

**1-7 Anderson Avenue &
12 El Alamein Avenue
LIVERPOOL**

sepp 65 design principle statement



level 3 / 1 booth street
annandale nsw 2038
p 61 2 9557 6466
f 61 2 9557 6477
mail@kennedyassociates.com.au
www.kennedyassociates.com.au
Nominated Architect Steve Kennedy Registration Number 9289

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kennedy associates architects

abn 90 093 059 066
P 02 9557 6466
F 02 9557 6477
E mail@kennedyassociates.com.au
W www.kennedyassociates.com.au

prepared for [blue chp](#)

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1.1 background

This report has been prepared by Kennedy Associates Architects.

Kennedy Associates were engaged by Blue CHP (hereafter 'the client') to provide architectural services for the design of the proposed apartment building on the subject site

This report summarises the proposed developments compliance with the provisions of the ADG and its response to the design principles of SEPP 65, in its current form



1. adg assessment

2.1 compliance summary

Following is a summary of the proposed development's compliance with key measures of the ADG.

For detailed analysis of the project's compliance with the ADG, refer to the accompanying Apartment Design Guide Compliance Table.

Objective	Complies	Acceptable
3D-1 1. Communal Open Space Provision	Yes	-
3D-1 2. Solar Access to Communal Open Space	Yes	-
3E-1 1. Deep Soil Zone Provision	Yes	-
3F-1 1. Building Separations	Yes	-
3J-1 1. Car Parking Provision	Yes	-
4A-1 1. Solar Access to Living Rooms and Private Open Space (Sydney Metro Region)	Yes	-
4A-1 2. Solar Access to Living Rooms and Private Open Space (Other Areas)	N/A	-
4A-1 3. Apartments Receiving 0 hrs Solar Access at Mid-Winter	Yes	-
4B-3 1. Cross Ventilation	Yes	-
4B-3 2. Maximum Depth of Cross-Over or Cross-Through Apartments	Yes	-
4C-1 1. Ceiling Heights	Yes	-
4D-1 1. Minimum Apartment Sizes	Yes	-
4D-1 2. Habitable Room Windows	Yes	-
4D-2 1 Habitable Room Depths	Yes	-
4D-2 2. Combined Kitchen / Dining / Living Depth	Yes	-
4D-3 1. Minimum Bedroom Areas	Yes	-
4D-3 2. Minimum Bedroom Dimensions	Yes	-
4D-3 3. Minimum Living Room Width	Yes	-
4D-3. 4. Maximum Width of Cross-Over or Cross-Through Apartments	Yes	-
4E-1 1. Primary Balcony Dimensions	Yes	-
4E-2 1. Ground Floor Private Open Space	Yes	-
4F-1 1. Maximum Apartments Per Core (per floor)	Yes	-
4F-1 2. Maximum Apartments Per Core (10 storeys)	Yes	-
4G-1 1. Storage	Yes	-

NB: The summary above is not intended to be an exhaustive list of all criteria or guidelines outlined in the ADG, nor all design issues which may be applicable to the subject site and/or development. It contains the measures which, in our experience, most directly impact both the residential amenity of proposed developments and their acceptability in terms of urban design.

A broader discussion of how the proposed development addresses the nine design principles of SEPP 65, for which the detailed provisions of the ADG provide support, is included in section three of this report. This discussion addresses the intended outcomes of the ADG, without necessarily providing reference to individual design criteria or guidance.

Where additional criteria or guidance are considered particularly relevant to the proposed development, or where they provide useful clarification on an issue, they are referenced as required.

Schedule 1: Design Quality Principles:

Principle	Comment
<p>Principle 1: Context and neighbourhood character <i>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.</i></p>	<p>The site is situated in an area undergoing a significant change in character with existing free standing dwellings on individual sites being replaced with apartment buildings located on amalgamated sites over time. This is in line with the desired future character of the area that has resulted from the changes to the zoning of the area. Adjacent development on sites located in close proximity to the site establishes a good approximation of what can be expected from this future character with the buildings being predominantly modern in character and adopting simple clean building forms. A significant character of the area is the existing street planting and this should be retained as the area transitions to the new character.</p>
<p>Principle 2: Built form and scale <i>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.</i></p>	<p>The height and massing of the building is generally compatible with the desired future character for the area as it is generally in accordance with the permissible building height and boundary setbacks. The form of the building is then strategically modulated throughout the building to articulate the entrances to the building and to articulate the length of the building through a reduction in scale of the building towards it's centre. The building elevations have been carefully articulated to respond to the building in the round with each elevation responding to the different levels of engagement to either the street or the adjoining public open space areas. Building materials have also been carefully chosen to respond to the scale of the building with more tactile materials such as face brickwork being used adjacent to the public entrances of the building.</p>
<p>Principle 3: Density <i>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.</i></p>	<p>The site is well located for it's intended use being close to good quality public transport via the adjacent bus way. The site is also well suited to providing good amenity for residents as it has a favourable orientation with a bulk of the units being able to achieve a northerly orientation. The site is also of a sufficiently narrow proportion that enables the units to exceed requirements for cross ventilation. The density of development on the site is in line with the additional floor space that is permitted through the application of the ARH SEPP and this additional floor space has not come at the expense of adverse amenity impacts to neighbouring properties or the streetscape.</p>

<p>Principle 4: Sustainability <i>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.</i></p>	<p>The design of the building optimises opportunities for solar access and cross ventilation and achieves well above base level compliance. This is of particular importance knowing that many of the future occupants of the building will be on low incomes and will be particularly sensitive to the impact of utility costs. The design also incorporates substantial well located deep soil zones that provide good opportunities for significant tree planting that will be of benefit to the amenity of the streetscape and the communal open areas. Waste recycling has been incorporated into the basement design through the use of a waste diverter system within the garbage chutes.</p>
<p>Principle 5: Landscape <i>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.</i></p>	<p>The landscape design has been carefully considered in the context of the overall building design and responds positively to the opportunities of the site. Building entrances are highlighted within the streetscape through the modulation in scale of the planting and the addition of tactile building elements such as low brick walls and bridges to create a sense of arrival. The rear communal open space carefully balances the need for privacy to the adjacent ground floor private open spaces and provides opportunities for gatherings of different scale throughout the length of the communal open area. The massing of the building has been carefully controlled to create a generously proportioned communal open area right at the centre of the building site that is accessible to all building occupants. The landscape design also incorporates careful selection of planting to reduce the need to excessive maintenance or water use.</p>
<p>Principle 6: Amenity <i>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.</i></p>	<p>The individual apartments within the development have all been designed to optimise amenity with clearly laid out floor plans that are functionally efficient and generous. All minimum room sizes have been accommodated and there is distinction within the development between the social or affordable housing units and the general market housing. All units have been provided with excellent amenity with good outlook to green spaces. The design also accommodates several dwellings that have been specifically designed to cater for the needs of participants within the National Disability Insurance Scheme and exceed the requirements associated with Adaptable Dwellings. All apartments within the development comply with the Silver requirements of the Livable Housing Australia guidelines.</p>
<p>Principle 7: Safety</p>	<p>All of the communal areas of the development have been designed to provide excellent amenity</p>

<p><i>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.</i></p>	<p>through the creation of spaces that are clearly navigable and open in nature. The entrances to the building are clearly identifiable from the street. The communal open space is accessible by all building occupants through the same foyers that provide entrance to the building. All foyers to the building are semi open in nature with passive surveillance to the adjacent street or communal open area.</p>
<p>Principle 8: Housing diversity and social interaction <i>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.</i></p>	<p>The project has an excellent balance of apartment designs to cater for a wide variety of future occupants. The inclusion of affordable housing is further enhanced through the inclusion of social housing that will be managed by the community housing operator, the social housing is 'salt & peppered' throughout the development so that it is indistinguishable to other apartments within the complex. The project provides for one, two and three bedroom accommodation and also includes specialist accommodation for participants of the National Disability Insurance Scheme. The communal open area of the site provides several different smaller areas within it to suit different types of interaction including space for vegetable plots and a variety of seating and lawn areas.</p>
<p>Principle 9: Aesthetics <i>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.</i></p>	<p>The design of the building responds to the unique opportunities of the site. The longest public frontage of the building is towards Anderson Avenue and care has been taken here to articulate the building into a series of smaller elements to add human scale and interest. These elements are further articulated through the adoption of a varied palette of materials that further break down the scale of the building. The focal points of the Anderson Avenue elevation are the entrances to the building which are expressed a clean vertically proportioned spaces in contrast to the adjacent residential portions of the building. This articulation is supported by the landscape design that also serves to highlight these public entrances to the building. The street corners are significant parts of the building and while they do not provide entrance to the site they are points of highlight within the design that is reflected through the adoption of carefully articulated balcony elements with a wide use of face brick to add further articulation. The rear façade of the building adjoins the common open area of the site and has been deliberately designed with a more utilitarian expression that responds to the need to balance</p>

	solar access with privacy to the areas that front this space.
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ADG Assessment

C – Is the development consistent with the Design Criteria?

Y – Yes

G – Is the development consistent with the Design Guideline?

N – No

O – Is the development consistent with the Objective?

N/A or -- Not applicable

ADG Reference	Clause	Design Criteria	C	G	O
Part 3 Siting the Development					
3A Site Analysis	3A-1	A site analysis was assessed as part of the original proposal (refer to DA02 + DA03).	-	Y	Y
3B Orientation	3B-1	Buildings have been located on site to address the primary street frontage and to optimise solar access to the development.	Y-	Y	Y
	3B-2	Overshading to neighbouring buildings has been limited as the site enjoys optimal solar orientation.	-	Y	Y
3C Public domain interface	3C-1	The transition from the private to public domain has been carefully controlled through the appropriate location of private spaces with a buffer of landscaping to public areas.	-	Y	Y
	3C-2	The public domain areas of the development are of high quality with ease of access to the building entrances adjoining the street. Service areas have been located within the basement and the carpark entrance is located to the side of the building.	-	Y	Y
3D Communal and public open space	3D-1	Required communal open space: Minimum 25% of the site area (837m ² , based on a site area of 3347.6m ²) Proposed communal open space: 923m ² , or 27.6%	Y	Y	Y
		Required: Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June Proposed: 720m ² , or 78%	Y	Y	Y
	3D-2	The communal open space areas are of high quality and provide an opportunity for diverse activities to a range of different sized groups. The massing of the building pulls away at the centre of the site to provide an area of communal open space that is generously proportioned.	-	Y	Y
	3D-3	The communal open spaces are overlooked for passive surveillance by a large number of units with balcony areas and a series of foyer spaces that also overlook it. The communal open space is also easily accessed via the pedestrian entrances to the building.	-	Y	Y
	3D-4	The only publicly accessible portions of the site are limited to the street front areas leading to the three foyers that serve the building.	-	Y	Y
3E Deep soil zones	3E-1	Required: Deep soil zones are to be at least 7% of the site area, with minimum dimensions of 6m	Y	Y	Y

		Proposed: 246m ² , or 7.3%																											
3F Visual privacy	3F-1	<p>Required: Minimum required separation distances from buildings to side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p>Proposed:</p> <table border="1"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	Building Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	Y	Y	Y
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	3F-2	Communal open space areas and private open space areas have been separated throughout by the use of landscape elements in such a way that the use of privacy screening and fencing has been minimised throughout the development.	-	Y	Y																								
3G Pedestrian access and entries	3G-1	The pedestrian access to the building is via one of three cores that front onto Anderson Avenue. Each of the entrances is well articulated and clearly identifiable within the overall reading of the street frontage.	-	Y	Y																								
	3G-2	The three pedestrian entrances to the building are all easily accessible by wheelchairs via a direct approach to the building without the need for separate ramps or walkways.	-	Y	Y																								
	3G-3	The tree pedestrian entries to the site are linked via a path network that runs through the communal open space.	-	Y	Y																								
3H Vehicle access	3H-1	The vehicular entrance to the development has been consolidated within a single driveway that is located to the edge of the building within the landscape zone at the lowest point of the site and does not detract from the building form or layout.	-	Y	Y																								
3J Bicycle and car parking	3J-1	<p>Required: For development:</p> <ul style="list-style-type: none"> On sites within 80m of a railway station or light rail stop in the Sydney Metropolitan Area, or Sites within 400m of B3 or B4 zoned land or equivalent in a nominated regional centre, <p>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by Council, whichever is less. The car parking must be provided off-street.</p> <p>Proposed parking:</p>	Y	Y	Y																								

		63 residential spaces 08 visitor spaces Refer to the assessment of the DCP and the ARHSEPP for further information.			
	3J-2	Parking facilities for visitors and bicycles are provided within the basement of the building in areas that are clearly identifiable	-	Y	Y
	3J-3	The basement carpark contains a number of support facilities such as plant rooms and bin storage areas. Pedestrian entrances to the lift cores are separated from vehicle movements and are clearly identifiable	-	Y	Y
	3J-4	The basement carpark is located almost wholly beneath the existing ground surface and is efficiently laid out to minimise its size. The lower level basement has been reduced in size to limit the amount of excavation required.	-	Y	Y
	3J-5	There is no on grade parking proposed for this development.	-	-	-
	3J-6	There is no enclosed on grade parking proposed for this development	-	-	-
Part 4 Designing the Building					
4A Solar and daylight access	4A-1	Required: <ul style="list-style-type: none"> Living room and Private Open Space areas within at least 70% of all apartments must receive at least 2 hours of direct sunlight between 9am and 3pm in mid-winter. Proposed: <ul style="list-style-type: none"> The internal solar access plans indicate that 53 of the 63 (i.e. 82.8% of proposed apartments) would receive at least 2 hours of direct solar access on June 21. 	Y	Y	Y
		Required: <ul style="list-style-type: none"> A maximum of 15% of apartments receive no direct sunlight between 9am and 3pm in mid-winter. Proposed: <ul style="list-style-type: none"> The internal solar access plans indicate that 5 of the 63 (i.e. 7.8% of proposed apartments would) receive not receive any direct solar access on June 21. 	Y	Y	Y
	4A-2	Daylight is considered to be satisfactorily maximised within apartments noting the number of dwellings that have a northerly aspect and the limited number of apartments with southerly orientations	Y	Y	Y
	4A-3	Glare and shade control has been incorporated into the façade throughout the project	Y	Y	Y
4B Natural ventilation	4B-1	All habitable rooms receive sufficient natural ventilation	Y	Y	Y
	4B-2	There are a very limited number of single aspect apartments within the development and they have been carefully designed to optimise available opportunities for natural ventilation.	Y	Y	Y
	4B-3	Required: At least 60% of all apartments are naturally cross ventilated. Proposed: 57 (i.e. 89.1%) of the proposed apartments would be cross-ventilated.	Y	Y	Y
Required: Cross-over/through not to exceed 18m Proposed:		Y	Y	Y	
	4C-1	Required:	Y	Y	Y

		U33	1	50	50.01	U53	2	70	76.17				
		U21	2+	75	77.4	U54	2+	75	75.05				
		U22	2+	75	77.4	U55	2+	75	77.4				
		U23	2+	75	76.04	U56	3+	95	95.06				
		U24	2+	75	79.14	U57	1	50	50.25				
		U25	2+	75	75.07	U58	1	50	51.0 ²				
		U26	2+	75	75.22	U59	2+	75	78.5				
		U27	2	70m ²	76.17	U60	2+	75	77.4				
		U28	2+	75	75.05	U61	2+	75	76.04				
		U29	2+	75	77.4	U62	2+	75	75.88				
		U30	3+	95	95.06	U63	2+	75	75.03				
		U31	1	50	50.25								
		Required: Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.									Y	Y	Y
	4D-2	Required: Habitable room depths are limited to a maximum of 2.5 x ceiling height.									Y	Y	Y
	4D-2	Required: In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.									Y	Y	Y
	4D-3	Required: Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobes).									Y	Y	Y
		Required: Bedrooms have a minimum dimension of 3m (excluding wardrobes).									Y	Y	Y
		Required: Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> • 1-bedroom apartments: Minimum 3.6m • 2-bedroom apartments: Minimum 4m Proposed: <ul style="list-style-type: none"> • 1-bedroom apartments: Minimum 5.1m • 2-bedroom apartments: Minimum 4m Required:									Y	Y	Y
											-	-	-

		U04	15.17m ²	U10	19m ²			
		U05	17.48m ²	U11	43.73m ²			
		U06	20m ²	U12	75.03m ²			
		U07	21.88m ²					
	4E-2					-	Y	Y
	4E-3	New balconies would be integrated into the building. Plant equipment and clothes drying facilities are not proposed on the balconies.				-	Y	Y
	4E-4	Construction of balustrades would already be subject to conditions requiring adherence with Australian Standards.				-	Y	Y
4F Common circulation and spaces	4F-1	Maximum number of dwellings off circulation core: 5				Y	Y	Y
	4F-2	Common circulation spaces are well lit and take on the form open gallery spaces located along the edges of the building with good passive surveillance of adjoining public or private space areas.				-	Y	Y
4G Storage	4G-1	All units incorporate the required volumes of storage with no less than 50% of storage being provided within each apartment.				N	Y	Y
	4G-2	Additional storage spaces are located in easily accessible areas located adjacent to parking spaces located within the basement area.				-	Y	Y
4H Acoustic privacy	4H-1	Noise transfer within the development has been controlled through the adequate separation of buildings and the stacking of dwellings with similar usage patterns				-	Y	Y
	4H-2	Noise transfer has been controlled within apartments throughout the apartment through the use of doors to separate spaces and the inclusion of laundry spaces within bathroom areas.				-	Y	Y
4J Noise and pollution	4J-1	The site is not located adjacent to a hostile or noisy environment.				-	-	-
	4J-2	Not applicable				-	-	-
4K Apartment Mix	4K-1	The proposed development includes the following mix: <ul style="list-style-type: none"> One bedroom: 15 Two bedrooms: 43 Three bedrooms: 5 				-	Y	Y
	4K-2	A variety of apartments are distributed across levels 2 and 3, with two- and three-bedroom apartments located across levels 4 and 5. A single four-bedroom apartment is located on level 6.				-	Y	Y
4L Ground floor apartments	4L-1	Consideration was given to providing direct access from ground each floor apartment to the street via the front yard but it was deemed to be unsuited to the anticipated residents of this development due to security concerns arising from having an excessive number of entry points to the building. Most ground floor apartments have their private open space located to the north of the building and are facing away from the street. The limited number of apartments with private open spaces fronting the street have been located behind a commonly maintained landscape buffer to enhance the overall cohesiveness of the development noting that many of the anticipated residents will be expected to have limited ability to maintain substantial landscaped areas. The site is located in an area that is expected to remain residential in nature and as such SOHO or retail spaces have been considered to be unsuited to the future character.				-	-	-

	4L-2	The amenity and safety of the residents with ground floor apartments has been addressed through the inclusion of landscape buffers adjacent to private areas such as private open space and habitable rooms.	-	-	-
4M Facades	4M-1	The building façade has been designed to create visual interest through a careful control of scale and use of materials and the careful modulation of the scale of the building	-	Y	Y
	4M-2	The entrances to the building front the street directly and are clearly identifiable through the changing scale of the building at the entrances and the use of different materials to highlight the entrances. This is also supported through the design of the landscaped areas adjacent to the entrances.	-	-	-
4N Roof design	4N-1	The roof of the building has been articulated to create the greatest scale adjacent to the building entrances, with a general reduction in scale of the roof line towards the balcony elements that make up the street front corners of the site.	-	-	-
	4N-2	The roof top areas of this development are not accessible as ample high quality communal and private spaces have been better located at ground floor level where they can be passively observed with access to deep soil planting.	-	-	-
	4N-3	The flat roof nature of this project is optimal for the location of photovoltaic solar collectors.	-	-	-
4O Landscape design	4O-1	The landscape design has been carefully prepared to take into account the ongoing viability of the landscape through the selection of diverse plantings that are robust in nature and suited to the amount of space available to them. Provision has also been made for larger plantings and substantial canopy trees within the deep soil zones at the periphery of the site. The design of the common open areas also makes provision for an area of vegetable garden with associated composting facilities.	-	-	-
	4O-2	The substantial landscape elements that relate to this site are the existing tree plantings within the council footpath and these plantings will be retain and enhanced through the addition of new planting within the proposed development. The proposed new planting has been carefully selected to provide a variety of habitats including indigenous species that are well suited to this development.	-	-	-
4P Planting on structures	4P-1	Planting is proposed on the podium level at the top of the basement carpark. Soil depths have been calculated to suit the propose planting and in some cases raised garden beds are provided to achieve the required soil depths.	-	-	-
	4P-2	The landscape treatment has been designed to be low maintenance with the selection of hardy species that are well suited to the local climate and the space available for them to grow naturally without pruning to shape.	-	-	-
	4P-3	The communal open space areas are surrounded by landscaping and contain numerous landscaped treatment including deep soil planting.	-	-	-
4Q Universal design	4Q-1	All units in the development are Livable Housing Australia Silver level.	-	Y	Y
	4Q-2	Five of the apartments in the development have been designed to exceed adaptive housing requirements as they	-	Y	Y

		comply with the design standard s applicable to the provision of High Physical Support Specialist Disability Accommodation for the National disability Insurance Scheme.			
	4Q-3	The development proposes a range of apartment layouts to suit various needs including one, two and three bedroom apartments	-	Y	Y
4R Adaptive reuse	4R-1	Not applicable.	-	-	-
	4R-2	Not applicable.	-	-	-
4S Mixed Use	4S-1	The project is not in an area that anticipates future mixed use development	-	-	-
	4S-2	Not applicable	-	Y	Y
4T Awnings and signage	4T-1	Awnings are proposed to the pedestrian entrances to the building to provide weather protection at door openings.	-	-	-
	4T-2	Street address signage will be incorporated in the landscape walls at the edge of the letterboxes at each of the building entrances.	-	-	-
Performance					
4U Energy efficiency	4U-1	The proposal would increase the number of units that would obtain adequate solar access; refer to assessment above.	-	Y	Y
	4U-2	The proposed building envelope is to be highly insulated and air tight to optimise thermal performance.	-	-	-
	4U-3	Natural ventilation has been optimised throughout the development.	-	Y	Y
4V Water management and conservation	4V-1	Water use throughout the building meets BASIX targets through the use of efficient fitting and rainwater collection and reuse.	-	-	-
	4V-2	Rainwater that is collected on site that is unsuited to reuse is discharged through an on site detention system	-	-	-
	4V-3	on site detention areas have been located within the roof space of the basement to minimise the impact on the site	-	-	-
4W Waste management	4W-1	Waste storage and recycling facilities have been located in basement areas and are easily accessible via waste chutes located within each building core	-	Y	Y
	4W-2	Source separation is provided by a waste diverted attached to each of the waste chutes to separate recyclables	-	-	-
4X Building maintenance	4X-1	Building materials have been chosen for their longevity and will be detailed during construction to avoid ledges that will create future staining.	-	-	-
	4X-2	All mechanical systems in the building will be able to be maintained without the need to resort to the use of scaffolding.	-	-	-
	4X-3	Materials have generally been selected on the basis that they do not require painting or finishing being face brickwork, colour through fibre cement or off form concrete	-	-	-



2. conclusion

As outlined above, the proposed development has been designed to be consistent with the design quality principles of State Environmental Planning Policy – No. 65 and displays a high level of compliance with the provisions of the Apartment Design Guide.

The proposed development:

- achieves a high level of amenity for future residents
- addresses complex site and context conditions, including view sharing and provacy
- is of an appropriate density, bulk and scale for the subject site, as described by the planning controls and supported by amenity outcomes
- does not result in unreasonable impacts on neighboring properties
- provides appropriate housing for the area's aging population
- encourages social interaction between residents and creates a positive, healthy living environment
- is of a high quality contemporary and visually engaging design, contributing positively to the area and streetscapes

The proposed development not only addresses its statutory obligations but will deliver a highly attractive, safe and vibrant place to live.

In our opinion, the proposed development is capable and worthy of support and approval.

end of document