SEPP 65 | Design Quality of Residential Flat Development

Proposed residential building to Lot 4122 and Part Lot 49 DP 1239209 Harrington Waters Estate, Josephine Boulevard, Harrington NSW 2427



REV B - 17.08.2021

Prepared by:



1.0 General Approach

2.0 SEPP 65 (State Environmental Planning Policy No 65)

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1.0 General Approach

SEPP 65 applies all residential flat buildings, shop top housing or mixed use developments that have a residential accommodation component that results in the erection of a new building, the substantial redevelopment, refurbishment or conversion of an existing building. It relates to residential flat buildings, which have three or more storeys, and four or more self-contained dwellings.

The proposed development as two buildings of different scales. The 'east block' is a 2 storeys and the 'west block' is 4 storeys. The buildings are separted by a courtyard with landscaping. Both 'blocks' are connected by a common single level basement. In total, the residential development has 40 apartment units

The SEPP 65 and the Apartment Design guide are therefore applicable to the application.

It's principles and provisions have been considered in the assessment and general design of the development application. These are outlined below and explored further in the following section.

- Principle 1 Context and neighbourhood character
- Principle 2 Built form and scale
- Principle 3 Density
- Principle 4 Sustainability
- Principle 5 Landscape
- Principle 6 Amenity
- Principle 7 Safety
- Principle 8 Housing diversity and social interaction
- Principle 9 Aesthetics

2.0 Design Quality Principles

2.1 Principle 1 | Context and neighbourhood character

Good design responds and contributes to its context. Context can be defined as 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 neighborhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

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- The subject site is Lot 4122 and Part Lot 49 DP 1239209, known as Harrington Waters Estate, Harrington
- It is located on the northern side of the Josephine Boulevard, at the intersection of Baruah Parade Street
- The site has two street frontages, with Josephine Boulevard being its primary frontage and being approximately 20 m in length. Josephine Boulevard continues in the east-west direction, but also branches off toward the north along the east boundary of the subject site and terminates in a round-about.
- The site area for Lot 4122 is 664.5 m2 and Part Lot 49 DP 1239209 is 3144.4 m2, totaling to 3808.9m2. The site is zoned R1 General Residential
- There are no existing structures on site, except for an existing hydrant booster assembly along the south frontage which is intended to be retained, and signage to the site which is to be demolished

- The immediate surrounding context is the Harrington Waters Golf Club to the west and north. With single and two-storey attached dwellings to the east
- Continuing south along Josephine Boulevard, the developments cater to the resort nature of the the locality with Harrigans Pub and the Harrington River lodge hotel
- The north and the south are predominately natural landscapes with views looking over the golf course and part of an estuary respectively
- It is considered that the proposal to develop the site for residential purposes will greatly enhance the quality and amenity of the streetscape and make a positive contribution to the emerging/established character of the area.
- The proposal address the two height zones with sensitivity to its immediate context and adjacent buildings. The two 'blocks' of the proposal are separated not only by scale but also landscaping, by creating a green corridor between the two building scales

2.2 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

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Built Form

The massing of the building seeks to optimise the environmental opportunities and responds to the constraints of the site.

- Cross ventilation is achieved in the units through the linear building arrangement which staggers to respond to the profile of the site
- Care has been taken to provide interest to the facades through modelling and material selection
- The building with street frontage has been separated into two scales but a central landscaped green corridor
- It is considered that the proposed built form is sympathetic to both the human scale and to its broader environmental context.
- Solar access to the internal courtyard and pool area is achieved by arrangement of built form on the site, height of buildings, deciduous planting
- The proposal limits any additional parking to the basement level of the building allowing a predominance of landscape and softscape in the ground plane
- The internal landscaped courtyard provides a pleasant outlook for residents and provides opportunity for casual gathering

Scale

• The buildings bordering the site range from 2 to 4 storeys in height. Street setback along Josephine Boulevard are in line with the existing neighbouring properties



- The height of the proposal is sympathetic to is immediate context. The east block of the proposal is a two-storey building addressing the neighbouring residential properties. The west block which forms part of the site with a higher permissible height limit is a four-storey block
- Although the scale of the proposed buildings is modest and in keeping with the surrounding residential dwellings, care has also been taken in the modelling of the façade to further reduce the visual impact of the proposal. Planter boxes, windows with privacy screening, awnings, pergolas, framing and balcony elements all serve to break down the scale of the building. The variation in planes also provides visual interest and texture in light and shade and differing materials.
- The proposal responds to the scale of the surrounding streetscape and presents an appropriately scaled built form and setback to the street frontages

2.3 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.

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An appropriate density is proposed for the site, with ample private and public open space provided.

Lot 4122 of the Site is subject to an FSR of 0.6:1. As part of the revised scheme there is no longer an FSR breach pertaining to Clause 4.4 of Greater Taree Local Environment Plan 2010. In accordance with the Subject Site the available site area to be attributed to FSR is a total of 981.5 m. Accordingly, with respect to this portion of the Site, the proposal includes provisions for an FSR of 0.55:1 complying with Clause 4.4 of the corresponding LEP

The private open space offered to each dwelling is generous, varying from 11 to 17 sqm. In addition to this is the communal open space available for the use of the residents. A significant portion of the site remains un-excavated for deep root planting, ensuring quality landscaping opportunities for the development

The proposed unit mix is as follows:

| Туре | Number of Units |
|--|-----------------|
| 2 Bedroom dwellings 3 Bedroom dwellings | 18 22 |
| Total Units | 40 |

The density achieved is considered to be appropriate within the urban and social context of the site. The area currently has limited access to public transport though a quantifiable increase will lift population numbers, making public transport a more feasible option in time. Meanwhile, sufficient parking is provided in the basement to meet current needs.

2.4 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.

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The building has been designed with due regard to environmentally sustainable design principles.

The majority of the proposed apartments have their living areas and private open space orientated towards the north to maximise solar access. Cross ventilation limits the degree of artificial cooling required in summer, achieved through the open plan unit layouts and the provision of windows on opposite facades of the building.

The use of masonry walls and concrete floor construction serves to regulate interior temperature fluctuations. Sun screening to the building has been designed to allow winter sun to penetrate the interior while excluding summer sun. Generous windows minimise reliance on artificial lighting in the interiors.

Durable, low maintenance materials have been chosen for the development, including, split face block, aluminium doors and windows.

The following energy saving measures will also be incorporated in to the development:

- All units will be fitted with dual flush toilets and water saving fittings,
- All timber will be from plantation sources,
- Roof insulation will be provided,
- The units will be mains gas connected,
- Recycling facilities will be provided to encourage occupant recycling,
- LED light fittings throughout,
- Indigenous or low water use species will be incorporated into the landscaping proposal where possible
- The stormwater management plan will assist with the efficient re-use of rainwater

2.5 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 neighborhood.

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

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

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The landscaping for the development is extensive and will contribute greatly to the amenity of the residents and to the surrounding public domain.

Landscaped components of the development include: central common open space, comprising of lawns, courtyards and a shared recreational facilities with planters and deep root planting.

The landscape design component of the proposal combines open turf areas, hedging, private decks, communal seating and respite and a pool to the health and benefit of residents and the community. Together with other plantings these elements define a stronger landscape character for the streetscape and broader neighbourhood.

The balcony or courtyard areas provided for each unit are accessed directly from the principal living areas of each apartment. Large openings link the interiors with the private external open spaces.

Proposed planting consists largely of natives to minimise water requirements.

Tropical, coastal, heathland, hinterland and rainforest planting typologies retain ground water and invite insect and bird activity. Once established, the landscaped areas will generally improve water and soil management, mediate insolation, establish micro-climates, extend tree canopy and habitat potential, and help strengthen and diversify existing green networks.

A Landscape Plan has been prepared by 'Arcadia Landscape Architecture' and forms part of this Development Application submission.



2.6 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.

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The proposal offers a high degree of amenity to its residents and employs environmentally sustainable design principles in the unit designs, 87.5% of the units comply with the requirements for solar access and 100% of the units comply with the requirements for cross ventilation.

Room sizes are generous, with all bedrooms of adequate size for a double bed if desired. Ceiling heights are are beyond the 2.4 minimum required in the Building Code of Australia, with a floor to floor height of 3100mm. All master bedrooms include an ensuite and walk in wardrobe. Planning configurations are flexible and easily adaptable to cater for changing use patterns. Built in wardrobes in all bedrooms provide adequate storage for the units, with additional storage available for resident use in the basement carpark for larger items.

The floor plans are efficient, with little space required for access corridors. All units enjoy open plans with cross ventilation to limit the degree of artificial cooling required in summer, as well as generous living areas and private outdoor spaces that take advantage of the northern winter sun. Views of the central courtyard and the golf course to the north are obtained from the upper the respective facing balconies/ living spaces providing a pleasant outlook for residents.

Visual privacy is achieved between units through the use of blade walls, planting or batten screening. All common walls in units will be built to the standards required for acoustic privacy in the Building Code of Australia. The configuration of units within the building also serves to maximise acoustic privacy between dwellings.

Lift access is provided from the basement carpark to all levels of the building, offering equitable access for all ages and degrees of mobility. Accessible housing units have also been provided within the development. The street entry to the site is ramped to disabled code requirements.

2.7 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.

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The development of the site for residential purposes greatly increases the security of the area through providing streetscape activity and casual surveillance. The proposal recognizes the intrinsic qualities in this existing landscape and provides a safe and secure solution that enhances positive qualities in the public realm.



Adequate lighting will be provided for the site access points and pathways including adequate external street and landscape lighting, clear sight lines in the external circulation and access points, well-lit common corridors and basement areas and direct lift access from the basement car-parking for residents. A security monitored lift and staircase provides access from the pedestrian entry to the podium level.

Access to both carpark and units will be secured for residents only. Security roller door access to the basement carpark, intercom entry to the lobby areas and access to the residential stories via the use of security passes all serve to ensure the internal security of the residents.

2.8 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.

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A variety of housing types have been provided within the site, ranging from 2 to 3 bedrooms often sized larger than the minimum space requirements. A range of users is thereby catered for to suit the demographics of the neighbourhood.

The proposal provides alternative housing options that are purpose-designed as an alternative housing offering for existing residents of the suburb who might be downshifting. Apartment layouts and amenity also anticipate a growing market of younger people and families who are keen to enter the housing market at an affordable level.

The development offers a range of housing with a high degree of amenity, catering to the demographics of the area.

2.9 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.

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The development seeks to make a high quality contribution to the aesthetic amenity of the area with careful detailing and quality finishes.

Materials used references the coastal vernacular that already defines Harrington Waters. It includes split face blockwork, rendered and bagged masonry, metal roof and wall sheeting, batten balustrades. screening and fencing.

Contrast and definition to the façade is achieved through a variation of these materials with Lighter sandy and off-white colours compliment muted sub-tropical tones in the overall material palette.

This will result in visual variety whilst maintaining the overall aesthetic harmony of the development promoting the coastal vernacular of the area



3.0 Apartment Design Guide

SEPP 65 states (Clause 30 (2)(c)) that the consent authority must take into consideration: 2 (c) the publication Residential Flat Design Code (a publication of the Department of Planning, September 2002).

As such, the proposal has been assessed against the guidelines of the Apartment Design Guide (last reviewed in 2015).

| | Objective | Design Criteria/Guidance | Consideration | Compliance | | |
|----------------|--|--|--|------------|--|--|
| Part 3A: Site | Part 3A: Site Analysis | | | | | |
| Objective 3A-1 | Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context. | • Each element in the Site Analysis Checklist should be addressed | Site analysis provided in the Architectural drawing package | Yes | | |
| Part 3B: Orie | ntation | | | | | |
| Objective 3B-1 | Building types and layouts respond to the streetscape and site while optimising solar access within the development | Building along the street frontage define the street, by facing it and incorporating direct access from the street. Where the street frontage is to the east or west, rear building should be orientated to the north. Where the street frontage is north of south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west. | The proposed development provides a residential development with street frontage to Josephine Boulevard It is orientated to minimise overshadowing and maximise solar access to living rooms and private open spaces. | Yes | | |

| | Objective | Design Criteria/Guidance Consideration | Compliance |
|----------------|--|--|------------|
| Objective 3B-2 | Overshadowing of neighbouring properties is minimised during mid winter | Living Areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access. The development has been orientated to maximise solar access to all living areas and private open spaces. | Yes |
| | | Solar access to living rooms, balconies and private open spaces of neighbours should be considered. This allows for 87.5% of apartments to receive a minimum of 2 hours of solar access in mid-winter | |
| | | Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%. | |
| | | If the proposal will significantly reduce the solar access of neighbours building separation should be increased beyond minimums contained in section 3F Visual Privacy. | |
| | | Overshadowing should be minimised to the south or down hill by increased upper level setbacks. | |
| Part 3C: Pub | lic Domain Inter | face | |
| Objective 3C-1 | Transition between private and public domain is achieved without compromising safety and security | Terraces, balconies and courtyard apartments should have direct street entry, where appropriate Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings The development has windows, balconies and front doors that address the street frontage, serving to provide casual surveillance and increased safety for both occupants and passing pedestrians on Josephine boulevard street. | Yes |
| | | Upper level balconies and windows should overlook the public domain Proposed safety measures for the site include adequate external street | |
| | | Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m and landscape lighting, clear sight lines in the external circulation and access points, well lit common corridors and basement areas and lift | |
| | | • Length of solid walls should be limited along street frontages access from the basement car parking for residents. | |
| | | Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets | |
| | | Opportunities for people to be concealed should be minimised | |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|---|---|------------|
| Objective 3C-2 | Amenity of the public domain is retained and enhanced | Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking The visual prominence of underground car park vents should be minimised and located at a low level where possible Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: street access, pedestrian paths and building entries which are clearly defined paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space minimal use of blank walls, fences and ground level parking | A clear separation will be maintained between public and private realms while providing surveillance between the two. Access to both carpark and units will be secured for residents only. Car parking access is clearly defined and located seperate from the residential entry. Services and storage rooms are located either within the basement or out of view. | Yes |
| Part 3D: Com | nmunal and pub | lic open space | | I |
| Objective 3D-1 | An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping | Communal open space has a minimum area equal to 25% of the site 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 (mid winter) | The proposal accommodates a large common open space area on the ground floor The proposed development allows common open space which achieves achieve the minimum of 2 hours between 9am and 3pm on 21 June. Additionally, each apartment has a balcony for private open space | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|---|--|------------|
| Objective 3D-2 | Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting | Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: seating for individuals or groups barbecue areas play equipment or play areas Swimming pools, gyms, tennis courts or common rooms The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks | Adequate private open space is provided on the ground floor and incorporates barbecue areas, seating and equipment to be used by groups and individuals. Refer to The landscape plan is submitted with the application. | Yes |
| Objective 3D-3 | Communal open space is designed to maximise safety | Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: bay windows corner windows balconies Communal open space should be well lit Where communal open space/facilities are provided for children and young people they are safe and contained | Communal open space located on ground level are well lit and safely contained for residential use. | Yes |

| | Objective | De | esign Criteria/Gui | dance | | Consideration | Compliance |
|----------------|---|---|---|--|---|--|------------|
| Objective 3D-4 | Objective Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood possil 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 | De • • • • • • • • • • • • • | sign Criteria/Gui The public oper connected with least one edge The public oper connected with landscape elem Public open spath through view lir paths, terminat street grid Solar access sh round along with winds Opportunities f activities should all ages A positive addresshould be providored open space Boundaries should between public areas Site area less than 650m2 greater than 1,500m2 greater than 1,500m2 greater than 1,500m2 greater than 1,500m2 greater than 1,500m2 | dance a space should b public streets b space should b nearby parks a b n | be well along at be ind other inked desire the wider ed year or strong creational or people of rontages o public defined ad private lowing Deep soil zone (% of site area) 7% | Consideration The entrance to the building has been landscaped to provided public open space amenity. The separation between the two blocks aid view lines There is a provision for sufficient landscaped open space in the proposal along with deep root planting. This is within the recommended provision | Yes |
| | | | | | | | |
| Part 3F: Visu | al Privacy | | | | | | |

| | Objective | Design Criteria/Guidan | ıce | | Consideration | Compliance |
|----------------|--|---|--|--|--|------------|
| Objective 3F-1 | Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy | Separation b balconies is provided t is achieved. Minimum i distances from buildin boundaries are as follo Building Height | between wi to ensure vi required se gs to the si ows: Habitable rooms & balconies | ndows and sual privacy paration de and rear Non- habitable rooms | The application is built with 7m setback to Josephine boulevard for the east block and 4.2m setback to the west block The closest residential property is the adjoining building at 37 Josephine Boulevard. The setback to the west is 7m. The | Yes |
| | up to 12m (4 storeys) up to 25m (5-8 storeys) over 25m (9+ storeys) | 6m 9m 12m | 3m 4.5m 6m | proposal incorporates landscaping and privacy louvers to the building facade, which avoids any privacy or overlooking impacts. Further privacy screens can be installed to mitigate any impacts. | | |
| Objective 3F-2 | Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space | Communal open s and access paths a from private open s apartments, partic windows. Bedrooms, living s habitable rooms sl from gallery acces circulation space b service areas Balconies and priv located in front of b internal privacy Windows should b windows of adjace Recessed balconies should be used be balconies | space, com should be s space and cularly habin paces and hould be se is and other by the apart vate terrace living room ent building es and/or vi tween adja | mon areas separated windows to table room other eparated ropen tment's s should be s to increase m the s ertical fins cent | The proposed landscaping and the separation achieved between building provide appropriate visual privacy for its occupants. The street setback and raised floor level to the ground floor apartments allow its occupants to overlook the street without comprising their own privacy. The configuration of stacked balconies to the upper levels avoids overlooking between floors, and neighbouring balconies are provided with vertical screening elements between units. Internal privacy of living rooms are through balconies and terraces located in-front. | Yes |
| Part 3G: Ped | lestrian access | and entries | | | | |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|--|---|------------|
| Objective 3G-1 | Building entries and pedestrian access connects to and addresses the public domain | Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge. Entry locations relate to the street and subdivision pattern and the existing pedestrian network. Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries | Communal entry points are clearly distinguishable from private residential access on Josephine Boulevard street The lobby entry is incorporated into the existing street and pedestrian network. Individual unit entries with are provided for the apartments, with clear signage denoting numbers. | Yes |
| Objective 3G-2 | Access, entries and pathways are accessible and easy to identify | Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces The design of ground floors and underground car parks minimise level changes along pathways and entries Steps and ramps should be integrated into the overall building and landscape design For large developments 'way finding' maps should be provided to assist visitors and residents For large developments electronic access and audio/video intercom should be provided to manage access | Pedestrian access to the site is well defined with the lobby entry for the building is located on Josephine Boulevard. Entry is clearly identifiable using an entry ramp, awning, through the building configuration. The entry is well lit and feature clear sight lines for pedestrian safety. | Yes |
| Objective 3G-3 | Large sites provide pedestrian links for access to streets and connection to destinations | Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate | Pedestrian link has been provided from Josephine Boulevard through to the central courtyard area between the two primary buildings of the proposal | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|--|---|------------|
| Objective 3H-1 | Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes | Car park access should be integrated with the building's overall facade. Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout Car park entry and access should be located on secondary streets or lanes where available Adequate separation distances should be provided between vehicle entries and street intersections The width and number of vehicle access points should be limited to the minimum Visual impact of long driveways should be minimised through changing alignments and screen planting Garbage collection, loading and servicing areas are screened Pedestrian and vehicle access should be separated and distinguishable. | There is provision for 69 cars, including 3 disabled spaces & 8 visitor spaces. Sufficient parking for bicycles have also been provided. Car parking for the development is accommodated in a one level basement carpark. Vehicle access is provided within an opening on the Jospehine Boulevard facade, with carpark entry integrated as part of the whole street elevation. The roof level of the carpark is utilised as a communal landscaped area for the residents/The visual impact of the car parking on the street is minimised through the building configuration and landscaping | Yes |
| Part 3J: Bicy | cle and car parl | king | r | 1 |
| Objective 3J-1 | Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas | For development in the following locations: on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre 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 the relevant council, whichever is less. The car parking needs for a development must be provided off street | As Above | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|---|--|------------|
| Objective 3J-2 | Parking and facilities are provided for other modes of transport | Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable | The application includes sufficient bicycle parking to meet the needs of the residents. | Yes |
| Objective 3J-3 | Car park design and access is safe and secure | Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces Direct, clearly visible and well lit access should be provided into common circulation areas A clearly defined and visible lobby or waiting area should be provided to lifts and stairs For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards | The car park provides adequate security and facilities. Additional service areas for garbage and building services are provided within the basement. | Yes |
| Objective 3J-4 | Visual and environmental impacts of underground car parking are minimised | Excavation should be minimised through efficient car park layouts and ramp design Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites Natural ventilation should be provided to basement and sub basement car parking areas Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design | The proposal incorporates a 1 level basement that provides car parking | Yes |

| Objective 3J-5 Westel and minimized • On-grade car parking should be avoided for the following design solutions are used. Non-grade parking is provided. Provided. Image: State of Congrade car parking is greed car parking is greed car parking is convolted in the side or rear of the lot away from the primary street frontigg. • On-grade car parking is correct of the side or rear of the lot away from the primary street frontigg. • Cars are streened from view of a street, building, communal and private open space areas • Cars are streened from view of a street, building, communal and private open space areas • Stormwater run-offs managed apprivate open space areas • Stormwater run-offs managed and shade roses to building entry points is provided • N/A Yes Objective 3J-6 Westel and metacapa design from the site, by axiending planting and materials into the car park space from large areas of parking should not be located and shade fores are planted be write greating parking street frontinges N/A Yes Objective 3J-6 Westel and metacapa design from large areas of parking should not be located and shade fores are planted be write greating parking street frontinges N/A Yes Objective 3J-6 Westel and from tocapating plants areas of parking should not be located and primary street frontings N/A Yes Objective 3J-6 Westel and and primary street frontings • Car parking that is concealed behind to greated tasign (phoproach should be located design (phoproach should be located design (phoproach should be locat | | Objective | Design Criteria/Guidance | Consideration | Compliance |
|---|----------------|--|---|----------------------------------|------------|
| Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised • Exposed parking should not be located along primary street frontages N/A Yes • Screening, landscaping and other design elements including public at should be used to integrate the above ground car parking with the facade. Design solutions may include: N/A Yes • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) • or car parking that is 'wrapped' with other uses, such as retail, Commercial or two storey Small Office/Home Office (SOHO) units along the street frontage • Positive street address and active frontages should be provided at ground level | Objective 3J-5 | Visual and environmental impacts of on- grade car parking are minimised | On-grade car parking should be avoided Where on-grade car parking is unavoidable, the following design solutions are used: parking is located on the side or rear of the lot away from the primary street frontage cars are screened from view of streets, buildings, communal and private open space areas safe and direct access to building entry points is provided parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space stormwater run-off is managed appropriately from car parking surfaces light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving | No on-grade parking is provided. | Yes |
| | Objective 3J-6 | Visual and environmental impacts of above ground enclosed car parking are minimised | Exposed parking should not be located along primary street frontages Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage Positive street address and active frontages should be provided at ground level | N/A | Yes |
| | Part 4A: Sola | ar and Daylight A | Access | | |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|--|---|------------|
| Objective 4A-1 | To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space | Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter | A minimum of 87.5% of the apartments receive 2 hours of direct sunlight in mid-winter. The proposed apartments will have a good level of residential amenity. | Yes |
| Objective 4A-2 | Daylight access is maximised where sunlight is limited | Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms Where courtyards are used: use is restricted to kitchens, bathrooms and service areas building services are concealed with appropriate detailing and materials to visible walls courtyards are fully open to the sky access is provided to the light well from a communal area for cleaning and maintenance accoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved Opportunities for reflected light into apartments are optimised through: reflective exterior surfaces on buildings opposite south facing | The proposal includes sufficient of communal open space. In addition, each apartment has a balcony. | Yes |
| | | windows positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light integrating light shelves into the design light coloured internal finishes | | |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|---|--|------------|
| Objective 4A-3 | Design incorporates shading and glare control, particularly for warmer months ural Ventilation | A number of the following design features are used: balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting horizontal shading to north facing windows vertical shading to east and particularly west facing windows operable shading to allow adjustment and choice high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided) | Balconies have been positioned to primary face the north and east to allow for solar access. | Yes |
| Objective 4B-1 | All habitable rooms are naturally ventilated | The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms Depths of habitable rooms support natural ventilation The area of unobstructed window openings should be equal to at least 5% of the floor area served Light wells are not the primary air source for habitable rooms Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: adjustable windows with large effective openable areas a variety of window types that provide safety and flexibility such as awnings and louvres windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors | 100% of the apartments are cross ventilated. All habitable living rooms experience some form of ventilation. | Yes |

| | Objective | Design Criteria/Guidance Consideration | Compliance | | | |
|--------------------------|--|--|------------|--|--|--|
| Objective 4B-2 | The layout and design of single aspect apartments maximises natural ventilation | Apartment depths are limited to maximise ventilation and airflow. Natural ventilation to single aspect apartments is achieved with the following design solutions: primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells | Yes | | | |
| Objective 4B-3 | The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents | At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line 100% of the apartment is cross ventilated. All habitable living rooms experience some form of cross ventilation. | Yes | | | |
| Part 4C: Ceiling Heights | | | | | | |

| | Objective | D | esign Criteria/Guidan | ce | С | Consideration | Compliance | | | | | | | |
|----------------|--|--|--|---|---|---|------------|--|--|---------|----------------------------------|---|--|--|
| Objective 4C-1 | Ceiling height achieves sufficient natural ventilation and | Measured from finished floor level to finished ceiling level, minimum ceiling heights are: | | | | Ceiling heights for all habitable rooms in the apartments are at a minimum height of | Yes | | | | | | | |
| | dayugin access | | Min Ceiling Height for Apartments and m | ixed use buildings | V | Vet areas are stacked | | | | | | | | |
| | | | Habitable rooms | 2.7m | tt b | rom floor to floor allowing oulkheads to be minimised | | | | | | | | |
| | | | Non-Habitable | 2.4m | h | abitable areas. | | | | | | | | |
| | | | For 2 storey apartments | 2.7m for main living area floor | | | | | | | | | | |
| | | | | 2.4m for second floor, where its area does not exceed 50% of the apartment area | | | | | | | | | | |
| | | | Attic spaces | 1.8m at edge of room with a 30 degree minimum ceiling slope | | | | | | | | | | |
| | | | | | | | | | | lf u | If located in mixed use areas | 3.3m for ground and first floor to promote future flexibility of use | | |
| | | • | These minimums d ceilings if desired | o not preclude higher | | | | | | | | | | |
| Objective 4C-2 | Ceiling height increases the sense of space in apartments and provides for well proportioned rooms | • | A number of the fol can be used: | llowing design solutions | A | As Above | Yes | | | | | | | |
| | | nse of space in artments and ovides for well oportioned oms | the hierarchy of roc de ned using chang and alternatives su ceilings, or double | oms in an apartment is ges in ceiling heights ch as raked or curved height spaces | | | | | | | | | | |
| | | | • | well proportioned r example, smaller ro more spacious with | well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings | | | | | | | | | |
| | | | ceiling heights are i rooms by ensuring intrude. | maximised in habitable that bulkheads do not | | | | | | | | | | |
| | | • | The stacking of ser to floor and coordir location above non as robes or storage | vice rooms from floor nation of bulkhead -habitable areas, such e, can assist | | | | | | | | | | |
| | | | | | | | | | | | | | | |

| | Objective | Design Criteria/Guidance | 1 | Consideration | Compliance |
|----------------|--|--|--|---|------------|
| Objective 4C-3 | Ceiling heights contribute to the flexibility of building use over the life of the building | Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non- residential uses | | As Above | Yes |
| Part 4D: Apa | irtment Size and | d layout | | | |
| Objective 4D-1 | The layout of rooms within an apartment is | Apartments are required following minimum in | ired to have the Iternal areas: | The all of the apartments comply with the minimum area. | Yes |
| | functional, well organised and | Apartment Type | Min internal area | Circulation within the | |
| | standard of amenity | Studio | 35m2 | apartments is efficient, maximising the available | |
| | | 1 bedroom | 50m2 | usable alea. | |
| | | 2 bedroom | 70m2 | | |
| | | 3 bedroom | 90m2 | | |
| | | The minimum internation bathroom. Additional increase the minimus 5m2 each A fourth bedroom an bedrooms increase tarea by 12m2 each Every habitable room | l areas include only ional bathrooms m internal area by d further additional he minimum internal n must have a window | | |
| | | in an external wall wi glass area of not less floor area of the roon may not be borrowed | th a total minimum than 10% of the n. Daylight and air I from other rooms | | |
| Objective 4D-2 | Environmental performance of the apartment is maximised | Habitable room dept maximum of 2.5 x the In open plan layouts dining and kitchen ar maximum habitable | hs are limited to a e ceiling height (where the living, e combined) the room depth is 8m | Habitable rooms are not greater in depth than 2.5 x the ceiling height The habitable room depth (in combined living and | Yes |
| | | from a window | | greater than 8m from a window. | |

| | Objective | D | esign Criteria/G | uidance | | Consideration | Compliance |
|--|--|---|---|---|--|--|------------|
| Objective 4D-3 | Apartment layouts are designed to accommodate a variety of household activities and needs | • | Master bedro 10m2 and oth (excluding wa Bedrooms ha 3m (excluding Living rooms rooms have a 0 3.6m for apartme 0 4m for 2 The width of c apartments a avoid deep na | oms have a mi ner bedrooms s ordrobe space) ve a minimum g wardrobe spa or combined li minimum wid studio and 1 k ents and 3 bedrooi cross-over or c re at least 4m arrow apartme | inimum area of 9m2 dimension of ace) ving/dining th of: bedroom m apartments ross-through internally to nt layouts | Main bedrooms have an area of 10 sqm and a minimum dimension of 3 meters. | Yes |
| | | , a | | s are required | to have | Balcony sizes vary from 10 | Yes |
| | provide appropriately | | primary balconies as follows: | | sqm to 14 sqm. | | |
| | sized private open space and | | Dwelling type | Min Area | Min depth | The areas of each balcony are compliant with the | |
| | enhance residential | | Studio | 4m ² | - | requirements of the ADG. | |
| | amenity | | 1 bedroom | 8m ² | 2m | | |
| | | | 2 bedroom | 10m ² | 2m | | |
| | • | 3 bedroom | 12m ² | 2.4m | | | |
| | | • | The minimum counted as co area is 1m For apartmen | balcony depti ontributing to t | h to be he balcony vel or on a | | |
| | | | podium or sin open space is balcony. It mu 15m2 and a n | nilar structure, s provided inst ust have a min ninimum depth | a private ead of a imum area of o of 3m | | |
| Objective 4E-2 Primary private open space and balconies are appropriately located to | • | Primary open be located ad dining room o space | space and bai ljacent to the li or kitchen to ex | lconies should iving room, tend the living | Balconies have been positioned adjacent to the living room areas. | Yes | |
| | liveability for residents | • | Private open s predominantl | spaces and ba ly face north, e | iconies ast or west | | |
| | | • | Primary open be orientated outwards or b optimise dayl rooms | space and bac with the longe be open to the ight access int | lconies should r side facing sky to to adjacent | | |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|--|---|------------|
| Objective 4E-3 | Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building | Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred Full width full height glass balustrades alone are generally not desirable Projecting balconies should be integrated into the building design and the design of soffits considered Operable screens, shutters, hoods and pergolas are used to control sunlight and wind Balustrades are set back from the building or balcony edge where overlooking or safety is an issue | The balconies have a batten type partially solid balustrade ensuring privacy | Yes |
| Objective 4E-4 | Private open space and balcony design maximises safety | Changes in ground levels or landscaping are minimised Design and detailing of balconies avoids opportunities for climbing and falls | The design of the balcony responds to the site constraints. | Yes |
| Part 4F: Con | nmon Circulatio | n and spaces | | |
| Objective 4F-1 | Common circulation spaces achieve good amenity and properly service the number of apartments | The maximum number of apartments off a circulation core on a single level is eight For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 | The proposal is served by 3 lobby entries There are up to 4 apartments off the main corridor served by 1 elevators. Each apartment has access to the elevator and fire stair. | Yes |

| | Objective | Design Criteria/Guidance | | Consideration | Compliance |
|----------------|--|--|---|--|------------|
| Objective 4F-2 | Common circulation spaces promote safety and provide for social interaction between residents | Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines Tight corners and spaces are avoided Circulation spaces should be well lit at night Legible signage should be provided for apartment numbers, common areas and general way finding Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally colocated with communal open space Where external galleries are provided, they are more open than closed above the balustrade along their length | | Direct and legible access is provided between circulation points and apartment entries. Clear sight lines i the external circulation and access points as well as well lit common corridors, basement areas and direct lift access from the basement car parking have been provided. | Yes |
| Part 4G: Sto | rage | | | | |
| Objective 4G-1 | Adequate, well designed storage is provided in each apartment | In addition to storage in ki and bedrooms, the follow provided: Dwelling type Studio 1 bedroom 2 bedroom 3+ bedroom At least 50% of the require located within the apartm | itchens, bathrooms ing storage is Storage size volume 4m ³ 6m ³ 8m ³ 10m ³ ed storage is to be ent | Each apartment has been provided with generous storage facilities. A full height built in wall unit is included in each bedroom, with additional linen cupboards / joinery units in the circulation / living areas / cupboards under the stairs. Secure storage for larger items is provided in the basement carpark. | Yes |

| | Objective | Design Criteria/Guidance Consideration | Compliance |
|----------------|--|--|------------|
| Objective 4G-2 | Additional storage is conveniently located, accessible and nominated for individual apartments | Storage not located in apartments is secure and clearly allocated to specific apartments Storage is provided for larger and less frequently accessed items Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible If communal storage rooms are provided they should be accessible from common circulation areas of the building Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain | Yes |
| Objective 4H-1 | Noise transfer is minimised through the siting of buildings and building layout | Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses Window and door openings are generally orientated away from noise sources Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources The number of party walls (walls shared with other apartments) are limited and are appropriately insulated Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|---|--|------------|
| Objective 4H-2 | Noise impacts are mitigated within apartments through layout and acoustic treatments | Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: rooms with similar noise requirements are grouped together doors separate different use zones wardrobes in bedrooms are colocated to act as sound buffers Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: double or acoustic glazing acoustic seals use of materials with low noise penetration properties continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements | As Above | Yes |
| • Part 4J: N | loise and Pollut | ion | | |
| Objective 4J-1 | In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings | To minimise impacts the following design solutions may be used: physical separation between buildings and the noise or pollution source residential uses are located perpendicular to the noise source and where possible buffered by other uses non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry | The distance between the proposed building and the development to its east is a min of 7m, providing adequate acoustic privacy between the dwellings. Building set back of 7m from the boundary, further provides acoustic separation between buildings and provide the opportunity for planting and landscaping to reduce noise perception and filter air pollution | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|---|---|------------|
| Objective 4J-2 | Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission | Design solutions to mitigate noise include: limiting the number and size of openings facing noise sources providing seals to prevent noise transfer through gaps using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits | Design solutions to mitigate noise have been adequately provided in the proposed building through the use of effective glazing, acoustic louvres etc Sliding screens have been provided to offer noise protection from the street | Yes |
| Part 4K: Apa | rtment Mix | | 1 | |

| Objective 4K-1 | A range of apartment types and sizes is provided to cater for different household types now and into the future | A variety of apartment types is provided A variety of housing stoch has been offered within apartment, ranging from two and three bedroom units. The differing types available accommodation or the distance to public transport, employment and education centres the current market demands and projected future demographic trends the demand for social and affordable housing different cultural and socioeconomic groups Flexible apartment configurations are provided to support diverse household | k Yes the of in | | | |
|----------------------------------|--|---|--------------------------|--|--|--|
| | | types and stages of life including single person households, families, multi- generational families and group households | | | | |
| Objective 4K-2 | The apartment mix is distributed to suitable locations within the building | Different apartment types are located to achieve successful facade composition and to optimise solar access Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available | 3 Yes | | | |
| Part 4L: Ground floor apartments | | | | | | |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|---|---|------------|
| Objective 4L-1 | Street frontage activity is maximised where ground floor apartments are located | Direct street access should be provided to ground floor apartments Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: both street, foyer and other common internal circulation entrances to ground floor apartments private open space is next to the street doors and windows face the street Retail or home of office spaces should be located along street frontages' Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion | The ground floor apartments in the building all enjoy private terraced courtyards accessed from their living areas | Yes |
| Objective 4L-2 | Design of ground floor apartments delivers amenity and safety for residents | Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: elevation of private gardens and terraces above the street level by 1-1.5m landscaping and private courtyards window sill heights that minimise sight lines into apartments integrating balustrades, safety bars or screens with the exterior design Solar access should be maximised through: trees and shrubs that allow solar access in winter and shade in summer high ceilings and tall windows | The planters incorporated into the entry terraces serve to soften the building facade and increase the visual amenity of the streetscape. Privacy is maintained to the ground floor units through floor levels in relation to the footpath level to minimise direct sight lines to the interiors as well as batten type balustrades to the balconies | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|---|---|------------|
| Objective 4M-1 | Building facades provide visual interest along the street while respecting the character of the local area | Building services should be integrated within the overall facade Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights | The composition and detailing of the building façade has been designed to make a positive contribution to the streetscape and the character of the area. The base level of the building has been articulated through a change of material / through the use of a contrasting colour. The bulk of the building has been broken down in its massing using rendered masonry along with a metal cladding top level | Yes |
| Objective 4M-1 | Building functions are expressed by the facade | Building entries should be clearly defined Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height The apartment layout should be expressed externally through facade features such as party walls and floor slabs | Above | Yes |
| Part 4N: Roc | ofs | | | |
| Objective 4N-1 | Roof treatments are integrated into the building design and positively respond to the street | Roof design relates to the street. Design solutions may include: special roof features and strong corners use of skillion or very low pitch hipped roofs breaking down the massing of the roof by using smaller elements to avoid bulk using materials or a pitched form complementary to adjacent buildings Roof treatments should be integrated with the building design. Design solutions may include: roof design proportionate to the overall building size, scale and form roof materials compliment the building service elements are integrated | The roof of the building is an appropriate scale for the building and its context. | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|---|---|------------|
| Objective 4N-2 | Opportunities to use roof space for residential accommodation and open space are maximised | Habitable roof space should be provided with good levels of amenity. Design solutions may include: penthouse apartments dormer or clerestory windows openable skylights Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations | Openable skylights and roof terraces have been integrated into the design of the upper level apartments that require solar access | Yes |
| Objective 4N-3 | Roof design incorporates sustainability features dscape Design | Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: the roof lifts to the north eaves and overhangs shade walls and windows from summer sun Skylights and ventilation systems should be integrated into the roof design | Skylights to the upper level apartments that require solar access have been integrated into the overall roof form. | Yes |
| Objective 4O-1 | Landscape design is viable and sustainable | Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: diverse and appropriate planting bio-filtration gardens appropriately planted shading trees areas for residents to plant vegetables and herbs composting green roofs or walls Ongoing maintenance plans should be prepared Tree and shrub selection considers size at maturity and the potential for roots to compete Microclimate is enhanced by: appropriately scaled trees near the eastern and western elevations for shade a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter shade structures such as pergolas for balconies and courtyards | A communal landscaped open space is proposed to be located in the courtyard created by the buildings. In addition to this, landscaped terraces are provided to the ground level units, and all units enjoy access to generous balcony spaces for outdoor living. Refer to the Landscape Plan prepared Arcadia Landscape Architects | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|--|--|------------|
| Objective 40-2 | Landscape design contributes to the streetscape and amenity | Landscape design responds to the existing site conditions including: changes of levels views significant landscape features including trees and rock outcrops Significant landscape features should be protected by: tree protection zones appropriate signage and fencing during construction Plants selected should be endemic to the region and re ect the local ecology | As above | Yes |
| Objective 4P-1 | Appropriate soil profiles are provided | Structures are reinforced for additional saturated soil weight Soil volume is appropriate for plant growth, considerations include: modifying depths and widths according to the planting mix and irrigation frequency free draining and long soil life span tree anchorage Minimum soil standards for plant sizes should be provided | Appropriate plants and soil profiles are provided for planting on structures as per Landscape plan. Some of the proposed landscape areas occur over the basement structure below. Soil depth has been maintained for ground cover, grass and shrub planting, with trees proposed for the deep root planting areas within the site. | Yes |
| Objective 4P-2 | Plant growth is optimised with appropriate selection and maintenance | Plants are suited to site conditions, considerations include: drought and wind tolerance seasonal changes in solar access modified substrate depths for a diverse range of plants plant longevity A landscape maintenance plan is prepared Irrigation & drainage systems respond to: changing site conditions soil profile and the planting regime whether rainwater, stormwater or recycled grey water is used | As above | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|---|--|------------|
| Objective 4P-3 | Planting on structures contributes to the quality and amenity of communal and public open spaces | Building design incorporates opportunities for planting on structures. Design solutions may include: green walls with specialised lighting for indoor green walls wall design that incorporates planting green roofs, particularly where roofs are visible from the public domain planter boxes Note: structures designed to accommodate green walls should be | As Above | Yes |
| | | integrated into the building facade and consider the ability of the facade to change over time | | |
| Part 4Q: Uni | versal Design | | | |
| Objective 4Q-1 | Universal design features are included in apartment design to promote flexible housing for all community members | Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features | 8 out of 40 apartments within the proposed development offer adaptable housing opportunities. This achieves the benchmark 20%. | Yes |
| Objective 4Q-2 | A variety of apartments with adaptable designs are provided | Adaptable housing should be provided in accordance with the relevant council policy Design solutions for adaptable apartments include: convenient access to communal and public areas high level of solar access minimal structural change and residential amenity loss when adapted larger car parking spaces for accessibility parking titled separately from apartments or shared car parking arrangements | Adaptable housing has been provided in accordance to the council guidelines for amenity, access and car parking requirements. | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|--|--|------------|
| Objective 4Q-3 | Apartment layouts are flexible and accommodate a range of lifestyle needs | Apartment design incorporates flexible design solutions which may include: rooms with multiple functions dual master bedroom apartments with separate bathrooms larger apartments with various living space options open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom | Planning configurations for adaptable apartment design are generous in proportion with open plan living areas offering a high degree of flexibility for a changing use of patterns and occupants. Bedrooms are generous with each capable of acting as a master bedroom if required. Sliding/bi-fold glazing separates the living areas from the outdoor areas, allowing the internal and external spaces to blend together when desired. | Yes |
| Part 4R: Ada | ptive Reuse | | | |
| Objective 4R-1 | New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place | Design solutions may include: new elements to align with the existing building additions that complement the existing character, siting, scale, proportion, pattern, form and detailing use of contemporary and complementary materials, finishes, textures and colours Additions to heritage items should be clearly identifiable from the original building New additions allow for the interpretation and future evolution of the building | N/A | N/A |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|--|---------------|------------|
| Objective 4R-2 | Adapted buildings provide residential amenity while not precluding future adaptive reuse | Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: generously sized voids in deeper buildings alternative apartment types when orientation is poor using additions to expand the existing building envelope Where developments are unable to achieve the all of design criteria in the ADG, alternatives could be considered in the following areas: where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation and solar and daylight access alternatives to providing deep soil where less than the minimum requirement is currently available on the site building and visual separation – subject to demonstrating alternative design approaches to achieving privacy common circulation car parking alternative approaches to private open space and balconies | N/A | N/A |
| Part 4S: Mixe | ed Use | | | |
| Objective 4S-1 | Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement | Mixed use development should be concentrated around public transport and centres Mixed use developments positively contribute to the public domain. Design solutions may include: development addresses the street active frontages are provided diverse activities and uses avoiding blank walls at the ground level live/work apartments on the ground floor level, rather than commercial | N/A | N/A |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|--|---|------------|
| Objective 4S-2 | Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents | Residential circulation areas should be clearly defined. Design solutions may include: residential entries are separated from commercial entries and directly accessible from the street commercial service areas are separated from residential components residential car parking and communal facilities are separated or secured security at entries and safe pedestrian routes are provided concealment opportunities are avoided Landscaped communal open space should be provided at podium or roof levels | Residential entries are appropriate located on Josephine Boulevard, away from garbage facilities etc | Yes |
| Part 4T: Awn | ings and Signag | e | | |
| Objective 4T-1 | Awnings are well located and complement and integrate with the building design | Awnings should be located along streets with high pedestrian activity and active frontages A number of the following design solutions are used: continuous awnings are maintained and provided in areas with an existing pattern height, depth, material and form complements the existing street character protection from the sun and rain is provided awnings are wrapped around the secondary frontages of corner sites awnings are retractable in areas without an established pattern Awnings should be located over building entries for building address and public domain amenity Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure Gutters and down pipes should be integrated and concealed Lighting under awnings should be provided for pedestrian safety | The design incorporates a an awning at the main lift entry to the building to afford weather protection for residents and visitors. | Yes |
| Objective 4T-2 | Signage responds to the context and desired streetscape character | Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development Legible and discrete way finding should be provided for larger developments Signage is limited to being on and below awnings and a single facade sign on the primary street frontage | Signage can been incorporated into the awning design to allow appropriate street address and identification. | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|--|--|---|------------|
| Part 4U: Ene | rgy Efficiency | | • | |
| Objective 4U-1 | Development incorporates passive environmental design | Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) Well located, screened outdoor areas should be provided for clothes drying | The building incorporates passive environmentally sustainable design principles such as controlled solar access and cross ventilation. Active energy efficiency measures included in the design include photovoltaic cells/collection of rainwater for irrigation/ composting toilets | Yes |
| Objective 4U-2 | Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer | A number of the following design solutions are used: the use of smart glass or other technologies on north and west elevations thermal mass in the floors and walls of north facing rooms is maximised polished concrete floors, tiles or timber rather than carpet insulated roofs, walls and floors and seals on window and door openings overhangs and shading devices such as awnings, blinds and screens Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement) | Daylight access is available to all habitable rooms in the building, with its orientation designed to maximise solar access to the living areas. Sun screening is provided to the east facing windows to regulate sun penetration into the building | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|---|--|------------|
| Objective 4U-3 | Adequate natural ventilation minimises the need for mechanical ventilation | A number of the following design solutions are used: rooms with similar usage are grouped together natural cross ventilation for apartments is optimised natural ventilation is provided to all habitable rooms and as many nonhabitable rooms, common areas and circulation spaces as possible | All of the apartments enjoy cross-ventilation to provide thermal comfort for the occupants and reduce the need for air conditioning. Living spaces are open plan to facilitate air flow. High level clerestory windows to the top floor apartments facilitate convective currents. Louvred, casement and awning windows assist in funnelling air flow into the apartment interiors. | Yes |
| Part 4V: Wat | er Management | & Conservation | | |
| Objective 4V-1 | Potable water use is minimised | Water efficient fittings, appliances and wastewater reuse should be incorporated Apartments should be individually metered Rainwater should be collected, stored and reused on site Drought tolerant, low water use plants should be used within landscaped areas | Fittings used for the project will be AAA rated to minimise water usage. Rainwater tanks have been incorporated to store water for irrigation / car washing / toilet flushing / laundry purposes. Native plants have been used extensively in the landscaping to minimise water requirements. | Yes |
| Objective 4V-2 | Urban stormwater is treated on site before being discharged to receiving waters | Water sensitive urban design systems are designed by a suitably qualified professional A number of the following design solutions are used: runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation porous and open paving materials is maximised on site stormwater and in filtration, including bio-retention systems such as rain gardens or street tree pits | As Above | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|--|---|------------|
| Objective 4V-3 | Flood management systems are integrated into site design | Detention tanks should be located under paved areas, driveways or in basement car parks On large sites parks or open spaces are designed to provide temporary on site detention basins | As Above | Yes |
| Part 4W: Wa | iste Managemer | nt | | |
| Objective 4W-1 | Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents | Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park Waste and recycling storage areas should be well ventilated Circulation design allows bins to be easily manoeuvred between storage and collection points Temporary storage should be provided for large bulk items such as mattresses A waste management plan should be prepared | A waste management plan will be prepared for the Construction Certificate stage of the project. Waste material generated through the demolition, excavation and construction of the development will be reused and recycled where possible. | Yes |
| Objective 4W-2 | Domestic waste is minimised by providing safe and convenient source separation and recycling | All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses Alternative waste disposal methods such as composting should be provided | Ample area has been incorporated both within each apartment and in the communal area for the storage of waste and recyclables. | Yes |

| | Objective | Design Criteria/Guidance | Consideration | Compliance |
|----------------|---|--|--|------------|
| Objective 4X-1 | Building design detail provides protection from weathering | A number of the following design solutions are used: roof overhangs to protect walls hoods over windows and doors to protect openings detailing horizontal edges with drip lines to avoid staining of surfaces methods to eliminate or reduce planter box leaching appropriate design and material selection for hostile locations | Durable low maintenance materials have been chosen for the building, including split-face blocks, face brickwork, aluminium doors and windows, manually operated louvres / screens, off-form concrete. The design of the building and its glazing allows windows to be cleaned from both the inside and the outside, and ample storage space has been included within the units and on the basement / ground floor for storage of maintenance and cleaning equipment. | Yes |
| Objective 4X-2 | Systems and access enable ease of maintenance | Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Centralised maintenance, services and storage should be provided for communal open space areas within the building | As above | Yes |
| Objective 4X-3 | Material selection reduces ongoing maintenance costs | A number of the following design solutions are used: sensors to control artificial lighting in common circulation and spaces natural materials that weather well and improve with time such as face brickwork easily cleaned surfaces that are graffiti resistant robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors | As above | Yes |

3.0 Design Verification Statement

It is considered the proposal demonstrates compliance with the design principles of both SEPP 65 and the Apartment Design Guide. It is an appropriate response to its context and will make a quality aesthetic contribution to the existing streetscape.

The achievement of the SEPP65 guidelines may be assessed by examining the compliance with the planning guidelines contained in the Apartment Design Guide (ADG) issued by Planning NSW. The ADG provides a summary of "best practice" design parameters for residential apartments in NSW. The compliance with the objectives specified in the Apartment Design Guide may be viewed conjunction with the Statement of Environmental Effects (SEE) prepared by Willow Tree Planning

In conclusion, I verify that as a Registered Architect, with the NSW Architects Registration Board (Registration No.5999),

I, **JOHN BAKER**, have participated in the design and development of this project. I certify that the design has been developed in accordance with the design quality principles outlined above.

In conclusion, we believe the proposed development satisfies the matters under the State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development and is generally in accordance with the general guidelines and recommendations contained in Council's code and general planning policies.

As demonstrated in the Statement of Environmental Effects, prepared by Willow Tree Planning, the proposal will not result in adverse environmental impacts to nearby streetscapes, external appearance of the building or on the amenity of nearby residents and is viewed as a positive contribution to the current location.

John Bake

John Baker Founding Director

BKA Architecture

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