.coble stephens.
architects
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SEPP 65 REPORT

FOR

PROPOSED THREE STOREY + BASEMENT RESIDENTIAL DEVELOPMENT AT 1-5 RAINBOW ROAD, MITTAGONG NSW LOT 32, DP 9299 & LOTS 141-142, DP 531051

Prepared for
ROBSEA NOMINEES Pty Ltd & BILGOLA BEACH Pty Ltd

September 2022

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CONTENTS

SEPP 65 DESIGN VERIFICATION STATEMENT

Pursuant to Clause 50 (1A) of the Environmental Planning and Assessment Regulation 2000, effective from July 26 2003; I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the Architects Act 1921 as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I designed, or directed the design, of the residential flat development stated above and I affirm that the design achieves the design quality principles as set out in Part 2 of the State Environmental Planning Policy No 65 Design Quality of Residential Flat Development.

Andrew Coble
Architect
Reg. 6922 NSW

PROJECT DESCRIPTION

The proposal is for the construction of a three storey residential development incorporating 49 apartments under the State Environmental Planning Policy for Housing (Affordable Housing).

The building structure will include one basement level for car parking and storage; a ground floor level containing 17 residential adaptable apartments; a first floor containing a mix of single storey apartments and two-storey apartments with internal connection to a loft storey above.

This report aims to address SEPP 65 by indicating the areas of compliance, thus enabling assessment of the application by the authorities.

LEGISLATION

The governing Legislation for this project is State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development, current version dated 17 July, 2015. In turn this refers to the Apartment Design Guide, which will also be addressed in this report.

SEPP 65

Refer to Statement of Environmental Effects prepared by James Lovell & Associates Planning which addresses the legislation associated with the SEPP.

Schedule 1 Design Quality Principles.

Principle 1: Context and neighbourhood character

The proposal has aimed to provide a building which relates to the context of the area. The subject property sits within a Medium Density zoned area between the two dominant community hubs in Mittagong. These include the Mittagong RSL club to the east of the proposed development and within 200 metres walking distance, and the Mittagong Marketplace which is within 300 metres walking distance. The subject property is also in close proximity to a retirement community (Henley Brae) and an affordable housing development (The Forge).

The existing character of the surrounding neighbourhood is primarily single storey detached dwellings, however the location of this area between community facilities is resulting in a greater proportion of townhouse and medium density developments. Affordable housing fits well into the social and economic identity of the area.

Principle 2: Built form and scale.

The proposed development has been designed to sit appropriately on the subject site and within the scale of the surrounding neighbourhood, both in a current and future context. The current context incorporates a number of stand-alone detached single dwellings on relatively large blocks however the future context would likely include low scale medium density apartments and townhouses across a number of amalgamated properties. The subject site is an amalgam of three existing properties (or equivalent to four standard residential blocks).

The structure incorporates three levels of residential apartments, some single storey only while others are connected across two levels. Although this form of residential living is not yet common within the surrounding neighbourhood, the future character and planning intentions for the area are for higher density infill housing to reduce sprawl in Greenfield areas. The building has been specifically designed to utilise design features and materials common within the Southern Highlands and immediate vicinity including traditionally pitched roofs; roof terraces and dormers; covered verandahs and courtyards.

Design elements within the building have been used to both visually and physically reduce the bulk and scale of the structure. While the ground floor structure appears heavy and podium–like, the first floor level is set back from the ground floor alignment with terracing and appears recessed through lightweight materials and skeletal pergola forms. The second floor level is situated primarily within the roof space of the first floor level and is highlighted only by pop-out roof forms and Juliet balconies.

The proposed building has been designed to sit across the property to benefit from the northerly aspect of the site. To further achieve this aspect the building has been divided into two wings running east/west with a central circulation core connecting the building both horizontally and vertically. In separating the building a series of outdoor spaces have been incorporated which are both physically and visually connected to the structure. The bulk and scale are effectively reduced by the separation of the wings and the reduction in potential roof height.

The bulk and scale of the building are further reduced by situating the building partially below the street level and locating all car parking within a completely subterranean basement structure.

The design entities, including separation and articulation of the design aids in reducing the building to a smaller scale. This has allowed the appearance of the building to better relate to the context of the immediate surrounding streets, and also to Mittagong as a whole.

Principle 3: Density.

The proposed use of the building for apartments is appropriate in the current financial climate, as there is a high demand for housing in this growing area, and particularly for affordable residential options. The close proximity to the cultural and community hub along with the main retail infrastructure for Mittagong makes the site appropriate for the intended density. Walking distance to the bus routes and railway station would allow residents to commute to Sydney or Canberra, thus allowing them to live away from the city while having convenient access.

Principle 4: Sustainability.

The apartments will take advantage of natural sunlight and cross ventilation where possible. The majority of apartments and principal living spaces enjoy a northern amenity, even those at the ground floor level of the southern wing. Recycling facilities will be available to the residents.

The restricted footprint has ensured that development is surrounded by vegetation, including a sheltered courtyard space for community activities within the centre of the building. Deep soil zones within the footprint of the building and along the edges and rear of the building provide residents with the opportunity for sustainable vegetation and groundwater recharge.

Principle 5: Landscape.

Landscaping and integration with the environment has been a leading design principle in the development of this building. Each ground floor apartment and communal space has direct connection with useable landscape features and the upper floor apartments all have private terraces with connection to the existing tree canopy of the subject or neighbouring properties.

The central communal courtyards which sit within the footprint of the building provide a space for social interaction as well as equitable access while creating privacy for the development. The landscaping between the building and street boundary will also create a sense of community while continuing the natural and native environment within the streetscape.

The development will also contain an area for vegetable gardens and composting to promote amenity within the community.

Principle 6: Amenity.

The intent of the development is to provide apartment designs that achieve good northerly aspect and outlooks, and natural ventilation to the majority of apartments, including generous outdoor spaces and ease of access. Large and efficient apartment layouts include generous living and sleeping areas, ample storage options and access to multiple outdoor private and communal open space areas.

Principle 7: Safety.

The building has been designed with a single, clearly defined entry point from which access to all apartments is available, allowing a security point for residents only access. All car parking is situated within the security controlled basement carpark which will be well lit with security surveillance.

Principle 8: Housing diversity and social interaction.

The apartments vary in size, with the options including one bedroom, two bedroom, and three bedrooms. Approximately 20% of the apartments are adaptable and all are serviceable by an accessible entry point and lift.

The communal garden area and courtyards will provide opportunities for social interaction among residents.

Principle 9: Aesthetics.

The design of the development provides a variety of textures through the use of contemporary and residential materials (finished/polished concrete, steel and timber cladding, steel and timber pergola structures).

The variety of materials and building forms will result in a building that sits comfortably within the streetscape, taking visual cues from the neighbouring residential buildings as well as the nearby commercial buildings. The development will complement the existing streetscape while also creating a visually interesting cue for future development in the developing neighbourhood.

APARTMENT DESIGN GUIDE

The guide is applicable as the building is four storeys high consisting of an underground basement and three stories of full height apartments of which the top storey sits primarily within the main roofline. The guide applies to buildings three or more storeys, and where there is a conversion of an existing building to a residential flat building.

PART 1: Identifying the context

1A Apartment building types

The type that most matches the proposed development is a Row Apartment as the building has two regular shaped wings arranged around a central access core. The building and apartment layout is regular in shape akin to the suburban grid system. The landscaped areas, including the central courtyard spaces, are also arranged about this grid formation.

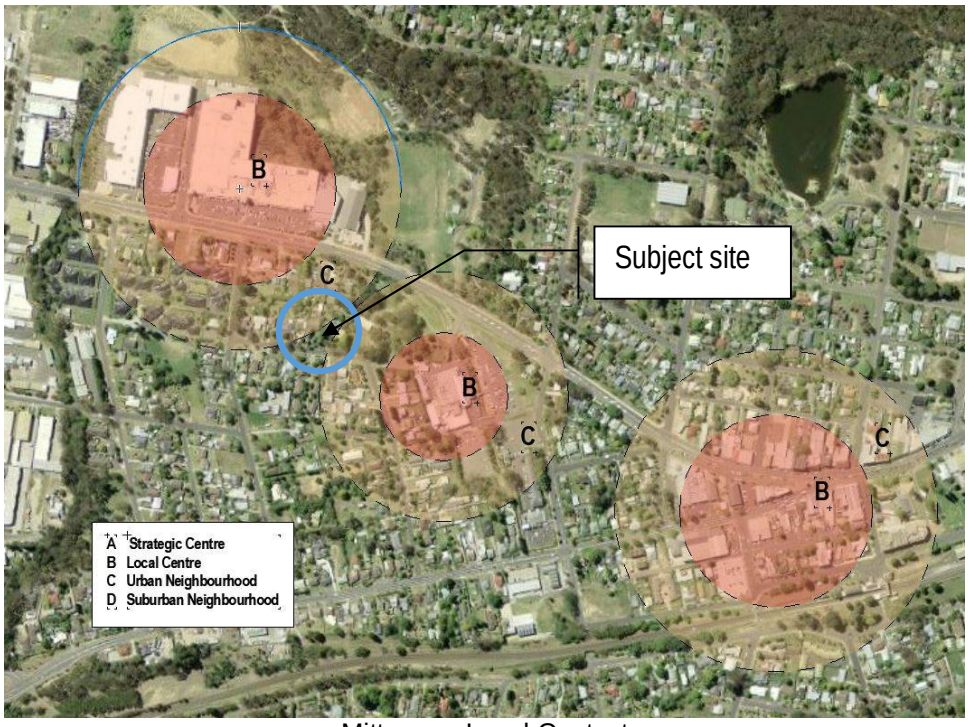
1B Local character and context

Mittagong is a small town located in the Southern Highlands and is the northern gateway to the local business centre (Bowral). Mittagong is primarily suburban in form connected by a number of 'local centres' situated along the main road through town (Old Hume Highway). The local centres include the town centre to the central east; and the Highlands Marketplace retail centre to the central west. A community hub sits centrally located within these two local centres (Mittagong RSL Club).

The areas surrounding these local centres are primarily zoned Medium Density and earmarked as future development sites. Although these areas are still predominantly low scale residential at present, a number of multi-dwelling townhouses and apartment buildings have started to appear in the last five years and continue to be developed.

The subject property sits within this strategic area and between the local retail centre and the community centre. The area is suitable for a development of this type, as the proximity to services and transport would allow commuters and families without private transport access to all necessary services.

The following diagram indicates the local centres and surrounding areas.



Mittagong Local Context

The scale of the local neighbourhood is typically detached single storey with new medium density development comprising single and two-storey townhouse. A two-storey affordable housing apartment complex with basement carparking sits nearby. Large commercial and retail buildings are located within 400 metres of the subject property with building height above the ridge height of the proposal.

The following diagram indicates the proposed three storey development within the local context.

1C Precincts and individual sites

The subject property comprises three parcels of adjoining land which effectively result in the equivalent of four standard and regular shaped lot portions. The property has a gentle slope from the southern street boundary to the rear boundary and enjoys views of the hills to the north and back toward Mount Gibraltar to the south. A large parcel of land owned by Council sits to the east of the subject property which incorporates a north-east facing building operating for the Wingecarribee Aboriginal Community. The remaining adjoining properties are single storey detached dwellings on relatively large blocks (approx. 1,250m^2).

The local precinct is zoned Medium Density R3 under the Wingecarribee Shire LEP and due to its proximity to local services and transport is being developed with affordable housing apartments; seniors living developments and two-storey townhouse developments. The proposed affordable housing development is not out of context within the local precinct.

Part 2: Developing the controls

2A Primary Controls

The primary development controls as provided by Wingecarribee Council under the LEP and relevant Development Control Plan have been followed and where relevant the Affordable Housing SEPP has been adopted.

2B Building envelopes

A building envelope for the site has been adopted from allowable building heights/storeys and building setbacks. This envelope has helped define the three dimensional form of the building and contributed to the improved articulation of the building, including balconies and roof terraces, roof shapes and open circulation space.

2C Building height

The development has been designed to fit within Council's maximum height controls for the site. The LEP is silent on height limit for the site however the DCP has height controls based upon storeys in which a three storey building is allowable with a 12 metre height limit to the ridge. The top storey of a three storey building is required to be predominantly situated within the roof space of the first floor.

The proposal sits within the 12 metre height limit (including ridge heights) and the top floor is designed to sit within the roof space with protruding-articulated roof forms so it is read primarily as a two storey building.

2D Floor space ratio

The floor space ratio control for the zone and subject site is controlled by the Mittagong DCP and is 0.5:1 for Medium Density. An additional 0.5:1 is available under the provision of the Affordable Housing SEPP. By utilising the three storey maximum height limit for the site the development is able to increase setbacks and improve articulation in the façades and roof forms.

2E Building depth

The maximum building depth adopted is approximately 13.8 metres from northern glass line to southern glass line. This depth sits in the optimal range to receive adequate daylight and natural ventilation. The proposed apartments have been designed to take advantage of the northern aspect, maximising northern sunlight and controlled eastern and western sunlight where possible. All apartments receive direct northern sunlight, where only a small number of apartments (two) have a southern frontage only.

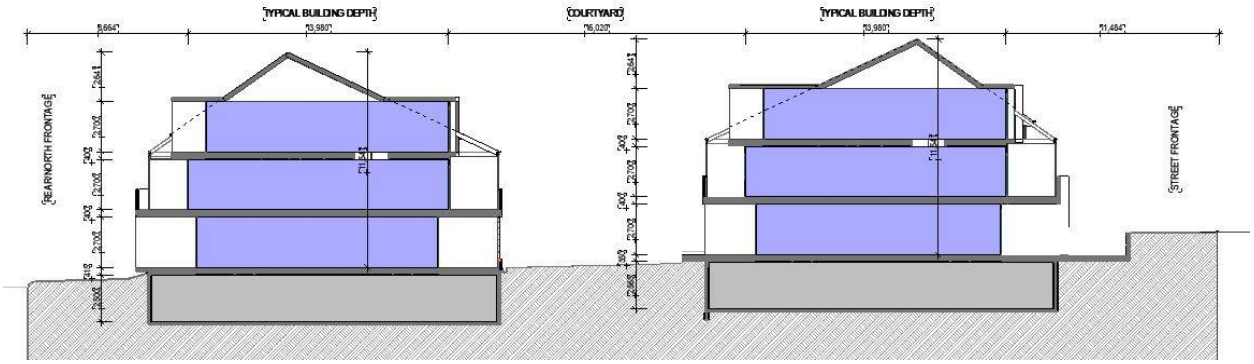


Plate 2E.1 - Section showing enclosed portion of apartments, nominated in purple.

2F Building separation

The alignment of the proposed building incorporates two structures running on an east/west axis to achieve a northerly aspect to the majority of apartments. This results in reduced glazing to the eastern and western facades. The closest neighbouring building to the west is approximately 9.5 metres between walls at ground and first floor levels. The second (top) floor is approximately 12.3 metres between neighbouring walls. The eastern neighbouring building is approximately 17.6 metres from the nearest proposed wall at ground and first floors, and at least 20 metres at the second floor level. The Guide calls for a building height of up to 4 storeys to have a separation of 6-12m, therefore in most areas this is achieved.

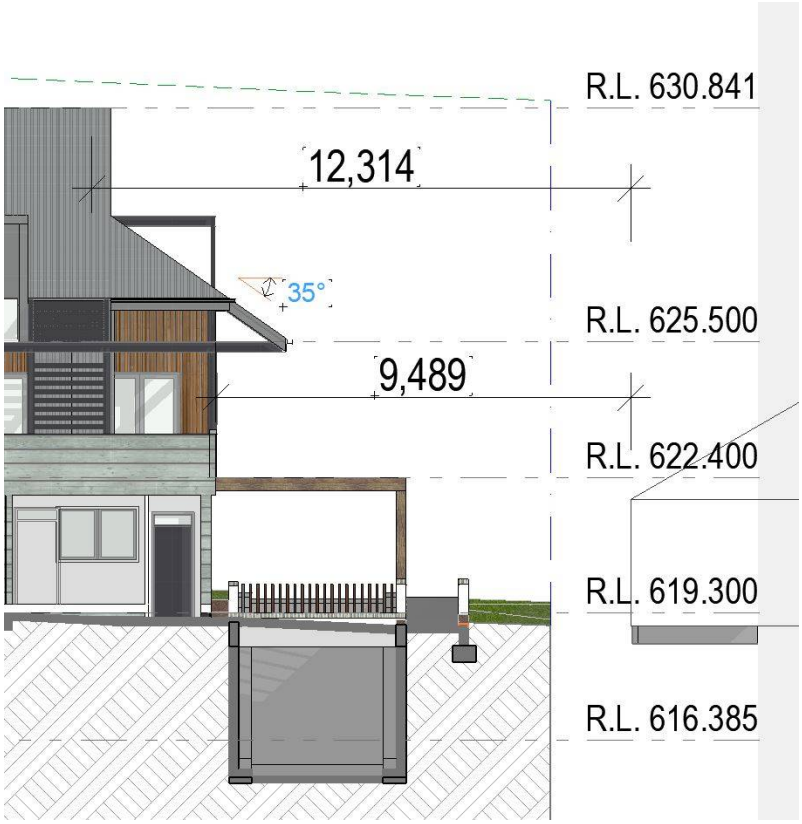


Plate 2F.1 - Setback to western neighbour

2G Street setbacks

The relevant Council controls for setbacks in Medium Density zones call for consistency with the existing setback patterns in the street. If no setback pattern exists, or if new development is undergoing a transition phase then a minimum setback for Residential Flat Buildings shall generally be 9 metres.

The current setback pattern for Rainbow Road is not consistent and ranges from approximately 8.5 metres on the western corner of the street to 27 metres on the eastern end of the detached housing and even 33 metres at the Aboriginal Community Centre. We believe the neighbourhood is undergoing a transition to Medium Density and to future proof development in the area a 9 metre setback should be adopted. The proposed development has therefore been set out at around and behind this mark, with the closest exterior wall being approximately 10.6 metres to the street boundary. Open terraces at first floor level have a setback of between 6.6 metres and 8.6 metres. These terraces provide articulation to the street facing façade and ensure that structural walls are set well back behind the 9 metres setback line.

2H Side and rear setbacks

The relevant Council controls for side and rear setbacks in Medium Density zones call for consistency with the existing setback patterns in the street.
In regard to side setbacks, should no setback pattern exist, then new development will be based upon merit. Notwithstanding this a minimum setback for Residential Flat Buildings shall generally be 1.5 metres plus the height of the building metres. This general rule has been adopted for the proposed design which has a ground floor side setback of approximately 4.5 metres (1.5m + 3m height); a first floor side setback of 7.5 metres (1.5 + 2 x 3m height); and a second floor side setback of 10.5 metres (1.5m + 3 x 3m height).

Rear setback controls require that setbacks of new development will be generally consistent with existing adjacent development and in the case of inconsistency proposed setbacks will be assessed on merit in relation to existing vegetation on-site; and privacy and solar access to proposed and existing dwellings.

As a start point for the design within the medium density zone, a minimum rear setback line of 8 metres was adopted. Design development resulted in all exterior walls sitting beyond this setback line between 8.7 metres and 9.7 metres from the rear boundary. The proposed balconies and terraces sit within this setback line as allowable under the Development Control Plan.

The proposed design incorporates a building type that orientates habitable rooms to the street and rear, minimising the need for substantial side setbacks. The building layout also situates the outdoor communal spaces within the courtyard space, removing private open space from the adjoining side and rear boundaries.

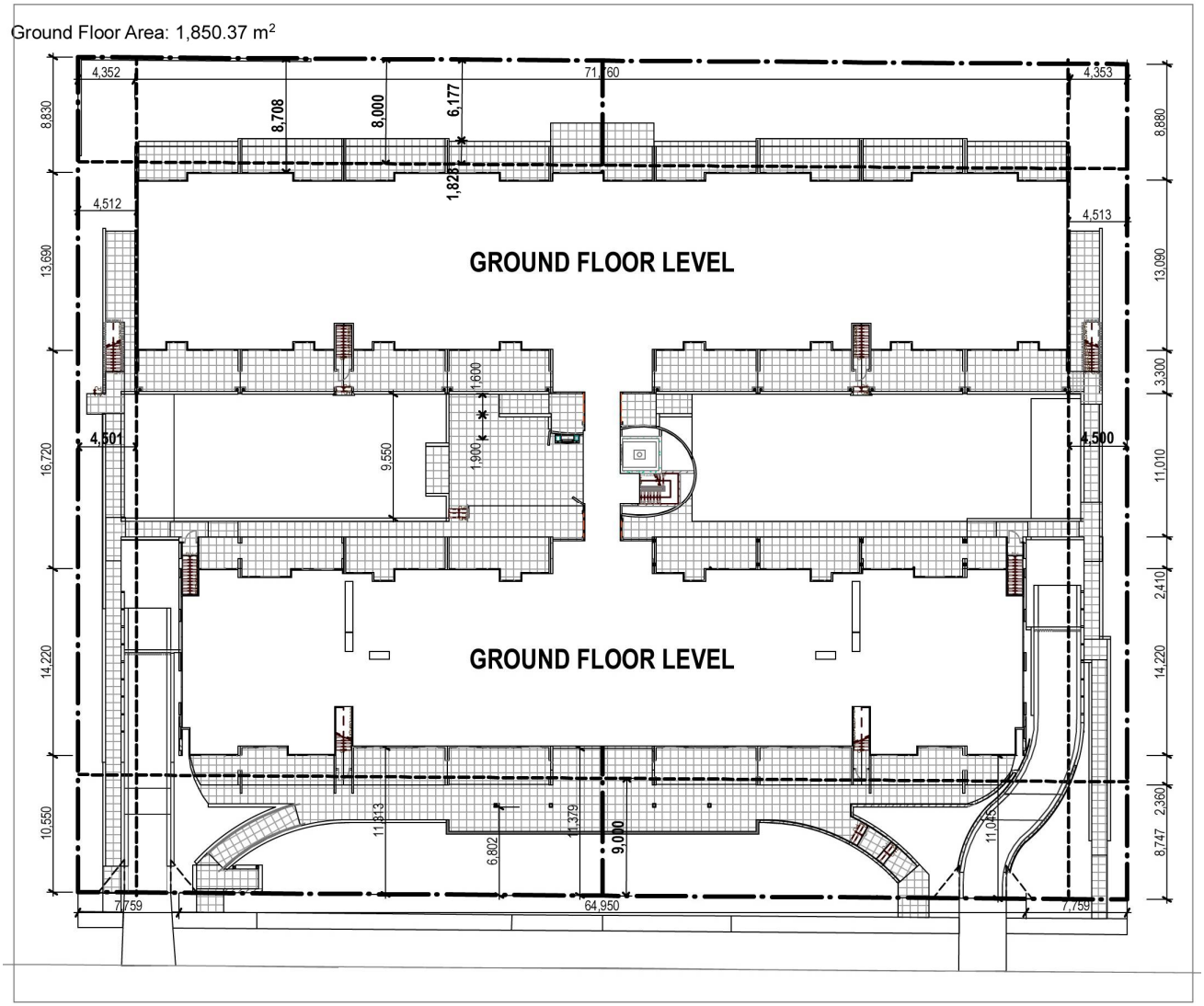


Plate 2H.1 Ground Floor Building Depths and Setbacks

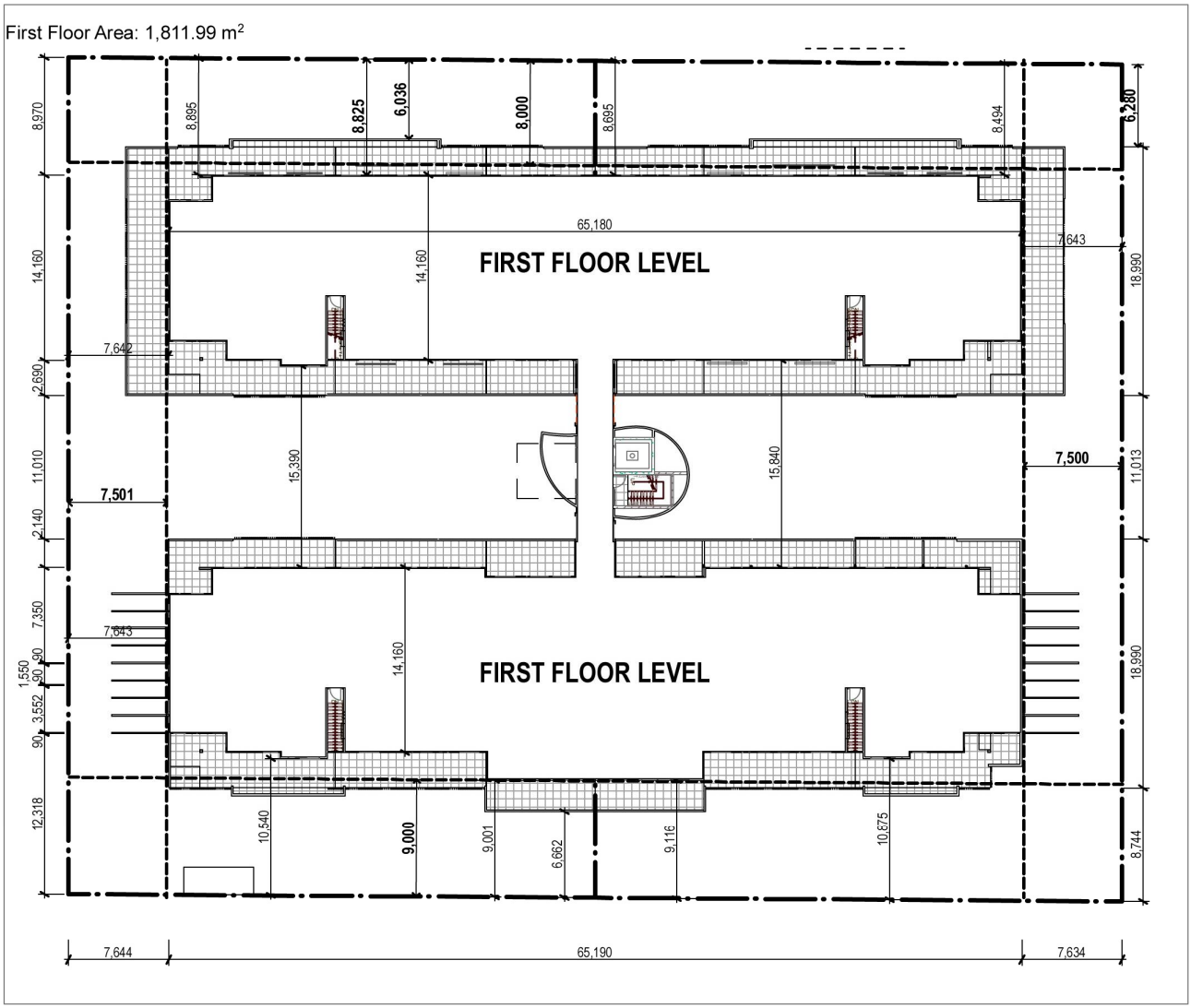


Plate 2H.2 First Floor Building Depths and Setbacks

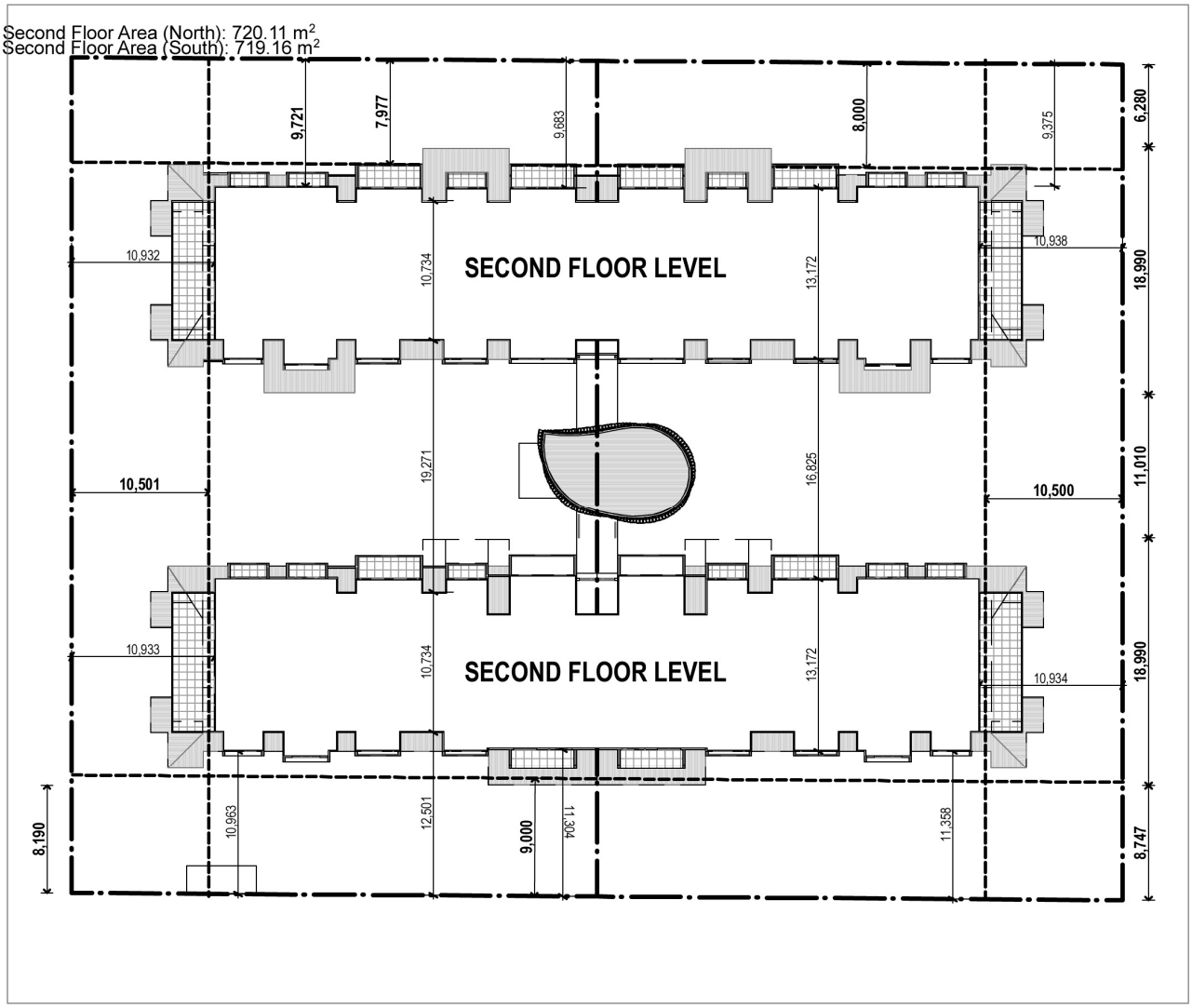


Plate 2H.3 Second Floor Building Depths and Setbacks

Part 3. Siting the development

3A Site analysis

A Site location plan, aerial plan and local context plan have been included with the Site Analysis documentation in the Architectural Plan set drawing DA-01M. These drawings indicate the subject property and proposed development in a wider context within the neighbourhood. A Land Survey which indicates adjoining properties and buildings and land contours has also been included.

A Street elevation indicating the proposed development within the context of the streetscape has been included on the title page DA-01M.

A Site Analysis has been included in drawing DA-01M indicating geographical characteristics of the site such as prevailing wind directions, noise impacts, views to and from site and proposed retention and removal of vegetation. The proposal has aimed to utilise the best aspects and constraints of the site to design the best outcome for the apartments in terms of aspect, orientation, light and ventilation.

3B Orientation

The building has been oriented to best achieve a northerly aspect for most apartments while maintaining the existing urban form of the street. As the property is north facing, the building has been split into two wings running across the site. This layout allows for northern sun to directly connect with the majority of the apartments and connected terraces across three floors.

The design also responds to the moderate slope toward north as the northern building has been set lower than the southern building. This results in a reduction in height and scale for the rear building and enables greater sunlight to pass across the roof of the northern wing.

Objective 3B-1 – The apartments on the ground floor and the southern facing façade address the street frontage through terraces and habitable rooms. Living areas are oriented to receive north, east or west sun where possible.

Objective 3B-2 – The orientation of most apartments to a northerly aspect results in living areas, private open space areas and communal open space areas/courtyards receiving solar access. The orientation of the buildings from east to west results in a building that does not adversely overshadow any neighbours.

3C Public Domain Interface

The apartment building has been setback from the street boundary as shown in the Setback diagrams (refer Part 2H), in which the setback varies between approx. 9.1 metres and 11.3 metres. The existing nature strip between the boundary and the bitumen/ kerb edge is approximately 5.56 metres wide. This large transition area will be landscaped so that the safety and security, as well as the amenity of the public domain is retained and enhanced.

The ground floor apartments facing the street boundary will have terraces and windows/doors facing the street, promoting activity and interaction. The split level design to the street façade will also result in interaction between the ground floor and first floor apartments and terraces. Planting and planter boxes will also provide a visual barrier and break up the long lengths of the façade and create privacy where required.

Objective 3C-1 – Upper level balconies and windows overlook the street. Courtyards at the street level have planter screens to 1.5m high. The planting provides a level of privacy but is visually permeable to allow some observation of the street. Lengths of solid wall have been broken up.

Objective 3C-2 – The garbage storage area is located out of street view and within the basement. Mail boxes are located along the boundary line and adjacent to the pedestrian entry to the site in compliance with Council requirements.

3D Communal and public open space

Communal open space is provided to the development in the form of two formal courtyards between the two apartment buildings and less formal space to the north of the northern building and the south of the southern building.

Objective 3D-1 - The communal open space will achieve an area over 25% of the site, Based on overall site area 5,150.94m^2, the communal open space totals approximately 1,400m^2, which is approximately 27% of the total site area. Most of this area achieves a minimum of 2 hours of sunlight between 9am and 3pm on 21 June due to the orientation of the buildings and northern aspect.

Additional recreation areas for residents will be available on the generous balconies.

Objective 3D-2 – The communal space provides a number of areas for residents to use, including seating, lawn areas, shade trees, vegetable beds and compost bins. A communal covered terrace with barbeque facilities has been included within the central circulation core.

Objective 3D-3 – The communal open space areas are visible from habitable rooms and private terraces, and will be well lit to maximise pedestrian safety.

Objective 3D-4 – The southern communal space has a public street along one edge and provides access to greater facilities and parks to the east surrounding the Mittagong RSL Club and playgrounds to the north.

3E Deep soil zones

Deep soil zones have been given priority in the design of the development to maximise the open space areas. Please refer to the landscape plan submitted with this application.

Objective 3E-1 – The central courtyards have a soft landscaped area of approximately 526m^2 and have been specifically designed to accommodate deep soil zones for the

development. The deep soil area in this area only is approximately 10% of the site area. The total deep soil zone is well in excess of 15% of the site.

3F Visual privacy

The building shape has resulted in most apartments having an outlook to the street, the north or internally to the central courtyards.

Objective 3F-1 – The separation between the two three storey buildings on-site is approximately 11 metres between terraces and approximately 16 metres between walls/glazing. Habitable room uses will differ between north facing living rooms in apartments and south facing bedrooms.

The nearest building on an adjoining property is approximately 6.1 metres between walls at ground level. This distance increases to over 9 metres at first floor level and at least 12 metres at second floor level. The buildings will also be separated at ground level by fencing and boundary hedging/plantings.

Objective 3F-2 – Recessed balconies have been used to provide privacy between apartments, including vertical privacy screens. Balconies are located in front of living rooms to increase internal privacy.

3G Pedestrian access and entries

The proposed entry to the site is central to the building on the street facing facade. This main entry point then has access to the central circulation core which contains a stairwell and lift to the floors above. Access will also be via the basement levels which also have direct access to the circulation core.

Secondary entries will be via pathways to the east and west of the buildings which connect the street path with the courtyards and core.

Objective 3G-1 – The communal and public entry is clearly identifiable through the use of a pedestrian ramp and roof over a feature wall containing the mailboxes.

Objective 3G-2 – The lift lobby and entry hallways will be easily identifiable from the public domain. Electronic keypads and intercom will be provided to manage access.

Objective 3G-3 – The site does not have any public thoroughfares passing through it.

3H Vehicle access

Vehicle access has been separated into access and egress via two separate driveways. Each driveway connects with the street and travels past and below the southern building connecting to the basement carpark.

Objective 3H-1 – The basement vehicle access is well recessed behind the line of the building and well below ground level. There will be no pedestrian access along the driveway ramps, as all pedestrian access will be via the stairs or lifts. Garbage bin storage is within the basement and will be transferred to the street by a consultant firm.

3J Bicycle and car parking

Car parking has been provided for the development within the basement car park. Mittagong is not within a nominated Regional Centre in relation to car parking requirements within the SEPP.

Objective 3J-1 – Car parking has been provided in accordance with the requirements of the Affordable Housing SEPP. This requires 0.4 spaces per 1 bedroom, 0.5 spaces per 2 bedroom unit, and 1 space per 3 bedroom unit. Visitor spaces are silent within the SEPP. The proposal has the following unit designation:

1 bed – 4 units	requires 1.6 parking spaces
2 bed – 37 units	requires 18.5 parking spaces
3 bed – 8 units	requires 8 parking spaces

Therefore the development requires 28.1 – rounded up to 29 - parking spaces.

The site has 88 spaces provided in the basement car park, comprising of 74 resident car spaces; 5 visitor car spaces and 9 shared car spaces (for accessible visitor carparking and adaptable living options). This number exceeds the requirements by 45 car spaces. See the Statement of Environmental Effects for an explanation of the provision of these spaces in relation to the DCP.

Objective 3J-2 –Motorbikes and bicycles have not been provided with specific storage spaces in the basement car park, however due to the provision of excess resident spaces this option is possible.

Objective 3J-3 – The car park will be well lit, have clearly marked spaces, and have well defined waiting areas for the lifts. Well-lit and ventilated storage and garbage areas have also been provided on the basement floors.

Objective 3J-4 – The car park has double loaded aisles, is completely below ground level, and will have ventilation provided through a fresh air system. Excavation has been minimised through the use of split level basement design.

Objective 3J-5 – This development does not incorporate on-grade car parking.

Objective 3J-6 – This development does not incorporate above ground enclosed car parking.

Part 4 Designing the building

Amenity

4A Solar and daylight access

The northern orientation of the site and design of a double building design allows for most apartments and open space areas to achieve excellent sun penetration, with very few areas requiring alternate design solutions to achieve BCA requirements.

Objective 4A-1 – Shadow studies show that the living rooms and private open spaces of 41 apartments or 83.5% (requirement minimum 70%) of apartments achieve 3 hours of sunlight between 9am and 3pm at mid winter – Compliance achieved. It should be noted that 47 of 49 (96%) apartments achieve 2 hours of sunlight at mid-winter.
Two (2) apartments or 4% (requirement maximum 15%) receive no direct sunlight between 9am and 3pm at mid winter. Apartments affected - 18, 33.

Objective 4A-2 – Courtyards have been used to maximise daylight access where sunlight is limited, however as 96% of all apartments receive at least 2 hours of sunlight at mid-winter borrowing light from courtyards is not deemed necessary.

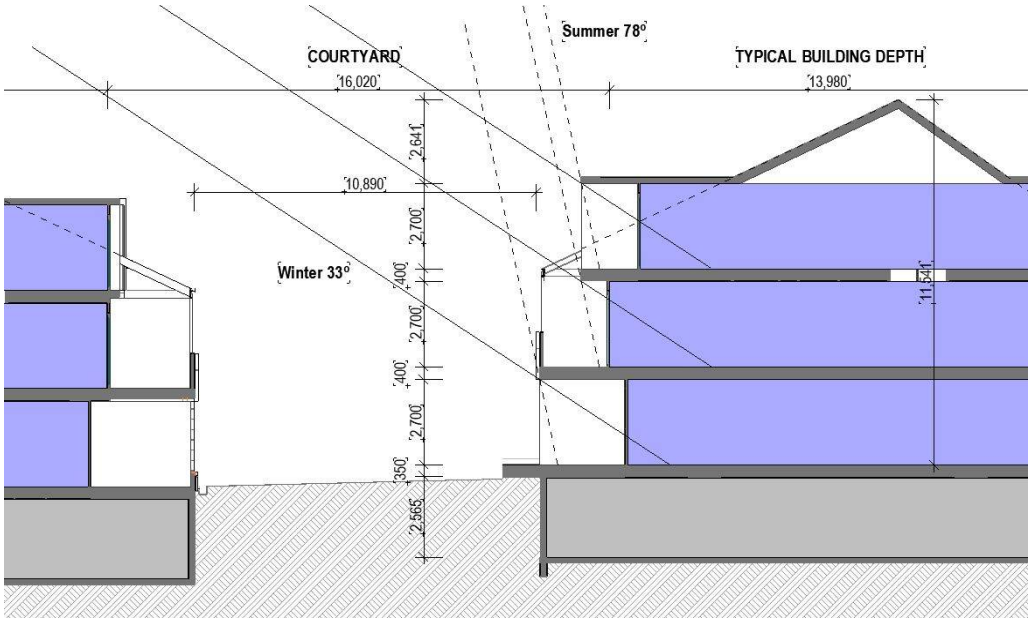


Plate 4A.1 – Solar Access to northern face of southern building

Objective 4A-3 – A combination of balconies to the north, east and west provide sun shading to lower apartments. First floor apartments and associated terraces are provided with roof pergolas and awnings. The roof dormers at second floor level are oriented to north and south and provided with horizontal and vertical eaves to protect habitable rooms from morning and afternoon sun.

High performance glass will also be assessed with the Section J report to ensure the highest level of comfort for occupants.

4B Natural ventilation

Where possible, units have been designed to span the entire width of the building. All apartments at ground floor level span the width of the building, while the majority of apartments at the first floor level connect with the second floor level and span the width of the building.

Objective 4B-1 – Areas of unobstructed window openings provide at least 5% of the floor area served. Doors and window are openable to allow maximum capture of natural ventilation.

Objective 4B-2 – Single depth apartments have been limited in depth where possible. These apartments are situated on the first floor level and number 8 in total (16%). Four of these north facing apartments have a frontage of three habitable rooms which capture the sun and breezes. Cross Ventilation can occur within each apartment. The remaining four apartments have a two habitable room frontage with maximum opening to floor area served.

Objective 4B-3 –The proposal achieves cross ventilation to 41 apartments which equates to 83.6%. The depth of these apartments does not exceed 18 metres, but each is closer to 14 metres.

4C Ceiling heights

The building has been designed to achieve the minimum ceiling heights across the three habitable floors.

Objective 4C-1 – The apartments throughout achieve a minimum 2.7 metres for habitable rooms and a minimum 2.4 metres for non-habitable rooms. The attic spaces within the second floor roof space have a minimum height of 1.8 metres with a roof pitch between 25º and 35º.These spaces are not considered habitable but used for storage only. Full compliance is achieved.

Objective 4C-2 – Noted. The minimal depth of each apartment avoids the appearance of long low ceilinged spaces.

Objective 4C-3 – The ground floor has a similar ceiling height to the remainder of the development as the building sits within a residential zone.

4D Apartment size and layout

The apartments in the development have been functionally and practically designed to be an appropriate mix for the local market, respond to site characteristics and orientating living areas towards the primary outlook and aspect, and away from noise sources, provide appropriate kitchen and storage facilities, enable furniture removal and replacement, and meeting the minimum apartment sizes in regards to room sizes and robe lengths. Each level has access to natural lighting and ventilation from multiple aspects.

Objective 4D-1 – Minimum internal areas applicable are 1 bed – 50m^2, 2 bed 70m^2, 3 bed – 90m^2.

The following apartment sizes are proposed:

- 1-bedroom apartments at First Floor level between 56.55m² - 57. 52m²
  (A18, A33, A41, A42).

- 2-bedroom apartments Across Ground, First and Second Floor levels between 70.01m² - 101.84m²
  (A01 – A17, A19, A21, A22, A23, A24, A27, A28, A29, A30, A32, A35, A37, A38, A39, A40, A43, A44, A45, A46, A48).

- 3-bedroom apartments Across First and Second Floor levels between 107.10m² - 136.35m²
  (A20, A25, A26, A31, A34, A36, A47, A49).

All apartment sizes achieve compliance and exceed required areas.
See table in section 4E-1 which contains a table of apartment areas, number of bedrooms, balcony areas and balcony depth. All habitable rooms achieve compliance with the BCA for light and ventilation.

The proposal also provides adaptable and livable dwellings, which will allow modifications over time. There will be 17 x 2-bedroom adaptable units (34%), of which 10 are livable dwellings (20%).

Objective 4D-2 – Habitable room depths comply with the limitation of 2.5 x ceiling height (2.7M). Open plan living area layouts have the depth less than 8m.

Objective 4D-3 – Master bedrooms in all cases have more than 10m^2 clear of wardrobes, and other bedrooms have minimum 9m^2. Bedrooms have a minimum dimension of 3m. Living rooms have more than 3.6m width for 1 bedroom, and more than 4m width for 2 and 3 bedroom apartments.

4E Private open space and balconies

Balconies and terraces have been used to articulate the facade and provide additional light and ventilation along with private open space to the apartments.

Objective 4E-1 – Minimum area of balconies applicable are: 1 bed – 8m^2 with minimum depth 2m, 2 bed – 10m^2 with minimum depth 2m, and 3 bed – 12m^2 with minimum depth 2.4m. Ground floor must achieve 15m^2 area and depth 3m. The following is a list of areas per apartment:

APARTMENT BALCONIES									
Apt No.	Apt Type	Story	Beds	Main Balcony Area	Secondary Balcony Area	Depth	Length	Orientation	Compliant
Apt 01	F	GROUND FLOOR	2	32.04		3.80	10.22	SW	Yes
Apt 02	E	GROUND FLOOR	2	28.40		3.01	10.96	N	Yes
Apt 03	C2	GROUND FLOOR	2	20.45	21.15	3.00	7.74	N/S	Yes
Apt 04	C1	GROUND FLOOR	2	20.45	22.92	3.00	7.74	N/S	Yes
Apt 05	C1	GROUND FLOOR	2	20.45	22.92	3.00	7.74	N/S	Yes
Apt 06	C2	GROUND FLOOR	2	20.45	21.15	3.00	7.74	N/S	Yes
Apt 07	F	GROUND FLOOR	2	29.71		3.80	10.22	SE	Yes
Apt 08	E	GROUND FLOOR	2	28.40		3.01	10.96	N	Yes
Apt 09	D	GROUND FLOOR	2	20.55	13.00	3.00	7.64	N/S	Yes
Apt 10	B	GROUND FLOOR	2	22.08	12.07	3.20	7.64	N/S	Yes
Apt 11	B	GROUND FLOOR	2	22.08	12.07	3.20	7.64	N/S	Yes
Apt 12	A	GROUND FLOOR	2	20.55	13.00	3.00	7.64	N/S	Yes
Apt 13	A	GROUND FLOOR	2	31.25		4.40	7.64	N	Yes
Apt 14	A	GROUND FLOOR	2	20.55	13.00	3.00	7.64	N/S	Yes
Apt 15	B	GROUND FLOOR	2	22.08	12.07	3.20	7.64	N/S	Yes
Apt 16	B	GROUND FLOOR	2	22.08	12.07	3.20	7.64	N/S	Yes
Apt 17	D	GROUND FLOOR	2	20.55	13.00	3.00	7.64	N/S	Yes
Apt 18	G2	FIRST FLOOR	1	18.54		2.26	8.20	S	Yes
Apt 19	K	FIRST FLOOR	2	13.35		2.69	4.96	S	Yes
Apt 19	K	SECOND FLOOR		3.37		1.17	2.87	N	
Apt 20	J	FIRST FLOOR	3	18.49		2.69	6.85	S	Yes
Apt 20	J	SECOND FLOOR		8.61		1.80	4.78	N	
Apt 21	M	FIRST FLOOR	2	20.64		3.15	7.05	S	Yes
Apt 21	M	SECOND FLOOR		16.21		3.19	5.08	SW	
Apt 22	P	FIRST FLOOR	2	14.66	20.94	4.12	4.68	SW/NW	Yes
Apt 23	L	FIRST FLOOR	2	10.89		2.14	5.09	N	Yes
Apt 23	L	SECOND FLOOR		16.82	6.08	3.19	5.27	NW/N	
Apt 24	H	FIRST FLOOR	2	22.85		2.00	11.42	N	Yes
Apt 25	O	FIRST FLOOR	3	17.85		2.68	6.64	N	Yes
Apt 25	O	SECOND FLOOR		7.31	7.17	1.53	4.78	N/S	
Apt 26	O	FIRST FLOOR	3	17.85		2.68	6.64	N	Yes
Apt 26	O	SECOND FLOOR		7.31	7.17	1.53	4.78	N/S	
Apt 27	H	FIRST FLOOR	2	22.85		2.00	11.42	N	Yes
Apt 28	L	FIRST FLOOR	2	10.89		2.14	5.09	N	Yes
Apt 28	L	SECOND FLOOR		16.82	6.08	3.19	5.27	NE/N	
Apt 29	P	FIRST FLOOR	2	18.67	20.94	4.12	4.67	SE/NE	Yes
Apt 30	M	FIRST FLOOR	2	20.64		3.15	7.05	S	Yes
Apt 30	M	SECOND FLOOR		16.21		3.19	5.08	SE	
Apt 31	J	FIRST FLOOR	3	18.49		2.69	6.85	S	Yes
Apt 31	J	SECOND FLOOR		8.61		1.80	4.78	N	
Apt 32	K	FIRST FLOOR	2	13.35		2.69	4	S	Yes
Apt 32	K	SECOND FLOOR		3.37		1.17	2.87	N	
Apt 33	G2	FIRST FLOOR	1	18.54		2.26	8	S	Yes
Apt 34	N	FIRST FLOOR	3	17.15		2.55	6.72	S	Yes
Apt 34	N	SECOND FLOOR		8.60		1.80	4.78	N	
Apt 35	K	FIRST FLOOR	2	12.85		2.55	5.04	S	Yes
Apt 35	K	SECOND FLOOR		3.37		1.17	2.87	N	
Apt 36	J	FIRST FLOOR	3	17.68		2.55	6.92	S	Yes
Apt 36	J	SECOND FLOOR		8.60		1.80	4.78	N	
Apt 37	M	FIRST FLOOR	2	10.98		2.10	4.94	S	Yes
Apt 37	M	SECOND FLOOR		16.21		3.19	5.08	SW	
Apt 38	P	FIRST FLOOR	2	104.59		3.98	18.71	N/W/S	Yes
Apt 39	L	FIRST FLOOR	2	13.26		2.60	5.10	N	Yes
Apt 39	L	SECOND FLOOR		16.82	6.08	3.19	5.27	NW/N	
Apt 40	H	FIRST FLOOR	2	27.58		2.60	11.46	N	Yes
Apt 41	G	FIRST FLOOR	1	16.49		2.00	8.24	N	Yes
Apt 42	G	FIRST FLOOR	1	16.49		2.00	8	N	Yes
Apt 43	H	FIRST FLOOR	2	27.58		2.60	11.46	N	Yes
Apt 44	L	FIRST FLOOR	2	13.26		2.60	5.10	N	Yes
Apt 44	L	SECOND FLOOR		16.82	6.08	3.19	5.27	NE/N	
Apt 45	P	FIRST FLOOR	2	104.59		3.98	1	N/E/S	Yes
Apt 46	M	FIRST FLOOR	2	10.98		2.10	4.94	S	Yes
Apt 46	M	SECOND FLOOR		16.21		3.19	5.08	SE	
Apt 47	J	FIRST FLOOR	3	17.68		2.55	6.92	S	Yes
Apt 47	J	SECOND FLOOR		8.60		1.80	4.78	N	
Apt 48	K	FIRST FLOOR	2	12.85		2.55	5.04	S	Yes
Apt 48	K	SECOND FLOOR		3.37		1.17	2.87	N	
Apt 49	N	FIRST FLOOR	3	17.15		2.55	6.72	S	Yes
Apt 49	N	SECOND FLOOR		8.60		1.80	4.78	N	

All balcony and terrace sizes achieve compliance for each category of apartment. The ground floor terraces meet the requirement for a minimum depth of 3 metres.

Objective 4E-2 – The private open spaces and balconies are attached to the living areas to extend the living space. These face predominantly north and occasionally east and west. Secondary balconies and terraces are connected to bedroom spaces and commonly face south on apartments with north-south orientations.

Two apartments have south facing balconies only however these balconies are connected to the main living space and bedroom and have views over the street and to Mount Gibraltar beyond.

Objective 4E-3 – The open space and balcony design contribute to the overall form of the building, allowing for articulation, changes in materials, and detailing. Most balustrades are solid to a height of 1.2 metres to provide privacy and screening to neighbours. A mix of glass and fabricated steel help to articulate the balustrade lines.

Fixed screens and dwarf walls are utilised for privacy between terraces which are also utilised to integrate the downpipes into the building fabric.

Objective 4E-4 – The balconies are compliant with the BCA for safety. Ground floor terraces integrate with the adjacent landscaping.

4F Common circulation and spaces

The proposed development is split into two north facing wings with a central circulation core. The circulation core has been designed as the hub of the building and connects the apartments with the building entry foyer, outdoor communal spaces and the basement car parking areas.

The ground floor apartments are accessible from the circulation core, but are also accessible through the open courtyards and side entry paths.

The first and second floor apartments are all accessible at the first floor level, with the second floor level apartments each having a connection to the first floor entries. All entries to these apartments have increased circulation about entry doorways with a minimum of 1.8 metres depth at openings.

All common circulation areas will be well lit, provide clear apartment signage, and minimise corridors through the use of cross-floor connected apartments.

4G Storage

Objective 4G-1 – Storage areas vary, and are provided within the units as cupboards, linen and under stairs. There are also storage areas in laundries, study nooks and bedrooms. Lockable storage is also provided in the basement in front of each apartment's car space/s. The minimum storage area is provided for each 1 bedroom, 2 bedroom and 3 bedroom apartment and at least 50% of this storage is provided within the apartments.

Details of storage within the apartments is indicated on the typical apartment types floor plans.

Objective 4G-2 - Basement storage is provided in cages which will be allocated to specific apartments. These cages are situated to the front of each apartment's car space/s.

4H Acoustic privacy

Objective 4H-1 – The building siting and separation is set. Building entries are generally located near each other. Party walls will be appropriately insulated. Service areas and mechanical plant will be located either in the basement or in the roof space and away from bedrooms. Bedrooms are also situated away from the two driveways.

The main circulation core is situated central to the building and away from the living and bedroom areas of each apartment.

Objective 4H-2 – Bedrooms are located adjacent to bedrooms in other apartments where possible, as living spaces adjoin living spaces. Double glazing and acoustic seals will be used for all glazing.

4J Noise and pollution

Objective 4J-1 – Little noise pollution will occur as a result of the location of the development. Rainbow Road is considered a minor road and creates little adverse noise. Noise does occur from the nearby main road (Old Hume Highway) and will be controlled by double glazing and effective insulation.

The property is not located near a railway line.

Objective 4J-2 – The noise will be mitigated through double glazing, and solid balcony units.

4K Apartment Mix

Objective 4K-1 – The apartments consist of a mix of 1 bedroom, 2 bedroom, 2 bedroom plus study, and 3 bedroom. A greater number of 2 bedroom apartments have been designed as a result of the socio-economic climate in Mittagong and the proximity to public transport and retail and commercial centres for employment opportunities.

Objective 4K-2 – The larger apartments are located on the corners and the upper floors. To optimise solar access and natural/cross ventilation apartments have been designed with multiple facades and 'up and over' apartment designs, particularly within the second floor/roof space.

4L Ground floor apartments

Objective 4L-1 – The design philosophy with all apartments in the development is a direct connection with the central hub and courtyard spaces. All ground floor apartments have entry access from the central courtyards to create a sense of community and public interaction. The street facing ground floor apartments also have direct connection to the street and can be entered this way through a secondary entry door. This layout will enable a home office to be located along the street frontage in the future.

Objective 4L-2 – The ground floor apartments have casual surveillance of the street through windows and glazed doors, but also have privacy through integrated screen planting which minimise sight lines into the apartments and front terraces.

4M Facades

The building design including the facades has been largely driven by the residential neighbourhood in which the property is situated. The building utilises a modern residential roof form to create an appropriate scale for both the existing environment and the future potential of the medium density zoning.

Objective 4M-1 – The facades have a composition aiming to create a visually interesting development while maintaining a residential feel. The horizontal proportions are enhanced by a strong ground floor 'podium' constructed of a visually heavy material. A traditional roof form has been selected to both house the top floor of the development and match the characteristics of the residential area. The connecting floor is designed with a number of light and visually warm materials which connect the roof with the podium.

Lightweight pergola structures and roof awnings help to reduce the scale of the development at the corners and edges of the building.

Objective 4M-2 – The entry to the complex will be clearly defined off Rainbow Road with symmetrical ramps and entries forming a clear transition between the public and private domain. The apartment layout will be expressed through the facade treatment, party walls and exposed slab edges along with the use of materials and cladding to define the individual components of the building.

4N Roof design

Objective 4N-1 – The roof has been designed to complement the residential nature of the streetscape by utilising a traditional roof form prevalent throughout Mittagong and the Southern Highlands. The use of hip and gable forms create visual interest and benefit the design by enabling the top floor to sit within the roof space.

Objective 4N-2 – The use of the top floor as habitable roof space has resulted in a number of roof dormers 'popping through' the roof. This creates a visual interest within the roof space and aids in articulating and breaking up the roof planes.

Objective 4N-3 – The roof forms incorporate eaves and overhangs to shade balconies and windows from summer sun. Extensions to the roof in the forms of fixed and operable awnings aid in reducing the roof size and scale and providing increased cover for private open space areas.

4O Landscape design

Objective 4O-1 – The landscape design is site specific to the development, which is situated among established residential gardens and has a backdrop of native bushland typical of Mittagong to the north and south around Mount Gibraltar. A number of large eucalypts are being retained and new planting enhance the native and natural features of the site. A number of deciduous trees have been selected for the courtyards and communal open spaces to create shade and amenity for residents. A number of vegetable gardens and compost bins will also be provided for the community.

Objective 4O-2 – A number of landscaped areas have been provided which include two communal courtyards with changes in levels and terraces for shared activities incorporating a covered barbeque area. A landscape plan has been prepared by a Landscape Architect.

4P Planting on structures

Objective 4P-1 – The landscaped area will have no restriction on planting depth, other than any existing or proposed services passing through the site. The two communal courtyards are both deep soil zones which can support a number of planting species.

Objective 4P-2 – Plant species will be chosen by a qualified horticulturist for suitability to climate and position. Drainage and irrigation systems will also be incorporated for long term maintenance.

Objective 4P-3 – Creation of green roofs would not contribute to the public domain as they would not be seen from public areas. Planter boxes will be provided on street level and potted plants will be provided on the first floor terraces to promote a natural façade to the streetscape and adjoining boundaries.

4Q Universal design

Objective 4Q-1 – 20% of the total apartments incorporate the Living Housing Guideline to achieve Silver level universal design features (a total of 10 apartments). These include:

1. Dwelling Access: Provide a safe, continuous, step free pathway from the street entrance and/ or parking area to a dwelling entrance that is level. Compliance achieved for all entrance doorways into common stairwells, and into apartments accessed from the common foyers and circulation spaces.
2. Dwelling entrance: There is a least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling. Full compliance achieved. All entry doors will be 920mm leaf allowing 850mm clear opening width. A level threshold will be provided.
3. Car parking (where part of the dwelling access). Not applicable, all car parking is in the basement. Internal clearances to car spaces are 2.5 metres head-height and shared car spaces allow for accessible design. Covered accessible access to dwellings via the lift and walkways is provided.
4. Internal doors and corridors: Internal doors and corridors facilitate comfortable and unimpeded movement between spaces. Full compliance achieved. All doorways to the living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments will provide a minimum clear opening of 820mm by using a 920mm door leaf. All thresholds will be level. Internal corridors are 1000mm clear width.
5. Toilet: The ground (or entry) level has a toilet to support easy access for home occupants and visitors. Full compliance achieved. Toilets are located in the corner of the room to enable the addition of grabrails.
6. Shower: The bathroom and shower is designed for easy and independent access for home occupants. Full compliance achieved. One bathroom in each complying unit will have a hobless shower recess.
7. Reinforcement of bathroom walls: the bathroom and toilet walls are built to enable grabrails to be safely and economically installed. Full compliance. The walls around the shower and toilet will be reinforced to receive grabrails via noggins or wall sheeting.
8. Internal stairways: not applicable to livable housing design.

Compliance with the requirements of silver levels will be achieved.

Objective 4Q-2 – A variety of adaptable designs have been provided. The DCP calls for all ground floor apartments to meet the Class C level of AS4299 Adaptable Housing. This requirement has been achieved for the 17 ground floor apartments. Larger car spaces with shared spaces have been provided for each adaptable apartment.

Objective 4Q-3 – The apartment layouts are varied and accommodate a variety of needs. Some layouts will lend themselves for home office use, via secondary entry points. All 2 and 3 bedroom apartments are provided with main and secondary bedrooms each with access to separate bathrooms.

4R Adaptive reuse

Not applicable in this instance. The proposed development is all new construction.

4S Mixed use

Not applicable in this instance. As the subject site is situated within a residential zone the proposed development consists of residential apartments only.

4T Awnings and signage.

No street awnings are proposed for the development as the building is set well back from the street boundary. Covered access ways within the development are provided for external pathways between the circulation core and the apartment entries.

Appropriate lighting will be provided to the building entries in accordance with Council's requirements. Prominent street signage and numbering will direct residents and visitors the building's address, and to pedestrian and vehicular access points. Landscape features and lighting will enhance necessary directional signage.

4U Energy efficiency

Objective 4U-1 – Natural light is provided to all habitable rooms as per BCA requirements and requirements of the Apartment Design Guide. Residents can utilise balconies for clothes drying behind screened balustrades and partitions.

Objective 4U-2 – Double glazing will assist with energy management. Floor coverings will be tiles or timber in north, east and west facing living areas to assist with passive solar design. Ample use of pergola structures and roof awnings are utilised across the development.

Heating and cooling infrastructure will be located in a central location on the roof. A BASIX assessment has been undertaken and is submitted with the DA. This statement confirms that the proposed development will comply with the requirements of BASIX. Low energy fixtures and fittings will be implemented, including the provision of an alternative energy supply.

Objective 4U-3 – natural ventilation has been provided to as many habitable rooms and circulation spaces as possible. These habitable rooms have been grouped together to assist with zoning of potential natural and mechanical ventilation.

4V Water management and conservation

Objective 4V-1 – Potable water use is minimised. The stormwater management plan will allow for water collection, and provide re-use to the apartments for toilet flushing and irrigation for the landscaped areas. Water fittings will be water efficient. Apartments will be individually metered.

Objective 4V-2 – A stormwater management system has been proposed for the site, including a bio-retention system. A rain garden to the rear of the property will collect and filter unused stormwater before distributing off-site.

Objective 4V-3 – On-site detention pits and tanks are utilised as part of the stormwater management system.

4W Waste management

Objective 4W-1 – Rubbish and recycling bins will be stored at basement level in a dedicated refuse area. This area will be well ventilated. Transfer of the waste bins to the street will occur via a dedicated contractor.

Objective 4W-2 – For ease of access the waste bins will be accessed via the lift to the basement floor. Compost bins will be installed in the communal gardens for recycling of kitchen and organic scraps.

4X Building maintenance

Objective 4X-1 – The building design with the large overhangs will help prevent some weathering of materials. Openings are also protected by the overhangs or roof structures. Drip lines will be installed to avoid staining of walls and surfaces below. Appropriate materials have been selected to avoid weathering.

Objective 4X-2 –The majority of windows will be easily accessed and cleaned from balconies. In other areas roof anchors or the like will be built into the building structure to comply with Australian Standards and OH&S.

Objective 4X-3 – materials for the facade have been chosen for their longevity and resistance to weathering. Internally, common circulation areas will have robust finishes.

Part 5: Design review panels

Not applicable to this assessment.

CONCLUSION

The above assessment of the objectives shows that the main points of consideration have been addressed in detail in this statement and in the accompanying plans. The following matters have been demonstrated:

- Compliance where possible with the SEPP 65 controls and objectives.
- No unreasonable impacts arise from the areas that do not comply with the objectives. The proposal has been designed to incorporate the intent of the SEPP along with the regulations of the Affordable Housing SEPP and the design guidelines of the Development Control Plan.
- The subject property site is of a suitable size and configuration to accommodate the proposed development. There are no constraints that restrict the use of the site for this purpose.