBJECTIVE 4V-1

Potable water use is minimized

PROPOSED: THE DEVELOPMENT WILL INCORPORATE WATER EFFICIENT FITTINGS, APPLIANCES AND RAINWATER COLLECTION.

OBJECTIVE 4V-2

Urban storm water is treated on site before being discharged to receiving waters

PROPOSED: REFER TO CIVIL ENGINEERS DOCUMENTS FOR FURTHER INFORMATION.

OBJECTIVE 4V-3

Flood management systems are integrated into site design

PROPOSED: REFER TO CIVIL ENGINEERS DOCUMENTS FOR FURTHER INFORMATION.

OBJECTIVE 4W-1

Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents

PROPOSED: EACH LOBBY COUNTS WITH A WASTE CHUTE FOR BETTER RESIDENT AMENITY. BOTH WASTE ROOMS ARE LOCATED ON LOWER GROUND FLOOR AND AN ADDITIONAL BULKY WASTE ROOMS IS PROVIDED FOR THE DISPOSAL OF LARGER ITEMS. REFER TO WASTE MANAGEMENT REPORT FOR FURTHER INFORMATION.

OBJECTIVE 4W-2

Domestic waste is minimised by providing safe and convenient source separation and recycling

PROPOSED: WASTE CHUTE IS PROVIDED ON EACH LEVEL, AND A SEPARATE RECYCLING BIN IS ALSO PROVIDED WITHIN A LOBBY CUPBOARD.

OBJECTIVE 4X-1

Building design detail provides protection from weathering

PROPOSED: THE FACADE IS DETAILED INCLUDING OVERHANGS TO PREVENT STAINING AND PROTECT WALLS BELOW; PLANTER BOXES ARE DESIGNED TO SIT ABOVE PAVING LEVELS FOR DRAINAGE AND TO MINIMISE MAINTENANCE OF WATERPROOF MEMBRANES; OVERHANGING SLABS WILL BE DETAILED WITH DRIP LINES TO AVOID STAINING.

OBJECTIVE 4X-2

Systems and access enable ease of maintenance

PROPOSED: SUITABLE ACCESS FOR CLEANING WILL BE PROVIDED FROM THE SHARED PUBLIC/COMMUNAL DOMAIN OR APPROPRIATELY CONTROLLED ROOF ACCESS; THE MAJORITY OF WINDOWS CAN BE CLEANED FROM INSIDE OR FROM BALCONIES.

OBJECTIVE 4X-3

Material selection reduces ongoing maintenance costs

PROPOSED: MINIMIZED PAINTED SURFACES AND MAXIMIZED NATURAL AND DURABLE MATERIALS.

THANK YOU!