DESIGN STATEMENT

STAGE 2 - NEW RESIDENTIAL FLAT BUILDING

400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA

REVISION F - DECEMBER 2024

ALEKSANDAR
PROJECTS

Nominated Architect:
Aleksandar Jelicic
reg no 7167

400-404 CABRAMATTA ROAD

CABRAMATTA WEST NSW

1. INTRODUCTION

1.1 Purpose of the report

This Design Statement has been prepared by Aleksandar Projects on behalf of TCON Constructions Pty Ltd for 400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA.

The purpose of this document is to explain the rationale and process of integrating the contextual and planing parameters into the design form, social and urban considerations and massing, according to the State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (SEPP65) and the accompanying Apartment Design Guide.

It is supposed to be an assessment and advisory report to the Council and to be considered in the Statement of Environmental Effects.

1.2 The Proposal

The Proposal is for a new residential flat building on site.

The design proposes a total of 82 dwellings over 6 levels, with 2 basements. A mix of studio, 1, 2 + 3 bedroom dwellings are included. 9 Adaptable apartments (10%) + 18 silver level liveable units (21%), are included exceeding the requirement of 20% (ADG).

The residential vehicular entries + exits is provided through the Stage 1 Townhouse development in accordance with the Site Specific DCP. Each apartment is provided a car space, including 9 larger adaptable apartment spaces. Each apartment also receives a storage units with at least the minimum area required by the ADG. 41 bicycle spaces are provide for residents in the basements. 9 residential visitor bicycle spaces are conveniently located on the ground floor.

PHOTOMONTAGE FROM NORTH WEST

2. APARTMENT DESIGN GUIDE - GUIDELINES

APARTMENT DESIGN GUIDE		DESIGN GUIDELINES	YES	NO	EXPLANATION
1	**IDENTIFYING THE CONTEXT**				
1A	APARTMENT BUILDING TYPES				
	Perimeter Block Apartments	- an increase in residential density is desired - a clear definition and continuous street wall edge is desired	√		- an appropriate FSR is desired and provided. - a 6 storey building with strong street definition is provided
1B	LOCAL CHARACTER AND CONTEXT				
	Wider Scale	- identifies the site proximity to centre, transport and major public open space	√		- The site is located on the busy intersection of Cabramatta Road West + Orange Grove Road - Setbacks + height are in line with the site specific DCP - Overshadowing, amenity and privacy were considered in the making of the DCP - Views to the adjacent golf course + distance views tot eh city are maximised
	Streetscape scale	- shows impact of proposed development on streetscape quality - shows heights, setbacks, driveways and street trees	√		- The site is surrounded by the busy intersection of Cabramatta Road West + Orange Grove Road, where a 6m setback / landscaped edge will be provided. Street trees are to be provided to all both roads as documented by the Landscape Architect Deep balconies assist with the usability of this facade. - the proposed built form will greatly enhance this intersection. refer to photomontage. - The driveway is are located to the rear of the development to minimise its impact. - A greater setback is provided to the eastern boundary in accordance with zone interface requirements.
	Site scale	- shows detailed consideration of the immediate context - includes the site itself, the street and the surrounding properties - -considers deep soil, open space, existing vegetation, fences, retaining walls, overshadowing + privacy.	√		- Compliant ADG separations are provide to both existing + future development sites surrounding the subject site for privacy + overshadowing. - Deep soil is provided around the building for substantial landscaping.
1C	PRECINCTS AND INDIVIDUAL SITES				
	Individual site	- size, shape + orientation of the site informs the possible development types and development capacity	√		The site size + shape informed the form of the building. From this the development capacity was derived.
	Precincts	- improving the public domain network + providing more public open space - incorporating a mix of uses to support more vibrant renewal areas - providing greater housing diversity - supporting greater flexibility in site layout to provide greater amenity to individual apartments + open spaces	√		- The proposed landscaping to both Cabramatta Road West + Orange Grove Road , in addition to the quality built form will greatly enhance the existing public domain. - housing diversity is provide through the mix of studio, 1, 2 + 3 bedroom, adaptable + silver level apartments - through the perimeter block design setbacks greater setback have been provided to the zone interfaces.

APARTMENT DESIGN GUIDE			DESIGN GUIDELINES	YES	NO	EXPLANATION
2	**DEVELOPING CONTROLS**					
2A	PRIMARY CONTROLS					
		1	Retention of trees	√		existing trees along the roads are prosed to be retained
		2	Minimum setbacks	√		the proposal is in accordance with the site specific DCP and ADG zone interface requirements.
		3	Deep soil zones and basement levels	√		Deep soil is located all around the building
		4	Building separation and depth	√		Building separation between the subject site + existing + future neighbours is compliant.
		5	Building performance and orientation - solar access - cross ventilation	√		The proposal is in compliance for solar + cross ventilation. *Refer View from the Sun Diagrams + Cross Ventilation Diagrams.*
		6	Three dimensional building envelope	√		A p*hotomontage + 3d View from The Sun Diagrams* have been provided as part of the submission.
2B	BUILDING ENVELOPES		the 3D form that defines the site	√		The proposed building envelope contribute positively to the streetscape. The roof forms are integrated into the design. the envelope positively defines the corner.
2C	BUILDING HEIGHT		reflects existing or desired future character of an area	√		The proposal is compliant with the height limit. *Refer to Elevations*
2D	FLOOR SPACE RATIO		indicates the intended density - aligns with optimum capacity and desired density - provides opportunities for building articulation and creativity	√		*Refer to Clause 4.6 Objection*
2E	BUILDING DEPTH		- ensure building depths support apartment layouts + receive adequate daylight + natural ventilation	√		The building depths support apartment layouts by ensuring living rooms are no more than 8m in depth. Minimum solar + cross ventilation requirements are met. North facing apartments are maximised, whilst also proving apartments facing east to capture city views, west to capture golf course views.
2F	BUILDING SEPARATION		Building height and separation distance: - up to 4 storeys: - 6 m between non habitable rooms, - 9 m between habitable and non habitable rooms, - 12 m between habitable rooms/ balconies - up to 8 storeys: - 9 m between non habitable rooms - 12 m between habitable and non habitable rooms, - 18 m between habitable rooms/ balconies supports desired future character provides residential amenity such as visual and acoustic privacy, natural ventilation and daylight access provides areas for COS, deep soil and landscaping At the boundary between change in zone increase the setback by 3m	√		The building separation is compliant both within the site + to existing + future neighbours. Zone interface compliances are provided. Minimum daylights access + cross ventilation is met + substantial deep soil, communal open space and landscaping is provided.
2G	STREET SETBACKS		- establish the alignment of buildings along the street frontage - defines the width of the street - contributes to the character of the public domain	√		The building is setback 6m from both roads, as per the site specific DCP. Landscaping to this area positively contributes to the streetscape.
2H	SIDE AND REAR SETBACKS		- provide access to light, air and outlook for neighbouring properties and future buildings - provide privacy - define and add character to the streetscape - maximise deep soil areas and retains existing landscaping	√		Side setbacks are in compliance with the ADG + site specific DCP. The eastern setback is landscaped communal open space contributing positively to its neighbour. The western setback is the services area as per the site specific DCP.

APARTMENT DESIGN GUIDE		DESIGN GUIDELINES	YES	NO	EXPLANATION
3	**SITING THE DEVELOPMENT**				
3A	SITE ANALYSIS	contains: - site location - aerial photograph - site context and survey plan - analysis	√		The site is located close to the golf course on a busy intersection. To the east are single + double storey dwellings. Adjacent to the south is Stage 1 comprising of townhouses as per the site specific DCP. Views are possible tot he golf course to the west and city to the east. *Refer to Site Analysis + Survey.*
3B	ORIENTATION	proposed buildings are sited to clearly address the street while maximising solar access to apartments	√		The proposal primarily orientates to both roads + the north . View are captured wherever possible to the east and west.
3C	PUBLIC DOMAIN INTERFACE	- Upper level balconies and windows should overlook the public domain. -Activity on the the street is to be promoted - mailboxes + services incorporated / services located in basements - basements stepped with slope of land	√		Balconies orientate to the roads, north, followed by views to the city. Communal space wraps around the building, activating the street edges. Mailboxes + services ares are incorporated into street entires. Garbage + service rooms are incorporated into basements + the rear of the ground floor to minimise their impact.
3D	COMMUNAL AND PUBLIC OPEN SPACE	Communal open space to be 25% of the site . Min. 2h direct sunlight to min. 50% of the communal open space in winter	√		Communal open space is provided at ground level, wrapping around the building. This provides a variety of useable spaces for the residents + solar compliance as required. *Refer landscape + View from the Sun Diagrams.*
3E	DEEP SOIL ZONES	Minimum 7% deep soil, with minimum dimension of 6m.	√		The proposal is compliant. *Refer Landscape Documentation.*
3F	VISUAL PRIVACY	Min. Separation distance to the side and rear boundaries: - building height up to 12 m (4 storeys): min. distance habitable rooms: 6 m, non-habitable rooms: 3 m - building height up to 25 m (5-8 storeys): min. distance habitable rooms: 9 m, non-habitable rooms: 4.5 m	√		The building separation is compliant. *Refer to setbacks shown on plans*
3G	PEDESTRIAN ACCESS AND ENTRIES	- multiple entries should be provided to activate the street edge - public and private entries are to be identifiable - intercoms to be provided - pedestrian links provide direct connections to open spaces, be direct, have clear sight lines, be well lit and contain active uses	√		Entires are provided to each street frontage for activation. These 2 primary entries are easily identified with entry portals incorporating awnings, integrated letterbox, street number + services element at the front of the each of the secured lobbies, with intercoms. Additional access is provided from rear of the site if visitors are coming from the townhouses.
3H	VEHICLE ACCESS	integrate vehicular access with site planning to balance traffic patterns, streetscape elements + safe pedestrian access.	√		The residential vehicular entry / exit is located to the rear of the site, access through Stage 1 Townhouses, as per the site specific DCP. It is fully integrated into the design of the building.
3J	BICYCLE AND CAR PARKING	On site parking can be located underground. The car parking needs for a development must be provided off street	√		All requirements are met on the site, including car spaces for residents, visitors, adaptable spaces, + bicycle parking. *refer to Traffic Report.*

APARTMENT DESIGN GUIDE		DESIGN GUIDELINES	YES	NO	EXPLANATION
4	**DESIGNING THE BUILDING**				
	AMENITY				
4A	SOLAR AND DAYLIGHT ACCESS	Sydney Metropolitan Area: 70% of apts to receive 2h sunlight in winter to living rooms + private open spaces.	√		**78%** of dwellings receive more than 2h sunlight in winter *Refer to View from the Sun Diagrams*
		Max. 15% of apartments receive no direct sunlight in winter	√		**11%** apartments receive no direct sunlight in winter. This is due to the desire for some apartments to capture city views to the east. *Refer to View from the Sun Diagrams*
		Achieving the design criteria may not be possible on south facing sloping site + where significant views are orientated away from the desired aspect for direct sunlight	√		The subject site is L'shaped so maximising northernly orientation was possible. The zone interface and depth of the site required larger than usual side setbacks, so some yield is tucked in behind. The upside of this is that they have been able to be orientated to capture city views.
		Design includes shading and glare control, e.g. balconies, awnings, louvres, pergolas, planting, …	√		Substantial balconies have been integrated into the design to provide appropriate shading.
4B	NATURAL VENTILATION	The building's orientation maximises capture + use of prevailing breezes for natural ventilation in habitable rooms	√		Indentations in the built form, maximising corner units + the addition of openable skylights maximises the capture of breezes.
		All habitable rooms are naturally ventilated. The area of unobstructed window openings should be equal to alt least 5% of the floor area served	√		all habitable rooms are naturally ventilated with openable glazing in excess of the minimum requirement.
		60% of apts up to nine storeys of the building to be cross ventilated	√		**62%** of the dwellings are cross ventilated. *Refer to Cross Ventilation Diagrams*
		Max. depth of a Cross-over and cross-through apts: 18 m glass to glass	√		The maximum through apartment ventilation depth is 18m. *Refer to Cross Ventilation Diagrams*
4C	CEILING HEIGHTS	Min. ceiling heights - habitable room: 2.7 m - non-habitable room: 2.4 m	√		habitable rooms - min. ceiling height 2.7m, non-habitable rooms - min. ceiling height 2.4m. *Refer to Section*
4D	APARTMENT SIZE AND LAYOUT	Min. areas required incl. one bathroom: (for every additional bathroom 5 m2 is to be added, for every additional bedroom 12 m2 to be added): - Studio: 35 m2 - 1 Bedroom: 50 m2 - 2 Bedroom: 70 m2 - 3 Bedroom: 90 m3	√		min. areas are achieved . *Refer to Plans.*
		Every habitable room must have a window in an external wall with a min. glass area of min. 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	√		all habitable rooms have windows min. 10% of the floor area. *Refer to Plans.*
4D2	Apt Depth	In open plan layouts the maximum habitable rom depth is 8m from a window	√		max. depth complied with. *Refer to plans.*
4D3	Apt Size	Min. areas (excl. wardrobe space): - master bedroom: 10 m2 - all other bedrooms: 9 m2 Bedroom min. dimensions (excl. wardrobe space): 3m	√		min areas achieved. *Refer to plans.*
		Min. width of living (+living/dining): studio + 1 bedroom: 3.6 m 2+3 bedroom: 4 m Cross-over and cross through apartments always 4 m	√		min. width achieved. *Refer to plans.*
		Min. length of wardrobes: 1.5 m Main bedroom should have a wardrobe of: (L/D/H) 1.8 x 0.6 x 2.1 m	√		min. wardrobes achieved. *Refer to plans.*
4E	PRIVATE OPEN SPACE AND BALCONIES	Min. area of primary balconies: - studio: 4 m2 (min. depth 1 m) - 1 bedroom: 8 m2 (min. depth 2 m) - 2 bedroom: 10 m2 (min. depth 2 m) - 3+ bedrooms: 12 m2 (min. depth 2.4 m) Min. balcony depth to be counted: 1m	√		min. area achieved. *Refer to plans.*
		At podium private open space is to be provided. Min. .area: 15 m2, min. depth: 3 m	√		min. areas achieved. *Refer to Landscape Architects' documentation*

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	AMENITY				
4F	COMMON CIRCULATION AND SPACES	Max. number of apts off a circulations core is 8. If not possible: not more than 12 apartments off a circulation core on a single level.	√		Core A has max. 7 apartments off it. Core B has max. 9. This do to the shape of the site with the eastern side of the site being longer than the western side. *Refer to plans.*
		Every habitable room must have a window in an external wall with a min. glass area of min. 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	√		all habitable rooms have windows min. 10% of the floor area
4G	STORAGE	In addition to storage in ktichen, bathroom and bedrooms, min. storage provided: - studio: 4 m3 - 1 bedroom: 6 m3 - 2 bedroom: 8 m3 - 3+ bedroom: 10 m3 Min. 50% of the storage to be within the apartment.	√		storage is provided both within apartments +basements . min. area achieved. *Refer to plans.*
4H	ACOUSTIC PRIVACY	noise transfer and impact is to be minimised	√		the dwellings are orientated away from side boundaries, bedrooms + wet areas are group together wherever possible, wardrobes are utilised as sound buffers.
4J	NOISE AND POLLUTION	noise impact of the environment is to be minimised	√		masonry walls + balconies +are incorporated into the facades to help minimise noise impacts.
	CONFIGURATION		√		
4K	APARTMENT MIX	a variety of apartments is to be provided	√		studio, 1 , 2 + 3 bedroom dwellings are provided in a variety of configurations.
4L	GROUND FLOOR APARTMENTS	street frontage activity to be maximised	√		Balconies and and landscaping are orientated towards the roads active street frontages.
4M	FACADES	Facades provide visual interest, while respecting character of the area	√		The proposal offers an interesting facade, that will greatly enhance the area.
4N	ROOF DESIGN	roof to be integrated into the building design and service elements integrated	√		The Roof form is completely integrated into the design, contribute positively to the streetscape. Service are integrated into the basements, ground floor + roof.
4O	LANDSCAPE DESIGN	landscape design contributes to amenity	√		The proposed landscape design greatly contributes to the amenity, with adequate planting over the basements, communal + private open spaces. *Refer to Landscape Architects' documentation*
4P	PLANTING ON STRUCTURES	Planting on structures contributes to quality of open space	√		
4Q	UNIVERSAL DESIGN	A benchmark of 20% Silver Level Liveable Apartments. No adaptable required under 10 units.	√		18 are provided, being **22%.** *Refer to plans.*
		Design incorporates flexible design solutions with may include larger apartments with various living space options	√		a variety of apartment layouts have been provided to provide a variety of living options. *refer to Adaptable + Silver Level Plans*
4R	ADAPTIVE REUSE	New additions to buildings are contemporary and enhance the area's identity	NA		
4S	MIXED USE	Mixed use developments are provided in appropriate locations and provide active street frontages to encourage pedestrian movement	NA		
4T	AWNINGS AND SIGNAGE	Awnings + signage are to be integrated with the building design	√		Signage + letter boxes are incorporated into the street entry design. Awnings are provided over the streets *Refer to plans.*
	PERFORMANCE				
4U	ENERGY EFICIENCY	Development incorporates passive environmental design, passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	√		The proposal includes passive solar design through use of large balconies, generous landscaping and masonry structure. *Refer to BASIX.*
4V	WATER MANAGEMENT AND CONSERVATION	Potable water use is to be minimised. Urban stormwater ist treated on site before being discharged to receiving waters. Flood management systems are integrated into the design.	√		OSD is incorporated. *Refer to civil engineers', landscape architects' & basix reports/documentation*
4W	WASTE MANAGEMENT	Waste storage facilities are designed to minimise impact on the streetscape, building entry and amenity of residents	√		Waste storage is located within the basements + collected on site to minimise impact on the streetscape. *Refer plans + Waste Management Report.*
4X	BUILDING MAINTENANCE	Building design detail provides protection from weathering	√		It is envisaged that the buildings will be constructed of precast concrete with brick stencilling or solid bricks to achieve the high-quality, low maintenance facades.

3. SEPP 65 - SCHEDULE 1 DESIGN QUALITY PRINCIPLES

PRINCIPAL 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.

The site is located on a large, busy intersection, next to a large golf course. It is an appropriate location for a high density residential development.

The topography of the land is relatively flat with a fall of approx. 400mm across.

The site is surrounded by a golf course to the west, service businesses + single residences to the north, single residences to the east. To the south is Stage 1 townhouses. The built form is consistent with the desired future character of the area + the site specific DCP.

Refer to Site Analysis

PRINCIPAL 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 built form + scale enhances the streetscape and public domain with a high quality proposal. Its bulk + scale is complimentary to its surrounds. Its articulation + massing is refined, with high quality landscaping adding to the design quality of the proposal. The built form is consistent with the desired future character of the area + site specific DCP.

Refer to Elevations, schedule of finishes + Photomontage

PRINCIPAL 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 design is compliant with Council's maximum allowable density + in compliance with Council's height limit + ADG building separations, providing a density that is appropriate for the site.

PRINCIPAL 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 designed form incorporates the principles of passive design in order to achieve a desirable sustainable design .
The scheme:
- optimises solar access to residential apartments within the development, with appropriate overhangs / balconies
- maximises number of units with direct sun access
- minimising number of south facing units
- utilises long life materials - masonry / brick
- incorporation water efficient fittings
- maximises natural light and ventilation in units to reduce energy use
- maximises natural lighting to all lobbies
- all lobbies naturally ventilated to minimise energy consumption

The BASIX Certificate confirms compliance with the environmental sustainability objectives.

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 landscape design vision for the 400 Cabramatta Rd, Cabramatta residential development is to create a high quality landscape that integrates private communal open spaces with surrounding public streetscapes to serve the recreation needs of the residents As per Principle 5: Landscape from the Apartment Design Guide.

The landscaping facilitates the development by mediating noise and views between neighbouring properties, while providing a green outlook for the individual residential units and common areas. A refined and simple palette of plants ensure the landscape design fits comfortably with the architectural features of the proposed development provides the development with a character and point of difference from surrounding developments in general.

As required by Principle 5: Landscape from the Apartment Design Guide, sustainable design principles have been considered through the selection of plants for this development. The inclusion of native and hardy exotic plants are included for their suitability for the micro-climactic conditions of the development. Deep soil planting area is provided a to ground level where possible to reduce surface run off. The proposed planting will be irrigated with an automatically controlled irrigation system supplied from the rainwater detention tank. The garden areas will be mulched with a composted organic mulch to further assist soil water retention and optimize root growth conditions. Trees proposed to be removed are supplemented by installation of proposed native and exotic tree species.

The residential development is organised into two types, a townhouse style development and a multi storey unit development. Each individual townhouse has its own private open spaces both front and to the rear as well as two associated communal open spaces. The multi storey unit development shares with the townhouses the two community open spaces.

The community open spaces are designed to maximise planted areas as requested. The north eastern space incorporates a barbeque area, with the children's playground located to the rear to maximise planting to the eastern deep soil area as requested. The pool has been removed to maximise planting. The community open spaces provide amenity both to the development and its neighbours.

Recreation facilities also include areas for lounging in dappled shade and informal recreation seating spaces providing a series of quiet gardens for more intimate settings with informal seating compared to the semi-public nature of the larger communal open spaces as required by Principle 5: Landscape from the Apartment Design Guide.

Adequate soil depths in the podium landscape will be achieved by 400 to 450mm high retaining walls with integrated seating benches along the paths and mounding to achieve soil depth of 800 to 1000mm for tree plantings and 200 to 450mm for turf and shrub plantings.

Refer to Landscape Architect's Documentation

PRINCIPAL 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 design incorporates efficient layouts, which maximise the positive attributes of the site including northern, eastern and western solar access, the opportunities for natural cross ventilation, security and privacy for the occupants. Amenities in indoor and outdoor spaces are well designed and maximised. The development does not unreasonably impact adjoining properties in terms of privacy, views or overshadowing, having regard to the expectation arising from the zoning and planning controls. The building adheres to the Apartment Design Guide as wells Council's controls.

Refer to plans, sections + elevations + view from the sun diagrams

PRINCIPAL 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.

Safety and security has been a fundamental consideration to the design of the development, with particular regard to the principles 'Safer by Design'. Aspects such as casual surveillance and controlled access, have all been taken into consideration.

The building design adheres to the following principles to provide safety and security:

- a secure vehicular access
- active street frontages through maximising apartments + balconies overlooking the street, maximising through site connections + communal spaces
- secure entry lobbies
- security intercoms utilised for access into the building + to all levels.

PRINCIPAL 8 - HOUSING DIVERSITY + 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 proposed development provides an appropriate density in close proximity to public transport with a mix of 1, 2 + 3 bedroom dwellings.

18 Liveable units (20%) are included meeting the requirement of 20% (ADG)

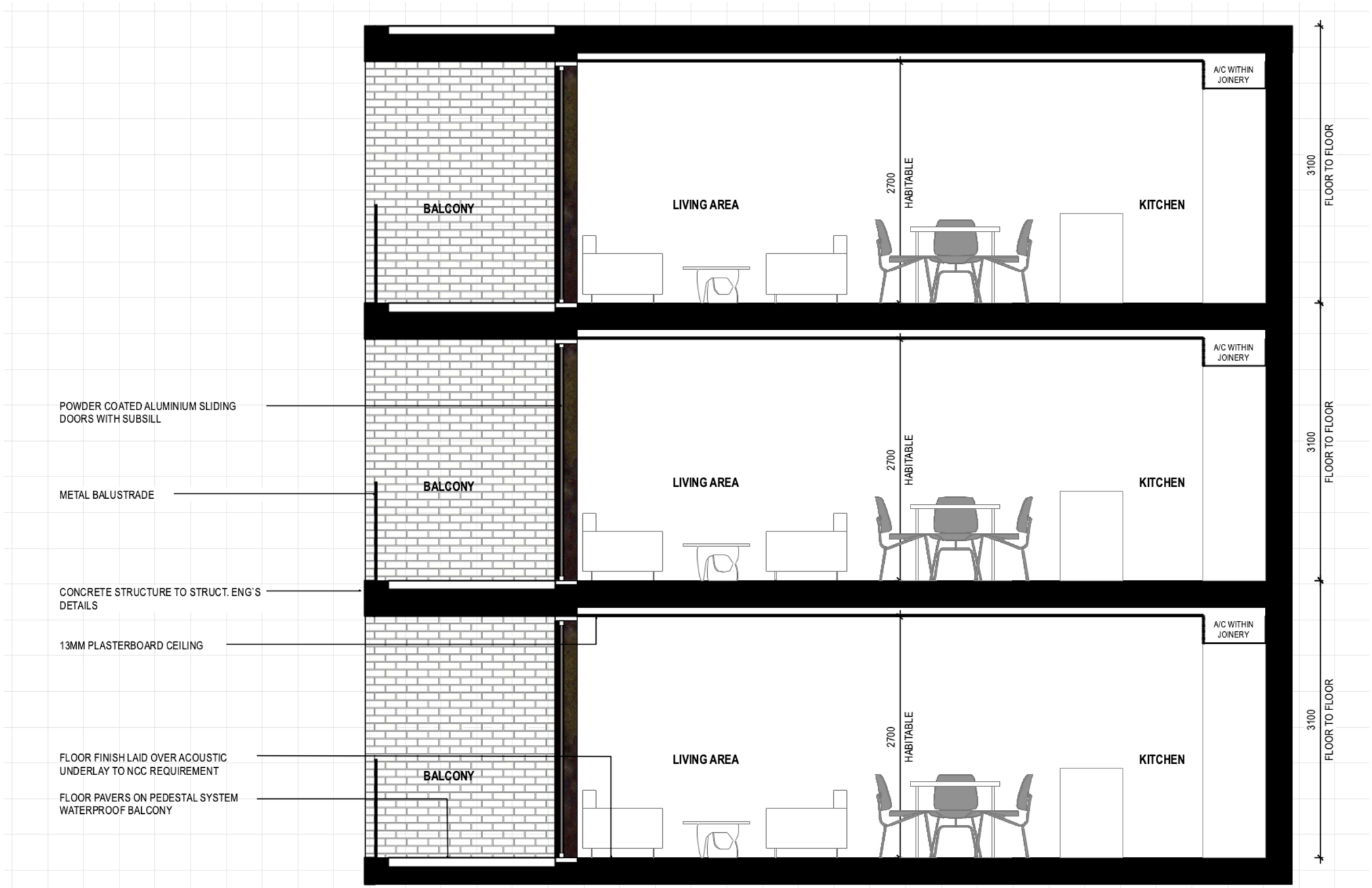
Refer to adaptable + silver level living plans

PRINCIPAL 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.
This design is proposing to fit in the streetscape and at the same time bringing a slightly different approach to local context.

The proposal provides a high quality visual appearance that is highly articulated and finished in high quality materials. It will vastly improve the area.

Refer to Elevations, schedule of finishes + Photomontage



FACADE DESIGN INTENT SECTION

4 design statement

Fairfield City Council

RE: 400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA.

EP & A Act Regulation Clause 50 (1A)

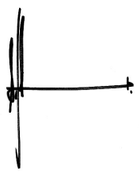
Cl.50 (1a)

. a) I, Aleksandar Jelicic have designed the residential flat building at

400-404, 402A, 404A CABRAMATTA ROAD, CABRAMATTA WEST, 2-18 ORANGE GROVE ROAD AND 6 LINKS AVENUE, CABRAMATTA.

. b) The design quality principles set out in Part 2 of State Environmental Planning Policy No.65 Design Quality of Residential Flat Development are achieved for the above proposed residential flat development.

Regards,



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