URBAN LINK

26/08/2021

The Development Assessor
Penrith City Council
601 High Street,
Penrith, NSW 2750

RE: 17-23 HOPE ST PENRITH

Dear Sir / Madam,

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

I directed the design of the residential flat development stated above and I confirm that

1. The design achieves the Design Quality Principles set out in Schedule 1 of the State Environmental Planning Policy No 65 (SEPP 65). A summary of how these are achieved are following.
2. The design achieves the objectives in Part 3 & 4 of the Apartment Design Guide. A summary of how these are achieved are following.

Yours Sincerely,

Georges Jreije

NSW ARB 10993

[redacted]

Architecture
Interior design
Urban design
Level10, 11 – 15 Deane Street, Burwood NSW 2134 | PO BOX 2223 Burwood North NSW 2134 | +61 2 9745 2014
Nominated Architects: Ziad Boumelhem Reg no 8008 | Youssef El Khawaja Reg no 8933 |

Architects Design Statement:

The proposed design at 17-23 Hope St, Penrith is for a medium density mixed us building. The proposal consists of 6 storey residential apartments with a medical suite and neighbourhood shop on the ground fronting Hope Street, all above 2 levels of basements. The site is situated in an R4 high density residential zoning and is less than 1km from Kingswood Station and less than 200m from the Nepean Hospital. Surrounding the site are existing 1-2 storey houses, as well residential flat building that are 6 storeys tall. The site constitutes of 4 lots and is regular in shape. The terrain falls naturally to the rear and is subject to flooding.

The development will contribute to the growth and rejuvenation of the Penrith area. The proposed program consists of a mixed-use ground floor with another 5 levels of residential units above split into 2 cores. Communal open spaces have been dedicated on the ground as well as the rooftop terrace. The built form is U shaped to create a break in the bulk and scale of the building in its appearance form the street. This also maximises north facing apartments and minimises south facing, single oriented apartments. The residential lobby entry is placed in the middle of the block and is translated as a break vertically all the way up with a canopy tree occupying the space on the ground with additional communal space in front of the gate. The site is surrounded by deep soil space which allows the site to have a continuous ring of landscape acting as a visual break between the proposed, existing and future developments in the street.

With the rejuvenation of the precinct, the proposed design is advantageous in continuing to set a light aesthetic and natures tone that has begun with similar developments in the town centre. The proposed scheme consists of a more fine grain two-tone brick façade for the horizontal forms on the ends representing the existing context but at the same time introduces a ‘new’ feel by introducing a lightweight element that is well disguised on the upper level.

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SEPP 65 DESIGN QUALITY PRINCIPLES - SCHEDULE 1	
PRINCIPLE	ACHIEVES
Principle 1 – Context and Neighbourhood Character Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.	• The surrounding area is characterised by low to medium density residential and mixed-use buildings. • The zoning and relevant built form controls allow for the style of building proposed and following Penrith LEP, it is likely that the area will increase in density with the growth. It is advantageous that the proposal is within walking distance to Kingswood & Penrith train stations. Within this context the proposal will sit well and contribute in a positive manner to the quality and identity of the precinct.
Principle 2 – Built Form and Scale Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.	• The built form of the proposed developments is appropriate for this site. • The proposed development is deemed appropriate in terms of it bulk and scale and its overall suitability to the surrounding context. • A 5.5m setback from the boundary on Hope Street provides a comfortable relationship to the street interface. There is no conflict between private access and public domain. • A large vertical break in the façade identifying each core creates a visual break with deep soil planting creating a welcoming feeling to the lobbies on the ground floor. • The proposed development complies with the ADG setback objectives and requirements achieving the required separation distances. Overall, the development proposes appropriate proportions, articulation and positive manipulation of building/architectural elements which contributes positively to the character of streetscapes and parks, views and vistas, amenity and overall outlook.
Principle 3 – Density Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.	• The density of the proposed development is considered to be satisfactory and a reasonable response to the desired future character of the site and the precinct.

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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.	• It is apparent that the proposal promotes the longer-term sustainability of the local area. • Natural ventilation is provided to at least 60% of apartments, above the ADG minimum. • Over 2 hours of sun are provided to at least 70% of units between 9-3pm on the 21st June as per the ADG guidelines. Balconies provide shelter from the summer sun while allowing winter sun to penetrate well into living areas. This will reduce the need for mechanical heating and cooling. • Substantial Communal open space is provided at Ground level, and level 5 with well-designed landscaping. Additional communal space has been allocated to the front of the building to create a gathering point for the tenants, or perhaps a pickup waiting area.
Principle 5 – Landscape Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.	• A ring of landscaping has been proposed around the site for various pockets of landscaping on ground floor. • All of the proposed units have access to outdoor balconies and/or terraces, some with various aspects. Large communal open space at Ground level and level 5 providing recreational opportunities for future residents. The spaces are generously landscaped to provide good quality and usable spaces. • The communal open space also provides seating and BBQ facilities.
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 wellbeing. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.	• The proposed units will have considerable internal amenity and are compliant with the minimum sizes contained within the Apartment Design Guide. They are of a sufficient size and appropriate room dimension to meet the needs of future occupants. Storage is provided within all units. The outdoor areas (communal and private) are of sufficient size to meet the recreational needs of future occupants. • The building has been designed in compliance with the principal development standards to achieve high levels of internal and external amenity with at least 70% of units achieving the solar access requirements, and at least 60% to achieve cross ventilation • The proposed building has been provided with setbacks to limit overshadowing, maximise solar access and minimise privacy and overlooking impacts within the site's constraints.

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PRINCIPLE	ACHIEVES
Principle 7 – Safety Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.	• The principles of Crime Prevention through Environmental, Design include the consideration of Natural Surveillance, Natural Access Control and Natural Territorial Reinforcement as demonstrated below: • Surveillance - The development embodies good levels of casual surveillance from within the building and from the street. The proposed building and landscaping design do not create any concealment areas. • Access - The main ground level entry will be secured and fitted with a telecom for visitors. The entry to the building lobby is accessed from the street frontages of the property and is transparent, maximizing the potential for casual surveillance. The basement carparking is accessed from a secure garage entry. The lifts and all access gates will be restricted to resident use only by coded key cards. • Generally, the proposed layout provides a high level of privacy and security. Adequate lighting to be provided for the lobby, car parks and communal open spaces, details will be submitted with the CC documents. • Territorial Reinforcement. The proposed development and its presentation to the street make it clearly identifiable by the public. The proposed development is considered to represent a good outcome in terms of security and crime prevention. • We can conclude that the proposed development has been designed in accordance with the objectives and better design practice of the Crime Prevention through Environmental Design (CPTED).
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, providing opportunities for social interaction amongst residents	• The proposed design incorporates various dwelling sizes and shapes, with units capable of adaption and meeting the liveable housing level required, thereby promoting diversity, affordability and access to housing choice.
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 well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	• As discussed in the Architect Design Statement the design has a well-considered composition of elements. • Finishes have been selected to compliment the elements they envelope and to create a modern yet not overpowering contribution to the streetscape and architectural quality in the area. • Bulk and scale are controlled through use of elements such as the horizontal language on the lower floor making the building appear shorter, projecting screens and mixed materials on the façade including the use of a lightweight material on the upper floor to reduce its visibility from the street.

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SEPP 65 APARTMENT DESIGN GUIDELINES - PARTS 3 & 4 OBJECTIVES		
ADG – DESIGN CRITERIA	PROPOSAL	ACHIEVES
3A Site Analysis 3A-1 Site Analysis illustration Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	A location and site analysis plan are provided in the architectural drawing package. Relevant opportunities and constrains have been identified which has informed the development of the design.	✓
3B Orientation 3B-1 Streetscape and Solar access Building types and layouts respond to the streetscape and site while optimising solar access within the development	The building faces the street with direct access off the street to residential uses.	✓
3B-2 Overshadowing Overshadowing of neighbouring properties is minimised during mid-winter	The built form is consistent with the DCP's guidelines on building setbacks and height. The appearance and form of the proposal reflects a considered approach, responding to orientation and context.	✓
3C Public Domain interface 3C-1 Transition between Private and Public domain Transition between private and public domain is achieved without compromising safety and security	A dedicated Residential entry is provided off the street with clear lines of site from outside the site. Concealment opportunities are reduced through the application of CPTED principles.	✓
3C-2 Public domain amenity Amenity of the public domain is retained and enhanced	The building is set back 5.5m at ground floor on Hope street in accordance with the DCP to allows direct public domain access. The provision of a landscape strip along the front setback allows for landscaping to enhance the public domain create an clear and safe entry to the lobby.	✓
3D Communal and Public open space 3D-1 Communal Open Space and Landscaping An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping **Design criteria** 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)	Over 25% of the site area is provided as COS and is at least 3m wide. The communal open space receives over 50% direct sunlight.	✓ ✓

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<tr><td><u>3D-2 Communal Open Space use</u>

Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</td><td>Communal open spaces allow for covered and uncovered seating, kids play areas, BBQ and landscaping with varied species.</td><td>✓</td></tr>
<tr><td><u>3D-3 Communal Open Space safety</u>

Communal open space is designed to maximise safety</td><td>Communal open space is directly visible from the floor lobby and from proposed and future neighbouring unit balconies to maintain security. COS areas will be well lit.

Additionally, the neighbouring communal open space will now be overlooked from the rear balconies of the proposed development. This items was brought up as a separation issue in the pre-da. From a CPTED point of view, this is a positive outcome as currently that space is a slight concealed.</td><td>✓</td></tr>
<tr><td><u>3D-4 Public Open Space</u>

Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</td><td>Deep soil spaces are proposed to 3 of the sides including the frontage on Hope street to create a green buffer between the existing and proposed developments. This area can be used by the tenants potentially waiting to be picked up.</td><td>✓</td></tr>
<tr><td><u>3E Deep soil zones</u>

<u>3E-1 Deep Soil</u>

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Design criteria

<table>
<tr><th>Site Area</th><th>Minimum Dimension</th><th>Deep Soil Zone % (% of site area)</th></tr>
<tr><td>650m2 - 1500m2</td><td>3m</td><td rowspan="2">7%</td></tr>
<tr><td>Greater than 1500m2</td><td>6m</td></tr>
</table>
</td><td>The proposal exceeds the minimum requirement for deep soil of 7%. The deep soil to the west is 6m wide and spans the whole length of the site. Although the front and rear are not 6m, they allow for additional deep planting.

Large planterboxes have also been proposed on the upper levels where there is an increase in building setback.</td><td>✓</td></tr>
</table>

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<tr><td></td><td></td><td></td></tr>
<tr><td><u>3F Visual Privacy</u>

<u>3F-1 Building Separation</u>

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

Design criteria

Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries is as follows:

<table>
<tr><th>Building Height</th><th>Habitable Rooms and Balconies</th><th>Non-habitable rooms</th></tr>
<tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr>
<tr><td>12m – 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr>
<tr><td>Over 25m (9+ storeys)</td><td>12n</td><td>6m</td></tr>
</table>

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see Figure 3F.2)

Gallery access circulation should be treated as habitable spaces when measuring privacy separation distances between neighbouring properties.</td><td>The building is designed to comply with the required building separation.

To the North
• A minimum of 6m rear setback is proposed for the first 4 stories.
• A 9m rear setback is proposed for the 5th and 6th storeys.

To the West
• A minimum of 6m rear setback is proposed for the first 4 stories.
• A 9m rear setback is proposed for the 5th and 6th storeys.

To the East
• A minimum of 6m rear setback is proposed for the first 4 stories.
• A 9m rear setback is proposed for the 5th and 6th storeys.

To the South
• Hope street is on the Southern side of the site.</td><td>✓

✓

✓

✓</td></tr>
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3F-2 Privacy Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	Communal and public areas are located in areas allowing passive surveillance from residential balconies and living areas. Balconies are provided off living spaces.	✓
3G Pedestrian access and entries 3G-1 Entries and access Building entries and pedestrian access connects to and addresses the public domain	Entries are provided directly from the street. The entry is readily identifiable by location of mailboxes, composition of the architectural elements to create a portico around the entry and future signage that will identify the building.	✓
3G-2 Entries accessibility Access, entries and pathways are accessible and easy to identify	Entries are clearly identifiable from the public domain and COS through the above treatments. Entries are accessible with ramps minimised and integrated into the landscaping.	✓
3G-3 Pedestrian Links Large sites provide pedestrian links for access to streets and connection to destinations	N/A	N/A
3H Vehicle access 3H-1 Vehicle Access Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Vehicle access is limited to the dedicated ramp entry and driveway loading. This is purposely separated from the building entry to reduce conflicts with pedestrians. This is located near the loading area to have a combined services strategy away from the activated portion of the building.	✓
3J Bicycle and car parking 3J-1 Carparking quantity Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas **Design criteria** 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 provided car parking spaces meets the DCP rates. These are detailed in the Traffic report.	✓
3J-2 Parking for alternative transport Parking and facilities are provided for other modes of transport	Bicycle spaces are provided in accordance with DCP.	✓

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ADG – DESIGN CRITERIA	PROPOSAL	ACHIEVES
3J-3 Carparking safety and security Car park design and access is safe and secure	Carparking levels have clear designated areas in front of stairs and lifts for pedestrian safety to avoid conflict with vehicles.	✓
3J-4 Underground Parking visual impacts Visual and environmental impacts of underground car parking is minimised	The basement car parking provided is well ventilated and clearly defined. The ramp entry doubles for waste truck access this minimises visual impact.	✓
3J-5 On-grade Parking visual impacts Visual and environmental impacts of on-grade car parking are minimised	The loading area on the ground is well concealed as it is located well behind the building line and the entry is integrated with the basement carpark entry.	✓
3J-6 Above ground Parking visual impacts Visual and environmental impacts of above ground enclosed car parking are minimised	N/A	✓
4A Solar and daylight access 4A-1 Solar Access To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space **Design criteria** 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 A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	70% of the units receive minimum 2 hours sunlight to living rooms and private open spaces. 14% of units receive no direct sunlight	✓ ✓
4A-2 Maximise Solar Access To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Majority of units are orientated to the east and west to achieve over 70% that receive over 2 hours of direct sunlight.	✓
4A-3 Solar Shading & Glare Design incorporates shading and glare control, particularly for warmer months	Glass will be selected to meet BASIX requirements and reduce glare. Additional shading devices have been included to improve BASIX assessment.	✓
4B Natural Ventilation 4B-1 Natural Ventilation All habitable rooms are naturally ventilated	All habitable rooms have a window with at least 10% of the floor area served. All rooms have windows that are openable and in combination with their orientation allow cross ventilation to be controlled.	✓

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<tr><td><u>4B-2 Layout for Natural Ventilation</u>

The layout and design of single aspect apartments maximises natural ventilation</td><td>An effort has been made to maximise unit layouts to have dual aspect to increase natural ventilation. Majority of units that are single aspect are north facing to maximise solar exposure.</td><td>✓</td></tr>
<tr><td><u>4B-3 Natural Cross Ventilation</u>

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

Design criteria

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</td><td>

More than 60% of units have natural cross ventilation.

Complies</td><td>

✓

✓</td></tr>
<tr><td><u>4C Ceiling Heights</u>

<u>4C-1 Ceiling Height</u>

Ceiling height achieves sufficient natural ventilation and daylight access

Design criteria

Measured from finished flor level to finished ceiling level, minimum ceiling heights are:

<table>
<tr><td colspan="2">Minimum ceiling height
for apartment and mixed use buildings</td></tr>
<tr><td>Habitable rooms</td><td>2.7m</td></tr>
<tr><td>Non-habitable</td><td>2.4m</td></tr>
<tr><td>For 2 storey apartments</td><td>2.7m for main living area flor
2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr>
<tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr>
<tr><td>If located in mixed used areas</td><td>3.3m for ground and fist floor to promote future flexibility of use</td></tr>
</table>
</td><td>The floor to floor height of at least 3.05 m allows all habitable rooms have a ceiling height of 2.7m. All non-habitable rooms have a ceiling height of 2.4m.</td><td>✓</td></tr>
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<tr><td>These minimums do not preclude higher ceilings if desired</td><td></td><td></td></tr>
<tr><td><u>4C-2 Room Proportion</u>

Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</td><td>Units have been designed to stack wet areas as much as possible and where not achieved can be controlled through carefully designed bulkheads that do not compromise the spaces underneath. A 2.7m ceiling will be comfortable for all habitable spaces.</td><td>✓</td></tr>
<tr><td><u>4C-3 Ceiling height flexibility</u>

Ceiling heights contribute to the flexibility of building use over the life of the building</td><td>The Ground Floor levels allows for a 3.7m floor to floor allowing for a variety of uses on the Ground Floor units.</td><td>✓</td></tr>
<tr><td><u>4D Apartment size and layout</u>

<u>4D-1 Unit layouts</u>

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity

Design criteria

Apartments are required to have the following minimum internal areas:

<table>
<tr><td>Apartment type</td><td>Minimum internal area</td></tr>
<tr><td>Studio</td><td>35m2</td></tr>
<tr><td>1 bedroom</td><td>50m2</td></tr>
<tr><td>2 bedroom</td><td>70m2</td></tr>
<tr><td>3 bedroom</td><td>90m2</td></tr>
</table>

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each apartment.

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</td><td>All units achieve or exceed the required minimum unit areas and allow an additional 5m2 where a second bathroom is provided.

NA

Each habitable room has a window area of at least 10% of the floor area</td><td>✓

NA

✓</td></tr>
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ADG – DESIGN CRITERIA	PROPOSAL	ACHIEVES
4D-2 Environmental Performance Environmental performance of the apartment is maximised **Design criteria** Habitable room depths are limited to a maximum of 2.5 x the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	All habitable rooms have a depth of at least 2.5 x ceiling height Maximum depth for all units is 8m.	✓ ✓
4D-3 Environmental Performance Apartment layouts are designed to accommodate a variety of household activities and needs **Design criteria** Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space) Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies Complies Complies Complies All units minimise access of bedrooms directly to living areas. Efficient planning and rectangular rooms allow flexibility in furniture planning	✓ ✓ ✓ ✓ ✓
4E Private open space and balconies 4E-1 Private open space Apartments provide appropriately sized private open space and balconies to enhance residential amenity **Design criteria** All apartments are required to have primary balconies as follows:		✓

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SEPP 65 APARTMENT DESIGN GUIDELINES - PARTS 3 & 4 OBJECTIVES

ADG – DESIGN CRITERIA	PROPOSAL	ACHIEVES
<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m2</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m2</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m2</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m2</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	All units achieve or exceed the required minimum balcony area requirements. Areas less than 1m are not included in the areas. Units on Ground level provide substantial private open space.	✓ ✓
4E-2 Primary open space Primary private open space and balconies are appropriately located to enhance liveability for residents	Majority of balconies are orientated North to improve liveability and are located adjacent living, dining or kitchen to extend the living space.	✓
4E-3 Integration of Primary open space Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Balconies form a strong architectural element to the building through use of prominent balustrades and to form strong rectilinear lines across the facades.	✓
4E-4 Private open space safety Private open space and balcony design maximises safety	Balconies are design with no level changes, limiting risk of climbing through careful design of balustrades and any nearby climbable fixed objects.	✓
4F Common circulation and spaces 4F-1 Common circulation Common circulation spaces achieve good amenity and properly service the number of apartments **Design criteria** The maximum number of apartments off a circulation core on a single level is eight	No more than 8 units access one lift.	✓

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<table>
<tr><th colspan="3">SEPP 65 APARTMENT DESIGN GUIDELINES - PARTS 3 & 4 OBJECTIVES</th></tr>
<tr><td>ADG – DESIGN CRITERIA</td><td>PROPOSAL</td><td>ACHIEVES</td></tr>
<tr><td>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</td><td>There are 6 storeys, 50 units and 2 lift core.

2 lift is provided for 50 units. The development is only 6 stories and contains 2 separate cores.

Lobbies are 1.8m wide providing generous circulation space.

All entries to units have a ‘entry’ space before leading to primary living spaces or are positioned not to interfere with internal furniture arrangements.</td><td>✓</td></tr>
<tr><td><u>4F-2 Common circulation safety and interaction</u>

Common circulation spaces promote safety and provide for social interaction between residents</td><td>Common space is design to reduce concealment opportunity and provide a safe and well-lit area.</td><td>✓</td></tr>
<tr><td><u>4G Storage</u>

<u>4G-1 Storage size and location</u>

Adequate, well designed storage is provided in each apartment

Design criteria

In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

<table><tr><td>Dwelling type</td><td>Storage size volume</td></tr><tr><td>Studio apartments</td><td>4m3</td></tr><tr><td>1 bedroom apartments</td><td>6m3</td></tr><tr><td>2 bedroom apartments</td><td>8m3</td></tr><tr><td>3+ bedroom apartments</td><td>10m3</td></tr></table>
At least 50% of the required storage is to be located within the apartment</td><td>All units achieve or exceed the required minimum storage area requirements.

50% of storage is located in the unit with the remainder in the basement.</td><td>✓

✓</td></tr>
<tr><td><u>4G-2 Storage size and location</u>

Additional storage is conveniently located, accessible and nominated for individual apartments</td><td>NA</td><td>NA</td></tr>
<tr><td><u>4H Acoustic Privacy</u>

<u>4H-1 Noise Transfer</u></td><td>Building orientation allows for most apartments to face away from the street.</td><td>✓</td></tr>
</table>

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ADG – DESIGN CRITERIA	PROPOSAL	ACHIEVES
Noise transfer is minimised through the siting of buildings and building layout	The driveway and loading area are located at the site of the property to avoid noise transferring into the units. Party walls are minimised and service ducts and systems are appropriately treated to habitable spaces	
4H-2 Noise mitigation Noise impacts are mitigated within apartments through layout and acoustic treatments	Acoustic treatments will be implemented in accordance with the acoustic report to mitigate noise between apartments and between spaces inside the units.	✓
4J Noise and Pollution 4J-1 Noise mitigation in hostile environments In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	The building has been carefully sited minimise the noise and pollution impacts into the habitable spaces. The U shaped building has the majority of the apartments North facing.	✓
4J-2 Attenuation techniques Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Acoustic treatments will be implemented in accordance with the acoustic report.	✓
4K Apartment mix 4K-1 Apartment types and sizes now and in future A range of apartment types and sizes is provided to cater for different household types now and into the future	The apartment mix has been considered by the clients marketing consultants and deemed appropriate for the current market.	✓
4K-2 Mix suitability to location The apartment mix is distributed to suitable locations within the building	Larger units are located at the top of the building. A mixture 1 - 3 bed units are provided.	✓
4L Ground floor apartments 4L-1 Street activity to ground floor units Street frontage activity is maximised where ground floor apartments are located	Ground floor apartments are rear facing. The street front is activated with a medical tenancy and a neighbourhood shop.	✓
4L-2 Ground floor unit amenity Design of ground floor apartments delivers amenity and safety for residents	Secure access gates will be provided to ensure security and privacy.	✓
4M Facades 4M-1 Visual interest respecting local character Building facades provide visual interest along the street while respecting the character of the local area	Refer design statement at start of document.	✓

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4M-2 Façade expressed function Building functions are expressed by the facade	Refer design statement at start of document.	✓
4N Roof design 4N-1 Integration of Roof treatment Roof treatments are integrated into the building design and positively respond to the street	The design seeks a subtle roof treatment that compliments the simple underlying architectural form of the buildings. The roof treatment responds positively to the context as a subtle expression.	✓
4N-2 Roof space usage Opportunities to use roof space for residential accommodation and open space are maximised	Due to the existing residential context roof spaces have not been utilised to minimise any overlooking.	✓
4N-3 Roof sustainability features Roof design incorporates sustainability features	The roof does not need to increase or flare up to improve solar access since sufficient solar access is already achieved.	✓
4O Landscape design 4O-1 Sustainability and viability of Landscape Landscape design is viable and sustainable	Landscape design provides an appropriate response for the existing context. It provides a diverse range of plantings with appropriately sized and located trees.	✓
4O-2 Landscape to streetscape and amenity Landscape design contributes to the streetscape and amenity	Species have been selected to be appropriate for this position and locality. They will contribute positively to the streetscape and amenity.	✓
4P Planting on structures 4P-1 Soil profiles on structure Appropriate soil profiles are provided	Soil profiles for plants on structure have been defined in the landscape architects' drawings and are appropriately considered.	✓
4P-2 Plant growth optimised Plant growth is optimised with appropriate selection and maintenance	Species have been selected to be appropriate for this position and locality.	✓
4P-3 Plant on structure contribution to quality and amenity Planting on structures contributes to the quality and amenity of communal and public open spaces	Species have been selected to be appropriate for this position and locality. Selection and design will contribute positively to the streetscape and amenity.	✓
4Q Universal Design 4Q-1 Universal apartment design and flexibility Universal design features are included in apartment design to promote flexible housing for all community members	20% of units are liveable unit types.	✓
4Q-2 apartment variety	10% are adaptable unit types with wider carparking designated spaces.	✓

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A variety of apartments with adaptable designs are provided		
4Q-3 apartment design to different lifestyles Apartment layouts are flexible and accommodate a range of lifestyle needs	The unit types are designed to meet market needs.	✓
4R Adaptive reuse 4R-1 Additions are complementary and contemporize New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	NA	NA
4R-2 Adaptive future use Adapted buildings provide residential amenity while not precluding future adaptive reuse	NA	NA
4S Mixed use 4S-1 Mixed Use building location suitability Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Although the site is zoned R4, neighbourhood shops and medical suites, are permissible and are proposed on the ground to activate the street.	✓
4S-2 Residential unit integration Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents	A dedicated Residential entry is provided off the street with clear lines of site from outside the site. Landscape communal open space can only be accessed from residential lobbies and secure residential access.	✓
4T Awnings and signage 4T-1 Awning location and integration Awnings are well located and complement and integrate with the building design	An awning has been proposed to provide a visual break between the lower portion of the building and the element above.	✓
4T-2 Signage in context Signage responds to the context and desired streetscape character	Signage will be addressed at CC stage and implement strategies within this guidance.	✓
4U Energy efficiency 4U-1 Passive environmental Design Development incorporates passive environmental design	Most units have access to direct sunlight at mid-winter. Skylights have been added to increase solar access. External clothes drying facilities can be provided within the communal open space if required.	✓
4U-2 Passive solar design Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Material and insulation selection will maintain thermal comfort within the units whilst BASIX requirements will ensure an appropriate level of energy efficiency.	✓

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4U-3 Natural ventilation Adequate natural ventilation minimises the need for mechanical ventilation	Majority of units are cross ventilated.	✓
4V Water management and conservation 4V-1 Potable water Potable water use is minimised	Water efficient fixtures and fittings will be used in accordance with BASIX.	✓
4V-2 Onsite stormwater treatment Urban stormwater is treated on site before being discharged to receiving waters	OSD tank is located below ground in the landscape area to the rear of the site.	✓
4V-3 Flood management systems Flood management systems are integrated into site design	Ground floor has been raised as per stormwater engineer details to respond to potential flooding. As for levels are recommended by the stormwater engineer and meet council's 500mm freeboard based on council's flood advice letter.	✓
4W Waste Management 4W-1 Waste storage facilities location Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Waste storage facilities have been designed to meet the waste consultants' best practices and located in a safe and well ventilated space. Waste is located at an easily accessibly area at Ground Floor. A bulky goods storage area is also provided at this location. This location allows for easy collection that is tucked away from the activated portion of the building.	✓
4W-2 Minimisation of domestic waste Domestic waste is minimised by providing safe and convenient source separation and recycling	Waste and recycling facilities are provided.	✓
4X Building Maintenance 4X-1 Protection from weathering Building design detail provides protection from weathering	Building materials will be carefully detailed at construction stage to limit wear and tear.	✓
4X-2 Ease of maintenance Systems and access enable ease of maintenance	Windows will be cleaned through an implemented maintenance management process.	✓
4X-3 Ongoing maintenance Material selection reduces ongoing maintenance costs	Material selection is appropriate for the local climate conditions and have been selected to reduce the need for maintenance.	✓

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