

01. DVS

Design Verification Statement

Established in 1987 (formerly Dale Cohen Architects) the office is led by Dale Cohen, Clementine Leigh & Ben Cohen.

With over 35 years' experience, our practice has built a reputation for innovation & design excellence with the aim of making a valuable contribution to the life of our clients & the built environment.

Our practice has an extensive & award winning portfolio of built work that includes residential, multi-residential, commercial & more recently, public realm projects. We have long-standing repeat clients who appreciate the value we bring to their projects.

Put simply, we're inspired by doing great work with great people.

In Accordance with Clause 50(1A) of the Environmental Planning and Assessment Regulations, 2000,

I, Dale Cohen, am a qualified architect for the purpose of State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

I verify that the Residential Flat Building, as stated above was designed under my instruction with regard to parts 3 & 4 of the State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.



Dale Cohen

NSW Registered Architect 12030

Service NSW Design Practitioner
DEP0003330

This design report has been prepared by Cohen Leigh Architects on behalf of 481 Swift Street Pty Ltd and forms part of an application to be submitted to Albury City Council. It describes the architectural response for a site known as 481-487 Swift Street Albury

The proposal presents a high-quality mixed-use development in a liveable and connected precinct, to utilise the immediate amenity of Central Albury.

In summary the development proposes the construction of a 9 level building consisting of:

- A basement level car park
- Ground floor Commercial/retail premises, Residential Lobby. and Community Amenity Spaces including Lap Pool, Gymnasium, Meeting Room, Courtyard and supporting facilities. Commercial/ retail carparking.
- 7 residential levels containing 26 apartments above ground floor level

The subject site comprises two allotments, legally described as lot1 on Deposited Plan 912511 (613.3M2) and Lot 20 on Deposited Plan 780123 (1410m2) and known as 481-487 Swift Street Albury

CONSULTANTS:

Planning - Habitat Planning - Craig McPartland
Structure - Van Der Meer - Andrew Day
Landscape - Yonderstudio - Fiona Slade
Services - JBA - Kash Bryar
Traffic - Peter Meredith Consulting - Peter Meredith
Acoustics - Marshall Day - Alistair Bavage

02. The Site

481 - 487 Swift Street, Albury NSW

481-487 Swift Street is located centrally in the Albury Central Business Centre the next street north of Dean St and falls within the Dean St and Retail Core Character Area of the Albury CBD Masterplan. The site is bound by Swift Street to the north, Arnolds Lane which is a service lane to the west, a Ground level (with basement carpark under) Woolworths building hard up to the boundary to the south and the Myer and Woolworths open carpark (with basement carpark under) to the east. Up and down Swift Street is a mixture of one, two, and three storey buildings in a mixture of styles.



Low Aerial View of 481-487 Swift Street.
Note: Arnolds Lane & Woolworths / Myer Carpark adjacent to subject site.



Existing Single Storey Residential Building at 481-485 Swift Street. Lot 20 DP780123 (1410m2)



Existing Single Storey Residential Building at 481-485 Swift Street. Lot 20 DP780123 (1410m2)



Existing Single Storey Residential Building at 487 Swift Street. Lot 1: DP912511 (613.3m2)



Swift Street 3D (North View)

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Project 241004
Swift Street - Mixed Use Development
Issue: B
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03. SEPP 65 Design Quality Principles

03.1

SEPP 65 DESIGN QUALITY PRINCIPLES

Principle 1: Context and Neighbourhood Character

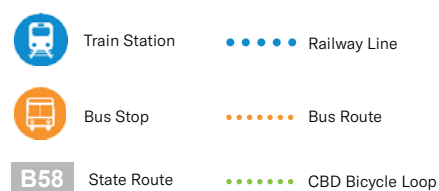
Schedule 1 Design quality principles
Principle 1: Context and neighbourhood character

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

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

SITE LOCATION:

481-487 Swift Street is located centrally in the Albury Central Business Centre the next street north of Dean St and falls within the Dean St and Retail Core Character Area of the Albury CBD Masterplan. The site is bound by Swift Street to the north, Arnolds Lane which is a service lane to the west, a Ground level (with basement carpark under) Woolworths building hard up to the boundary to the south and the Myer and Woolworths open carpark (with basement carpark under) to the east. Up and down Swift Street is a mixture of one, two, and three storey buildings in a mixture of styles.



03.1

SEPP 65 DESIGN QUALITY PRINCIPLES Principle 1: Context and Neighbourhood Character

SITE CONNECTIVITY:

The site is in very close pedestrian proximity to Dean St (City Centre), QE2 Square, the Performing Arts Centre, the Murray Art Museum, Woolworths and Myer, other retail and commercial facilities including Medical Clinics, bus stops to a number of services and walking distance to Albury Railway Station and the Botanic Gardens and Monument Hill Parklands. Bike friendly roads and trails are within close proximity. Vehicular access is available from both Swift Street and Arnold Lane which is a service lane.



03.1

SEPP 65 DESIGN QUALITY PRINCIPLES

Principle 1: Context and Neighbourhood Character



SITE ANALYSIS:

The site is bound by Swift Street to the north, Arnolds Lane which is a service lane to the west, a Ground level (with basement carpark under) Woolworths building hard up to the boundary to the south and the Myer and Woolworths open carpark (with basement carpark under) to the east. Up and down Swift Street is a mixture of one, two, and three storey buildings in a mixture of styles.

The site currently comprises 2 titles and 3 separate single storey buildings. These buildings are described in the separate Heritage report. The site is of considerable size and has an area of 2,023m².

The long Swift Street boundary of the site is north facing and the west boundary faces onto Arnolds Lane which is a service lane to the Myer and Woolworths stores and some other commercial properties. The east boundary adjoins the open (with basement under) Myer and Woolworths carpark. The south boundary abuts the blank single storey wall of the Woolworths building (also with basement carpark under)

So the site being open on the north, west and east and above the ground floor on the south achieves excellent solar ingress and views out to the north across Swift Street that is tree lined and nature stripped on both sides.

The site is in very close proximity to Dean St (City Centre), QE2 Square, the Performing Arts Centre, the Murray Art Museum, Woolworths and Myer, other retail and commercial facilities and Medical Clinics, bus stops to a number of services and walking distance to Albury Railway Station and the Botanic Gardens and Monument Hill Parklands. Bike friendly roads and trails are within close proximity. Vehicular access is available from both Swift Street and Arnold Lane which is a service lane.

The intent of the medium density development is to provide high quality residential apartments with Ground Floor supporting facilities and active frontage Ground Floor Commercial/retail facilities in the heart of the CBD providing quality CBD living and enhancing the vibrancy and viability of the precinct with the increased population and the active street interface. The mixed development therefore responds to the strategic objectives of the Albury CBD Masterplan and the envisioned growth path/future character for the precinct.



03.2 SEPP 65 DESIGN QUALITY PRINCIPLES

Principle 2: Built Form and Scale

Schedule 1 Design quality principles
Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposed development meets the objectives of this Built Form and Scale Principle.

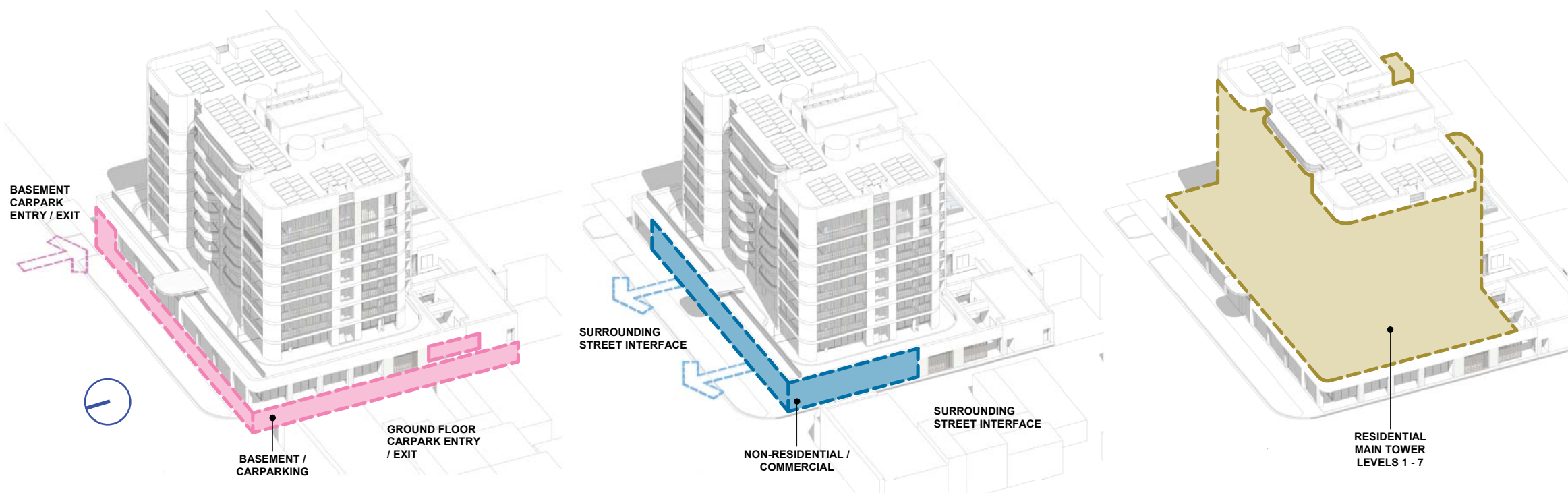
Whilst the scale of the building is larger than existing buildings immediately around the site and in its vicinity - the scale of the mixed use development is consistent with the desired future character of its CBD Zone. The development does not seek to exceed the maximum allowable Floor Space Ratio or height.

The Built form has no obvious amenity impact upon adjacent sites.

The active frontage Ground Floor Commercial/retail component interfaces with Swift Street as well as around the west side corner onto the Arnolds Lane (Service Lane). The form provides a blank ground floor interface to the adjacent carpark to the east.

The smaller footprint residential 'tower' component of the development sits atop a perimeter landscaped First Floor podium with compliant setbacks to the north frontage and east and west sides. The residential setback to the South boundary is reduced with respect to the guidelines because the retail development adjacent is roofed right up to the shared boundary.

These setbacks encapsulate the built form which is articulated to reduce bulk and to create desirable proportions and softened corners including to between apartments and to achieve individual identification of apartments whilst making a nod to the symmetry and strength of Albury's Public Buildings including to a modern interpretation of Art Deco.



03.3 SEPP 65 DESIGN QUALITY PRINCIPLES

Principle 3: Density

Schedule 1 Design quality principles
Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The planned density and use of the site is consistent with the desired future character and density of Albury and is supported by the proximity to retail, commercial, medical, recreational, and public transport facilities whilst complying with LEP and DCP controls.

DEVELOPMENT SUMMARY:

Site Area:	2,023 m ²
Maximum GBA (Gross Building Area):	6,069m ²
Maximum Zoned FSR (Floor Space Ratio):	3.0

PROJECT FIGURES:

981m2 Ground Floor Retail/Commercial/Residential Entry and Foyer and facilities

4326m2 Residential apartments Levels 1 to 7

5307m2 TOTAL (GFA) = 2.62 FLOOR SPACE RATIO

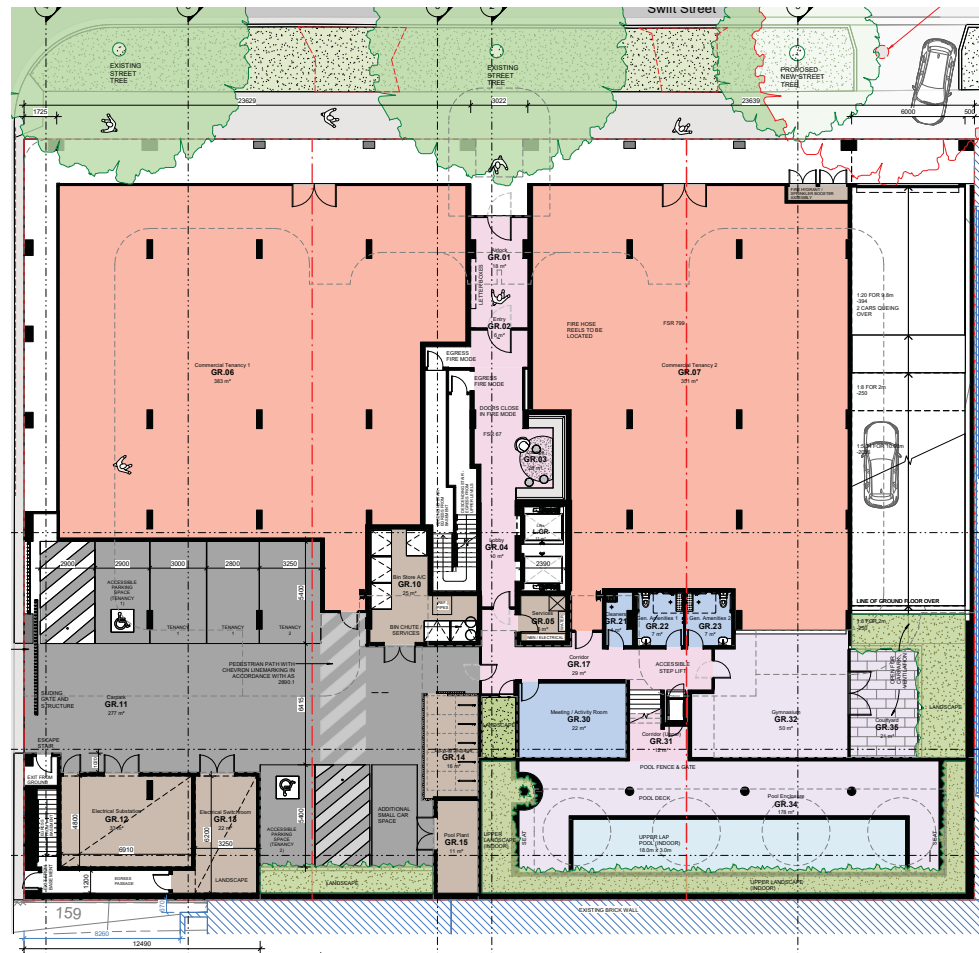
Apartment Mix

16 x 3 bed apartments

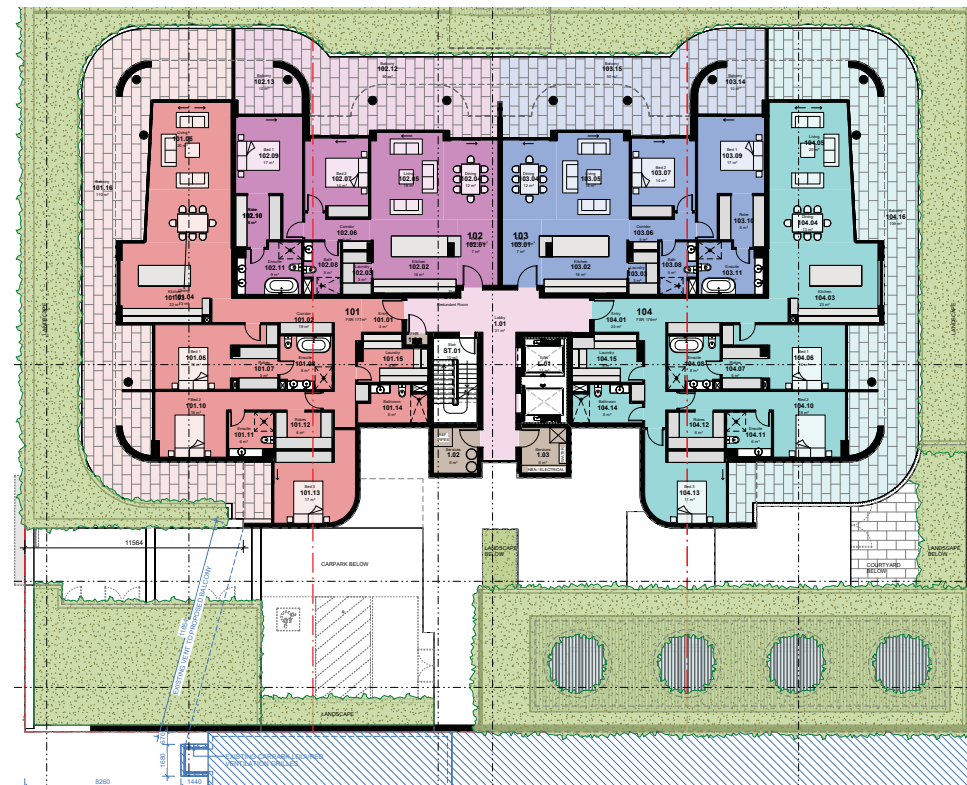
10 x 2 bed apartments

26 TOTAL no. of apartments.

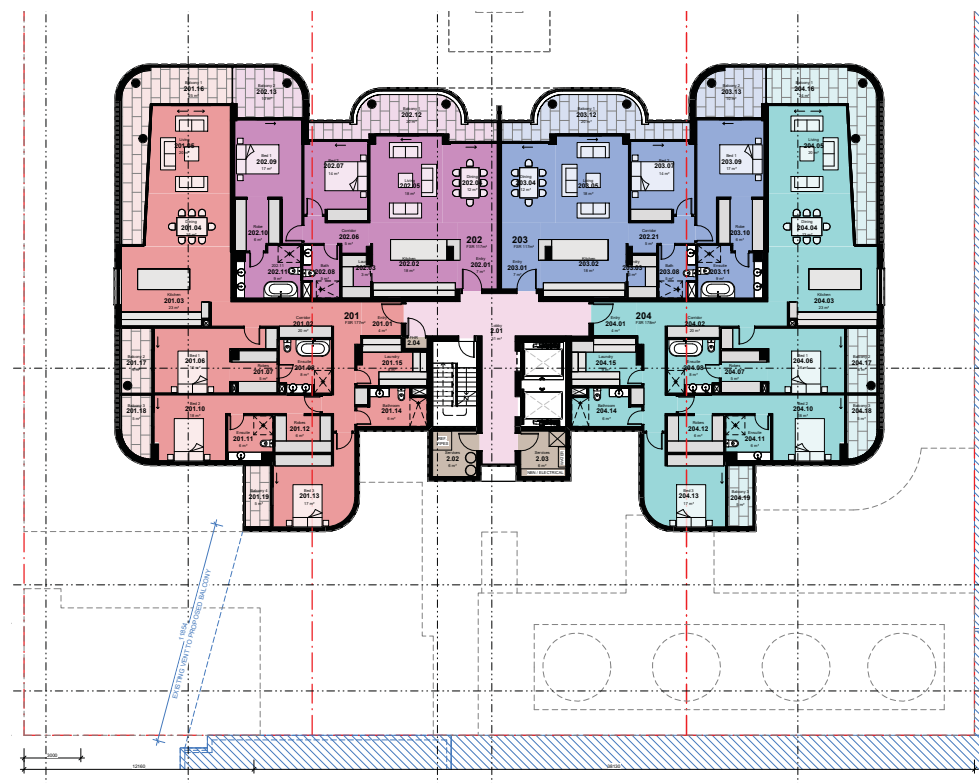
The proposed apartment mix provides a choice of 2 and 3 bedroom apartments to satisfy the expected market demand. The commercial and retail component is appropriate to the high level of amenity that will be provided with the local context and proximity to other facilities and services.



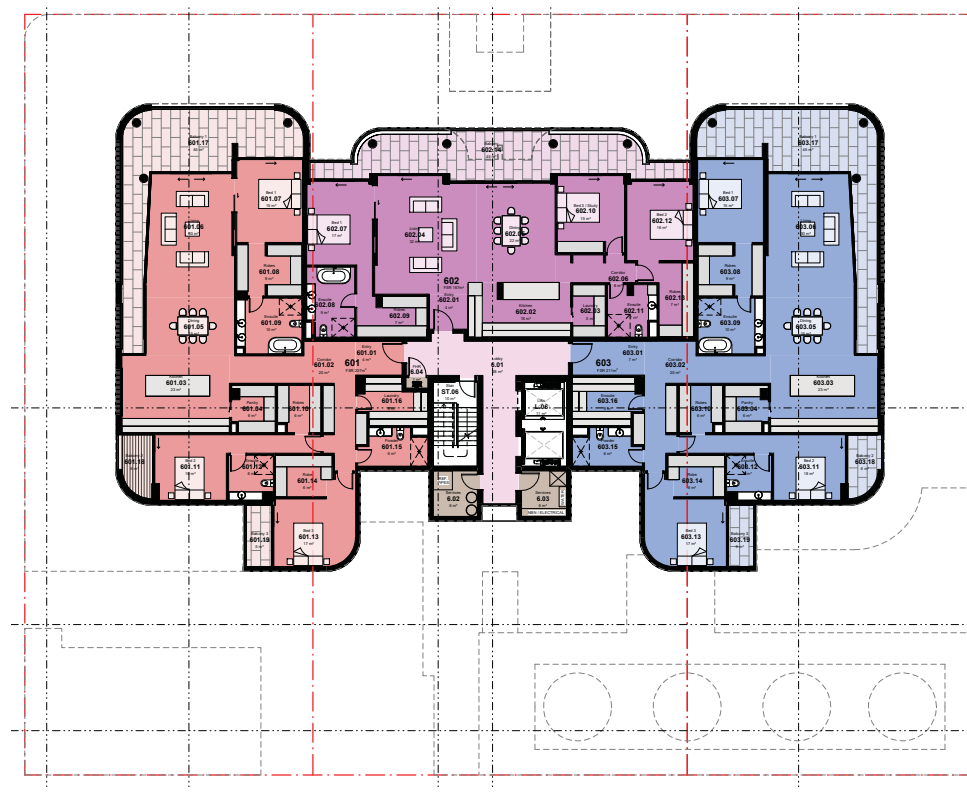
Level Ground



Podium Level 1



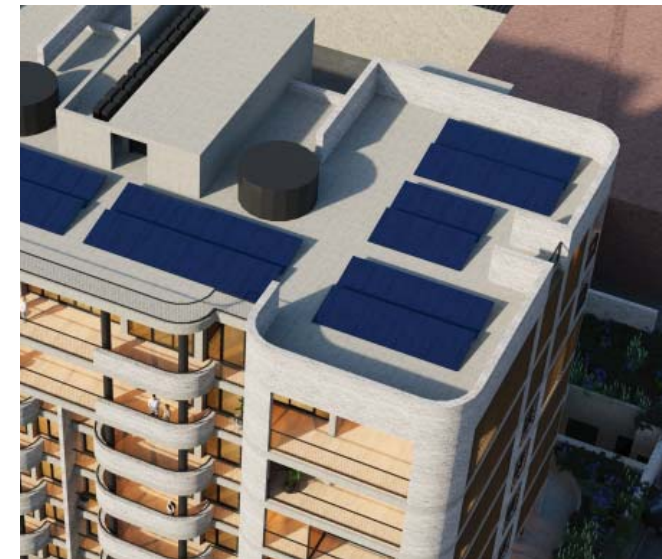
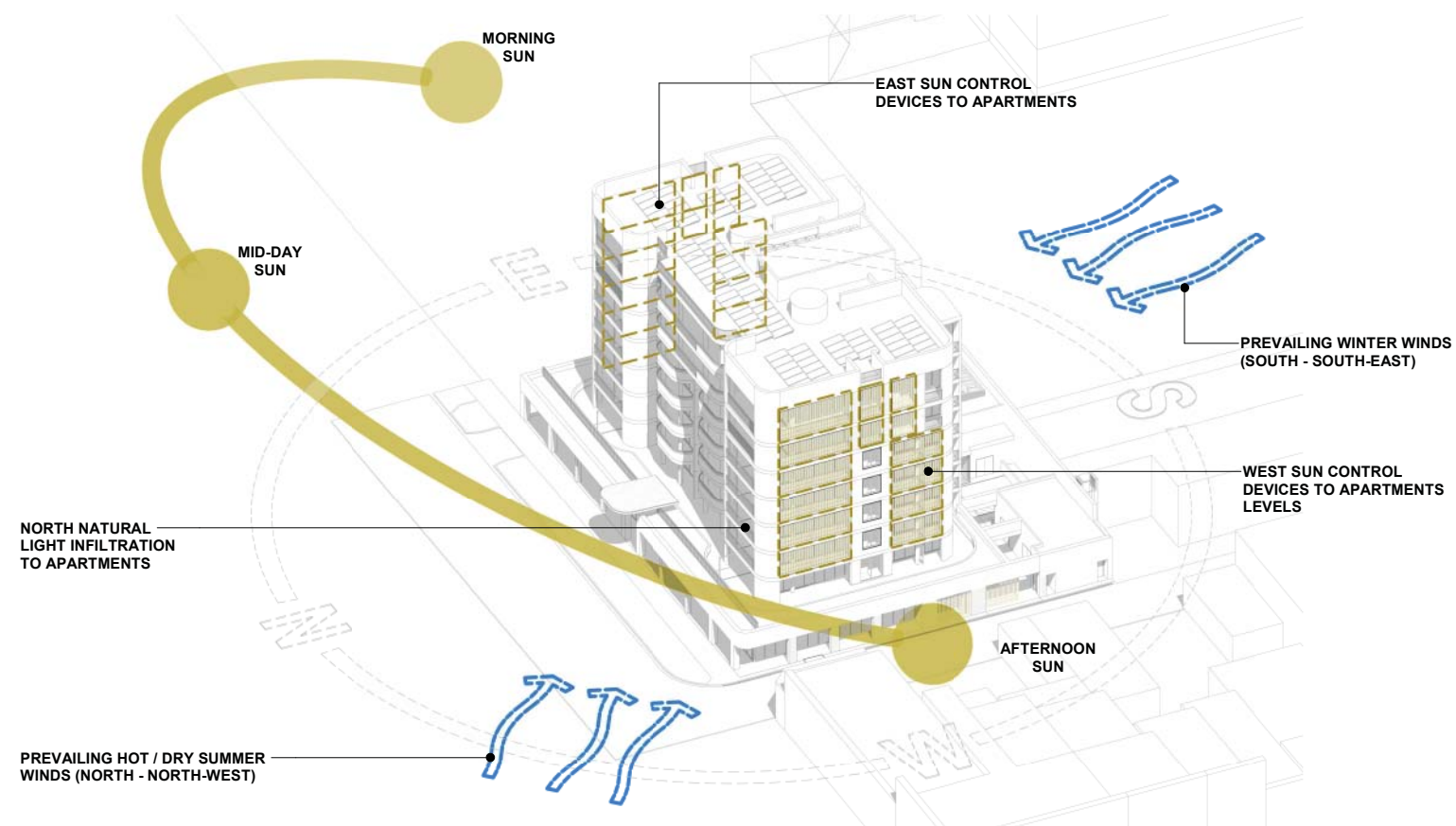
Levels 2 - 5



Levels 6 & 7

03.4 SEPP 65 DESIGN QUALITY PRINCIPLES

Principle 4: Sustainability



Schedule 1 Design quality principles
Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

The development aims to provide good sustainable design and contribute to positive environmental and social outcomes.

The provision of 26 high quality apartments atop retail and commercial space achieves the sharing of resource (the site) in the city centre in very close proximity to the Dean St Mall, the Murray Art Museum, Woolworths and Myer, other retail and commercial facilities including Medical Clinics, bus stops to a number of services and walking distance to Albury Railway Station and the Botanic Gardens and Monument Hill Parklands. Bike friendly roads and trails are within close proximity.

This close proximity to destinations and public transport plus the provision of on-site and end of trip facilities including resident and commercial bicycle parking and gymnasium and internal swimming pool will encourage more sustainable living and reduce vehicular dependency.

Apartments are maximized across the northern frontage (there being 26 out of 26 apartments – 100%) to receive direct northern solar and light ingress. 16 of these apartments have dual or triple orientations and have operable louvres to control solar ingress as desired from the east or west. This, with careful planning of the apartments achieves excellent summer sun screening and passive winter heating when the sun is lower and where heat gains are stored in the reinforced concrete frame of the building including the masonry and structural walls that also serve as dividing acoustic walls between apartments. Balconies are also positioned, shaped, and varied to allow flexibility of use and to achieve sun or shade and part shelter from cold winds or exposure to cooling breezes. Sliding door and window openings

shall be positioned to encourage natural cross ventilation in accordance with the requirements of the ADG. These openings shall be manually operated so that residents can control their own environment. Supplementary air-conditioning is provided with the provision of condenser apartments at the roof level at the rear of the core. This avoids the capital and energy outlay for cooling Towers, which may never reach their capacity.

All apartments are designed to capitalize on local and beyond views

The building's services will be designed by expert consultants with the aid of the latest technology to ensure a state of the Art building and one that in unison with the passive design strategies and existing precinct infrastructure– and environmentally progressive to provide an important contribution to ecologically sustainable development.

Rainwater collection is included as are solar panel arrays on the roof.

03.5 SEPP 65 DESIGN QUALITY PRINCIPLES

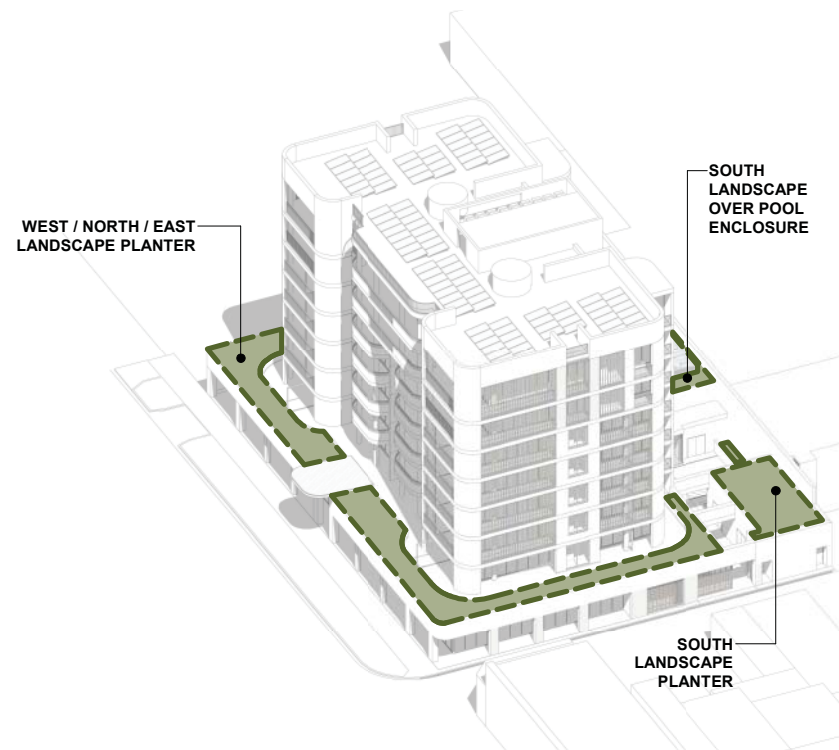
Principle 5: Landscape

Schedule 1 Design quality principles
Principle 5: Landscape

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

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.



The project's Landscape has been well considered to achieve a reinforcing of the streetscape(s) and the provision of landscape amenity to the project.

The site currently has 3 plane trees in a 5600mm wide nature strip (incl footpath). It is proposed to replace one of these trees with a semi-mature specimen where there occurs a clash with the main proposed driveway.

The landscaped on-structure podium at Level 1 that wraps around the open 3 sides reinforces the street landscape by spilling over the perimeter ground level colonnade. This colonnade is essentially an awning and walkway within the site so that no incursion in made into the tree canopies and provides protection to the retail frontage.

The aggregation of the existing streetscape with the project podium on-structure landscape strengthens the provision of landscape to the street interface and can be enjoyed by both the public and the building occupants and visitors. Podium landscaping will also assist in providing separation between apartments.

Landscape is also provided on the Ground Floor structure in support of the occupant facilities including the Meeting/Activity

Room/Gymnasium/Courtyard and Swimming Pool. The courtyard landscape will spill over the opening into the basement carpark and will also be evident towards the south end of the east wall to the adjacent open carpark This is in addition to the landscape that spills over the east wall on the Level 1 podium structure.

On-structure landscape is provided across the south face of the residential tower at Level 1 to provide a buffer to the immediate view over the roof of the adjacent shopping centre. Similarly this landscape extends over the Substation and Switchroom in the South West corner of the Ground Floor.

Deep Soil landscape is not provided as permitted by the ADG in the Central Business District and as follows in italics.

Achieving the design criteria may not be possible on some sites including where:

the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)

there is 100% site coverage or non-residential uses at ground floor level

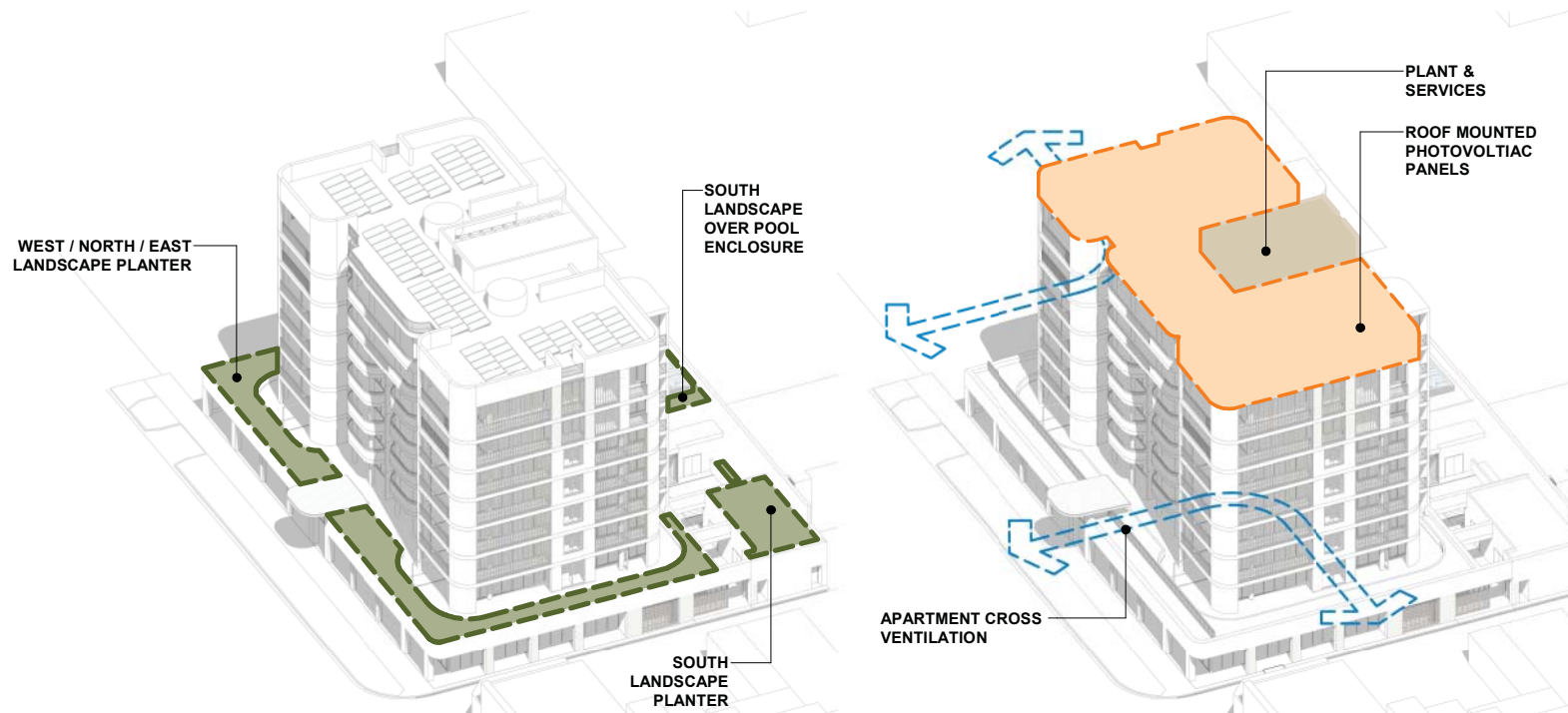
Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.

Stormwater collection is being provided in the basement to be used for irrigation. Additionally the deep soil to the plane trees in the street reserve has been supplemented with on-structure planting as described above and reinforces the provision of landscaping at the building interfaces with the street and adjacent sites.

All on-structure landscaping will be managed by the Owners Corporation.

03.6 SEPP 65 DESIGN QUALITY PRINCIPLES

Principle 6: Amenity



Schedule 1 Design quality principles
Principle 6: Amenity

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

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

The commercial/retail spaces of the mixed use development on the Ground Floor are designed around a perimeter colonnade that provides interface to Swift St and Arnolds Lane. The colonnade provides sheltered public access to these spaces whilst also preserving the replaced external footpath for alternative pedestrian movement. This is purposeful to achieve an 'awning' within the site so as to avoid incursion into the street tree canopies.

The colonnade also provides direct central access to the residential core and lounge of the building.

The apartments are carefully designed with exposure across the main northern street front maximized as well as corner apartments to maximize different solar exposures and cross ventilations and views. Apartments that have single exposure/aspect are all faced north. The apartments fulfil the requirements of the ADG as well as the ADCP.

Apartment entries are generously sized and corridors minimized to maximize the provision of area to the main rooms in vantaged positions with rooms shaped to suit appropriate furnishing. Balconies and terraces are generously sized and some external walls of the building form provide balcony shelter if required and importantly give the internal spaces a sense that the external space is a continuation of the internal space. All walls and floors/ceilings are to be acoustically designed to at the least

meet the requirements of the NCC and all internal walls within apartments are to include acoustic insulation in excess of the NCC requirement.

There are no habitable room windows to the south elevation to avoid exposure to the excessive carpark exhaust fan noise emanating from the boundary of the adjacent commercial site to the south and to provide a neutral canvas and privacy to this site in the event that it is redeveloped.

Communal facilities are provided on the ground floor at the south east corner and include a lap pool and accessible showering facilities as well as gymnasium and meeting room. These facilities open out onto courtyard areas and landscaping.

Accessibility is provided to all apartments and retail/commercial tenancies as well as all of their supporting facilities as described above.

Storage well in excess of ADG requirements is provided to all apartments including at least 50% of the requirement within apartments and the balance in the basement adjacent to allocated carspaces.



03.7

SEPP 65 DESIGN QUALITY PRINCIPLES

Principle 7: Safety

Schedule 1 Design quality principles
Principle 7: Safety

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

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

The proposal places emphasis on providing safe and secure access to both the public and private domains including the perimeter of the site and particularly the main street frontage. A colonnade provides a sheltered safe and secure well lit and CCTV monitored pedestrian path as an alternative to the footpath in the event of inclement weather as well as protection to the retail/commercial shop fronts. The colonnade also allows preservation of the street tree canopies not afforded by a projecting awning and returns down the west side Arnold's Lane to maximize the activation of the building to all street frontages.

An easily distinguishable dedicated central link connects the street front and colonnade to the residential lift core and similarly in the alternative approach basement carpark a see through central link open to both approach directions maximizes the provision of safety. Safety in these zones will also be supplemented by CCTV.

Entry into the retail/commercial facilities at ground floor level is directly off the colonnade and also from secured/gated carparking at the south west corner on-grade carparks.

Entries into the residential apartments at each level are well separated for privacy but visibility at entry doors maintained from the whole of the main part of the foyer.

Again safety in all entry zones will be supplemented by CCTV as it will be at the roof level and ground level amenity provision areas.

DDA safe and conforming access is provided throughout.



03.8 SEPP 65 DESIGN QUALITY PRINCIPLES

Principle 8: Housing Diversity and Social Interaction

Schedule 1 Design quality principles

Principle 8: Housing diversity and social interaction

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

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The development will provide housing choices in line with the provisions of the Albury Local Housing Strategy.

Under Apartments of 3 storeys or more in Table 9 – Housing Typology – it is encouraged to deliver “premium dwellings with luxury fittings and amenity inclusions aimed at downsizers and professionals”

This is what this development aims at.

And in the summary of issues raised and suggestions made during feedback sessions associated with the Albury Local Housing Strategy it is highlighted that higher density housing be provided in Central Albury and this is consistent with the Central Business District provisions of the Albury LEP and consistent with the provision in this development of a mix of 2 and 3 bedroom apartments well supported by Communal Amenity inclusions.

These Amenities are described in Principle 6.

These amenities (as well as providing resource) allows a healthy social/communal interaction between residents. These areas offer large spaces for groups to recreate or more intimate spaces for more private activities. DDA conforming access is provided throughout including to the ancillary bathroom spaces.



03.9 SEPP 65 DESIGN QUALITY PRINCIPLES

Principle 9: Aesthetics

Schedule 1 Design quality principles
Principle 9: Aesthetics

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

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

The building has been designed to set the standard as to what constitutes excellent medium-rise design and desired character in the Central Business District.

The strength and symmetry of the building is inspired by the same quality evident in the main public buildings of Albury.

The podium and the tower are treated differently to clearly define the street wall and cascading landscape from the apartments above.

The building is strongly articulated so that individual apartments are readily identified with deep form returns between apartments and resultant chiaroscuro (play of light and shadow).

Well-proportioned curved corner forms reminiscent (and a modern interpretation) of the Art-Deco Style at corners and at between apartments soften the building and these corners also play an important role from within the apartments where they encapsulate the balconies so that the internal sense of spaciousness from within the apartments is enhanced.

The building materiality supports the composition of elements. Durable and hard wearing light earthy brickwork adds to the softness of the main shapes/forms. Bronze tinted glazing is complimentary to the earthy brickwork and with the Monument powdercoated window frames provide a sophisticated and recessive presentation of the glazing systems. Sun control louvre systems are similarly finished. Earthy, timber coloured painted balcony soffits add to the softening and homeliness of the building.



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04. Design Objectives & Design Criteria

ALEP / DCP / ADG Compliance Matrix


ALEP Albury Local Environmental Plan 2010	ADCP Albury Development Control Plan 2010	SPC (ADG) State Planning Controls Apartment Design Guidelines	Response
Site Zoning: B3 Commercial Core Zone, pursuant to the Albury Local Environmental Plan 2010 (ALEP2010)			Zoning allows Commercial use. Residential component of the proposal is permitted as shop -top housing in this zone
Local Controls	Local Controls		Refer to controls and control clauses identified by the Planning Consultant.
		Transport and Infrastructure	As identified by the Planning Consultant a residential development that has access to a general road and contains less than 300 dwellings does not constitute being a traffic generating development.
		Water Management Control	As identified by the Planning Consultant should groundwater interference be identified as part of future investigations, further consideration of the Water Management Act will be required.
Signage Control			As identified by the Planning Consultant Signage Controls apply to the site.
		Approval authority	As identified by the Planning Consultant the proposed development comprises a Capital Value of more than \$30 million, and will likely become a regionally significant development. This involves the application being determined by the Southern Regional Planning Panel, being the consent authority in this instance.
		Biodiversity and Conservation Control	An Erosion and Sediment Control Plan is being prepared to confirm minimization of any runoff and soil disturbance that may impact the Murray River.
		State Environmental Planning Policy No 65: Design Quality of Residential Apartment Development and Design Verification Statement	Design Verification Statement provided.
		Design Principle 1 - Context and neighbourhood character	Refer to Design Principle 1 response.
		Design Principle 2 - Built form and scale	Refer to Design Principle 2 response.
		Design Principle 3 - Density	Refer to Design Principle 3 response.

04 DESIGN OBJECTIVES & DESIGN CRITERIA

ALEP/ADCP/ADG Compliance Matrix

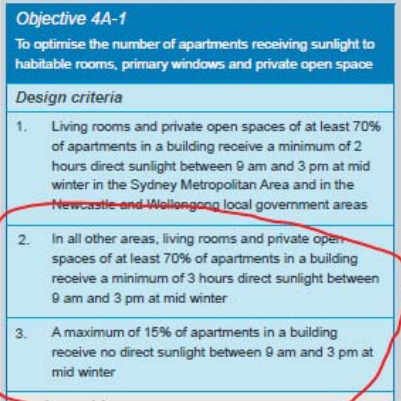
ALEP Albury Local Environmental Plan 2010	ADCP Albury Development Control Plan 2010	SPC (ADG) State Planning Controls Apartment Design Guidelines	Response
		Design Principle 4 – Sustainability	Refer to Design Principle 4 response.
		Design Principle 5 - Landscape	Refer to Design Principle 5 response.
		Design Principle 6 - Amenity	Refer to Design Principle 6 response.
		Design Principle 7 - Safety	Refer to Design Principle 7 response.
		Design Principle 8 - Housing Diversity and Social Interaction	Refer to Design Principle 8 response.
		Design Principle 9 - Aesthetics	Refer to Design Principle 9 response.
		State Environmental Planning Policy (Building Sustainability Index Basix) 2004	Energy Consultant will access the on-line assessment tool to calculate the dwelling's energy and water scores based on a range of design data.
		ADG 2A – Primary Controls Consideration of: Sunlight/Daylight access Orientation/overshadowing Natural Ventilation Visual/Acoustic Privacy Ceiling Heights, Communal open space Deep soil zones Public domain interface Noise/Pollution	A response to these issues is developed in the following matrix.
		ADG 2B - Building Envelope	Building envelope has been determined by a combination of FSR, number of Storeys, setbacks, landscaping, density. Typical Floor Residential FSR = 620m ² . Residential Envelope is typically 840. 840/620 = 1.36. This falls a bit over the 30% guideline but reflects the generous balcony sizes. Balconies generally exceed 20% of floor area.

ALEP Albury Local Environmental Plan 2010	ADCP Albury Development Control Plan 2010	SPC (ADG) State Planning Controls Apartment Design Guidelines	Response
ALEP requires that the Site is subject to a maximum building height requirement of 35m.		ADG 2C - Building Height	Height of Building to the top of the Roof Plant Enclosure is 29.6 metres above ground and therefore complies with ALEP being less than 35m. The Height to the last level served is 23 metres. The height to the Rooftop Services Area is 27.1 metres above ground.
ALEP requires that the Site is subject to a maximum 3:1 Floor space Ratio.		ADG 2D – Floor Space Ratio (FSR) Requires 2:1 FSR	ALEP & ADG 2D FSR Requirements differ. ALEP guidelines have been adopted. Site area: 2,023 m2 Maximum allowed Floor Space: 6,069 m2 (FSR 3.0) GFA (FSR) measured as per ALEP BASEMENT: 0 m2 GROUND: 981 m2 LEVEL 1-5 : 620 m2 per floor = 3,100m2 LEVELS 6-7: (613 m2 / floor) = 1,226m2 TOTAL: 5,307 m2 FSR = (5,307 / 2,023) = 2.62 and therefore complies with ALEP. Refer to Areas/FSR schedule
ALEP requires Heritage compliance			Refer to separate Heritage Report
ALEP requires Bulk Earthworks compliance			To be reviewed by Structural/Civil Engineer
		ADG 2E - Building Depth	The Building Depth has been determined by enveloping the circulation core with apartments in support of sustainability – ie. maximizing the number of appropriate units sharing the core and services. Enveloping the core has facilitated the articulation of all elevations with walls and balconies and maximized the delivery of light and natural ventilation to all apartment internal spaces.
		ADG 2F - Building Separation	The Building separation is ample with streets on 2 sides, an open on grade carpark to the east side and a single storey shopping centre on the south side with a more than 18m separation to any adjacent building part above first floor. These separations achieve the intent of this control with respect to visual and acoustic privacy, outlook, daylight, sunlight, and natural ventilation.

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	ADCP – has no Street Setback requirement for up to 3 storeys and thereafter a minimum of 3 metres.	ADG 2G - Street Setback	<p>Zero setback is allowed at Ground Retail level. A 2.350 metres colonnade width on Swift St is provided.</p> <p>The Swift Street Setback provided for the 7 floors above Ground Level = 4.720 metres minimum and therefore exceeds the 3 metres minimum required.</p> <p>The Arnold Lane setback required at Ground Floor Level is similarly Zero for the Ground floor and a 1.750 metres wide colonnade is provided.</p> <p>The Arnold Lane Setback provided for the 7 floors above Ground Level = 4.8 metres and complies with the 3 metres minimum required.</p>
	<p>ADCP –requires a rear setback</p> <p>Minimum 6 metres, where building height is 4 storeys or less.</p> <p>Minimum 9 metres, where building height is 5 storeys or greater.</p>	<p>ADG 2H - Rear and Side Setbacks</p> <p>ADG requires an east side setback to balconies and habitable rooms of -</p> <p>Minimum 6 metres, where building height is 4 storeys or less.</p> <p>Minimum 9 metres, where building height is 5 storeys or greater.</p> 	<p>Communal facilities on the ground floor including Meeting / Activity Room, Gymnasium and Pool Enclosure have Zero setback to the South Boundary and a 6.585m setback to the East Boundary.</p> <p>Balconies are set back a minimum of 10.780m from the Rear (South Boundary), but are oriented to the East and West to minimise overlooking.</p> <p>The 4.800 metres East side setback is provided for the residential component above the Ground Floor carpark. We contend that this is reasonable because the adjacent site comprises carparking that does not impinge on privacy and if so can be controlled by adjustable louvres. Refer to the image above with a line of carparks adjacent to the boundary. The 4.800 metres provided also satisfies Fire Separation requirements.</p> <p>The West side setbacks are the same as for the East side</p>
		<p>ADG 3A - Site Analysis</p> <p><i>Objective - Site Analysis illustrates that the design has been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.</i></p>	Refer to Design Quality Principle 1: Context and Neighbourhood Character : Site Analysis
		<p>ADG 3B - Orientation</p> <p><i>Objective - Building types and layouts respond to the streetscape and site while optimising solar access within the development. Overshadowing of neighbouring properties is</i></p>	Refer to Design Quality Principle 4: Sustainability for the orientation of apartments

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		<i>minimised during mid-winter.</i>	
		ADG 3C - Public Domain Interface <i>Objective - Transition between private and public domain is achieved without comprising safety and security.</i> <i>Amenity of the public domain is retained and enhanced.</i>	Refer to Design Quality Principle 6: Amenity and Refer to Design Quality Principle 7: Safety and Refer to Design Quality Principle 8: Housing Diversity and Social Interaction
		ADG 3D - Communal and Public Open Space <i>Objective - An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</i> <i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</i> <i>Communal open space is designed to maximise safety.</i> <i>Public space, where provided, is responsive to the existing pattern and uses of the neighbourhood.</i>	A Communal Gymnasium/Activity Room/External Courtyard/Landscaping and Indoor Pool is provided on the Ground Floor. 25% of site area will not be achieved however the supplementation by passive overlooking of level 1 landscape podium areas combining with the existing street nature strip and trees reinforce this provision. Refer to Design Quality Principle 6: Amenity response and Refer to Design Principle 8 response. Refer to the Communal and Public Open Space diagrams for the location of spaces and areas and percentage of site. The areas shown = 904m2 including the 1st floor podium areas because these landscapes are 'visually borrowed' by apartments at higher levels. 904m2 = 44.6% of site area.
		ADG 3E-Deep Soil <i>Objective - A site in excess of 1,500m² requires 7% deep soil with a minimum dimension of 6 metres.</i> <i>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.</i> <div><p>Achieving the design criteria may not be possible on some sites including where:</p><ul style="list-style-type: none">the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)there is 100% site coverage or non-residential uses at ground floor level<p>Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure</p></div>	As per the adjacent note – the site is in the high density CBD and has 100% podium coverage over the basement carpark at the Commercial Ground Floor level and no deep soil planting is provided. Alternative on structure planting is planned on the Ground Floor and First Floor podiums. Refer to Design Principle 5 - Landscape response.

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		ADG 3F- Visual Privacy <i>Objective - Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. 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.</i>	<p>As per ADG 2F - Building Separation</p> <p>The Building separation is ample with streets on 2 sides, an open on grade carpark to the east side and a single storey shopping centre on the south side with a more than 18m separation to any adjacent building above first floor. These separations achieve the intent of this control with respect to visual and acoustic privacy, outlook, daylight, sunlight, and natural ventilation both within the site and to surrounding sites.</p>
		ADG 3G- Pedestrian access and entries <i>Objective - Building entries and pedestrian access connects to and addresses the public domain. Access, entries and pathways are accessible and easy to identify. Large sites provide pedestrian links for access to streets and connection to destinations.</i>	<p>The Swift St and Arnold Lane Colonnades provide alternative (to the footpath) primary pedestrian access to the ground floor retail/commercial zones. The Swift St colonnade also provides a notch in the façade to define the residential entry way to the residential lounge and lift core and to the ground floor residential amenities beyond. These links all provide DDA (accessibility)</p>
		ADG 3H - Vehicle Access <i>Objective - Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</i>	<p>The main vehicle access point is off Swift St on the east side of the site and adjacent to the shopping centre carpark. The design team explored locating this entry point off Arnolds Lane but dismissed this on the basis that the lane is sometimes blocked by semi-trailer delivery vehicles serving the adjacent shopping centre as well as garbage trucks serving the commercial scale garbage bin area immediately adjacent to the south west corner of the site. This would not be a viable residential access solution for a quality development. An on-grade vehicular entry is nevertheless provided in the south west corner for the provision of some commercial carspaces and for vehicular access to the on-site substation and waste collection facilities. Both of the proposed vehicular entries are at opposite ends to the prominent Site corner which together with the balance of the street perimeter is dedicated to commercial/retail interface with the street at Ground level. Any vehicular impact on the façade design, and street vehicular, bicycle, and pedestrian movement is thus minimized.</p>
		ADG 3J - Bicycle and Carparking <i>Objective - Car parking is provided based on proximity to public transport in centres in regional areas. Parking and facilities are provided for other modes of transport. Car park design and access is safe and secure. Visual and environmental impacts of underground car parking are minimised. Visual and environmental impacts of on-grade car parking are minimised. Visual and environmental impacts of above-ground enclosed car parking are minimised.</i>	<p>Refer to the Traffic Report.</p> <p>In summary Residential carparking is contained within the basement. (51 spaces for 26 apartments including 1no. accessible space). Spaces are sized in excess of mandatory requirements in support of a quality development. Spaces are 2.75m wide and 5.4m deep. Two way carparking aisles are 6500mm wide and well in excess of the required 5.8m wide for the width of the carspaces provided. The basement is mechanically ventilated and supplied air naturally above the bottom of the ramp. On-grade gated carparking is provided at Ground level with 6 carspaces dedicated to the Ground Floor Commercial/retail component.</p>

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		ADG 4A - Solar and Daylight access <i>Objective - To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</i> <i>Daylight access is maximised where sunlight is limited.</i> <i>Design incorporates shading and glare control, particularly for warmer months.</i>	<p>Re ADCP Item 2: 26 out of 26 (100%) of units receive the required sunlight in mid-winter.</p> <p>It follows that Re ADCP Item 3 - 0 out of 26 (0%) of units receive no direct sunlight in winter and this guideline is therefore satisfied.</p>
		ADG 4B - Natural Ventilation <i>Objective - All habitable rooms are naturally ventilated.</i> <i>The layout and design of single aspect apartments maximises the natural ventilation.</i> <i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</i>	<p>All habitable rooms are naturally ventilated and 16 out of 26 (61.50%) of apartments have two aspects.</p> <p>All habitable spaces in the balance of apartments having one aspect have opening widows to the outside and the depth and these habitable spaces are only the one room or space deep. Ie. different overlapping spaces are not layered back from a window wall but overlap across window walls.</p>
		ADG 4C - Ceiling Heights <i>Objective - Ceiling height achieves sufficient natural ventilation and daylight access.</i> <i>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.</i> <i>Ceiling heights contribute to the flexibility of building use over the life of the building.</i>	<p>Ceiling heights to habitable rooms are to be 2.85m high.</p> <p>Ceiling heights to wet areas are to be 2.45m high.</p> <p>Ceiling heights to Commercial/Retail spaces to be 2.9m high.</p>

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		ADG 4D - Apartment size and layout <i>Objective - The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. Environmental performance of the apartment is maximised. Apartment layouts are designed to accommodate a variety of household activities and needs.</i>	<p>Apartments and spaces and robes are very generously sized – well in excess of requirements and all habitable rooms are on the external face of the building. All apartments are orientated to the north.</p> <p>All habitable rooms are more than 10% windowed to the outside and these are visible from all spaces within. Windows are full height to 3.0m high with a 150mm pelmet recess to the ceiling height of 2.85m.</p> <p>In the deepest open plan front middle apartments on levels 1-5 the maximum depth to ceiling height ratio is 1.93 with respect to 4D.2 in the ADG.</p> <p>In the deepest open plan rear apartments on levels 6-7 the maximum depth to ceiling height ratio is 2.2 with respect to 4D.2 in the ADG.</p> <p>Kitchens are excluded from Circulation Space.</p>
		ADG 4E - Private open Space and Balconies <i>Objective - Apartments provide appropriately sized private open space and balconies to enhance residential amenity. Primary private open space and balconies are appropriately located to enhance liveability for residents. Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. Private open space and balcony design maximises safety.</i>	<p>The apartments have very generously designed balcony/terrace spaces adjacent top living spaces and bedrooms generally 2 metres wide for both 2 and 3 bedroom apartments. Some of these balconies have multiple orientations to allow flexibility of use. All balconies are designed in support of the Architectural articulation of the building. Balconies on the north side are encapsulated by curved corner walls. These assist in making the balcony spaces interface strongly with the internal spaces and so that the balconies appear part of the inside space. Balconies on the east and west sides of the building include controllable louvres for sun-ingress control.</p>
		ADG 4F – Common Circulation and Spaces <i>Objective - Common circulation spaces achieve good amenity and properly service the number of apartments. Common circulation spaces promote safety and provide for social interaction between residents.</i>	<p>Refer to Design Quality Principle 7: Safety</p>
		ADG 4G – Storage <i>Objective - Adequate, well-designed storage is provided in each apartment. Additional storage is conveniently located accessible and nominated for individual apartments.</i>	<p>Refer to the Plans where 2 bedroom Apartments have in excess of 8m3 of Storage and 3 Bedroom apartments have in excess of 10m3 of storage.</p> <p>More than 50% of the above requirements are provided within the units</p> <p>Basement cage storage supplementing the internal storage is provided at a rate of approximately 9m3 minimum per carspace. 25 apartments have 2 carspaces and therefore a minimum of 18m3 of basement cage storage. 1 no.2 bedroom apartment has 1 carspace and therefore a minimum of 9m3 of caged storage.</p>

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		ADG 4H – Acoustic Privacy <i>Objective - Noise transfer is minimised through the siting of buildings and building layout. Noise impacts are mitigated within apartments through layout and acoustic treatments.</i>	The building is sited well clear of hostile environments. All walls and floors/ceilings are to be acoustically designed to at least meet the requirements of the NCC at a minimum and all internal walls within apartments are to include acoustic insulation in excess of the NCC requirement. Apartment entries are away from quieter spaces that are grouped together. All external glazing is double glazed and acoustically sealed.
		ADG 4J – Noise and Pollution <i>Objective - In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings. Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</i>	The site is not affected by significant noise or pollution issues. Apartments are orientated away from basement exhaust fans located on the south boundary that belong to the the commercial development to the south serving basement carparking.
		ADG 4K – Apartment Mix <i>Objective - A range of apartment types and sizes is provided to cater for different household types now and into the future. The apartment mix is distributed to suitable locations within the building.</i>	Refer to Principle 8: Housing Diversity and Social Interaction
		ADG 4L – Ground Floor Apartments <i>Objective - Street frontage activity is maximised where ground floor apartments are located. Design of ground floor apartments delivers amenity and safety for residents.</i>	N/A
		ADG 4M – Facades <i>Objective - Building facades provide visual interest along the street while respecting the character of the local area. Building functions are expressed by the façade.</i>	Refer to Principle 9: Architectural Expression
		ADG 4N – Roof Design <i>Objective - Roof treatments are integrated into the building design and positively respond to the street. Opportunities to use roof space for residential accommodation and open space are maximised.</i>	Refer to Principle 6: Amenity

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		ADG 4O – Landscape Design <i>Objective - Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity.</i>	Refer to Principle 5: Landscape Refer to The Landscape Areas Plan for a detailed analysis. The area of Landscape provided on structure on site is 626m2 (soft and hard) = 45% of site area. The area of borrowed landscape on the nature strip including the street trees is 146m2
		ADG 4P – Planting on Structures <i>Objective - Appropriate soil profiles are provided. Plant growth is optimised with appropriate selection and maintenance. Planting on structures contributes to the quality and amenity of communal and public open spaces.</i>	Refer to Principle 5: Landscape As above the area of Landscape provided on structure on site is 626m2 (soft and hard) = 31% of site area. The area of borrowed landscape on the nature strip including the street trees is 146m2
		ADG 4Q – Universal Design <i>Objective - Universal design features are included in apartment design to promote flexible housing for all community members. A variety of apartments with adaptable designs are provided Adaptable housing should be provided in accordance with the relevant council policy. Apartment layouts are flexible and accommodate a range of lifestyle needs.</i>	Accessibility is provided throughout the project to the arrival doors of all spaces both retail/commercial and Residential. This includes to all shared facilities and within these spaces. Accessibility within apartments will be provided upon demand.
		ADG 4R – Adaptive Re-Use <i>Objective - New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place. Adapted buildings provide residential amenity while not precluding future adaptive reuse.</i>	N/A
		ADG 4S – Mixed Use <i>Objective - Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents.</i>	Refer to Principle 1: Context and Neighbourhood Character, Principle 2: Built Form and Scale, Principle 6: Amenity

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		ADG 4T – Awnings and Signage <i>Objective - Awnings are well located and complement and integrate with the building design.</i> <i>Signage responds to the context and desired streetscape character.</i>	Refer to Principle 5: Landscape Principle 6: Amenity Principle 7: Safety
		ADG 4U – Energy Efficiency <i>Objective - Development incorporates passive environmental design.</i> <i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.</i> <i>Adequate natural ventilation minimises the need for mechanical ventilation.</i>	Refer to Principle 4: Sustainability
		ADG 4V – Water Management and Conservation <i>Objective - Potable water use is minimized.</i> <i>Urban storm water is treated on site before being discharged to receiving waters.</i> <i>Flood management systems are integrated into site design.</i>	Refer to Principle 4: Sustainability Principle 5: Landscape
		ADG 4W – Waste Management <i>Objective - Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</i> <i>Domestic waste is minimised by providing safe and convenient source separation and recycling.</i>	Waste management is centrally located at the stair/lift core waste chute room on all levels culminating on the Ground Floor where additional adjacent air-conditioned bin storage is provided as well as waste collection truck access off Arnolds Lane. Refer to the separate Waste Management report.
		ADG 4X – Building Management <i>Objective - Building design detail provides protection from weathering.</i> <i>Systems and access enable ease of maintenance.</i> <i>Material selection reduces ongoing maintenance cost.</i>	Materials have been carefully selected to maximise resistance to weathering. Generally minimized painted surfaces and maximized natural and durable materials. The facade is detailed to prevent staining and protect walls below; In –situ Planter boxes are designed to sit above paving levels for drainage and to minimise maintenance of waterproof membranes; Overhanging slabs/ceilings will be detailed with drip lines to avoid staining. Generally, maintenance of the building can be directly accessed via individual apartment or internal circulation areas.



