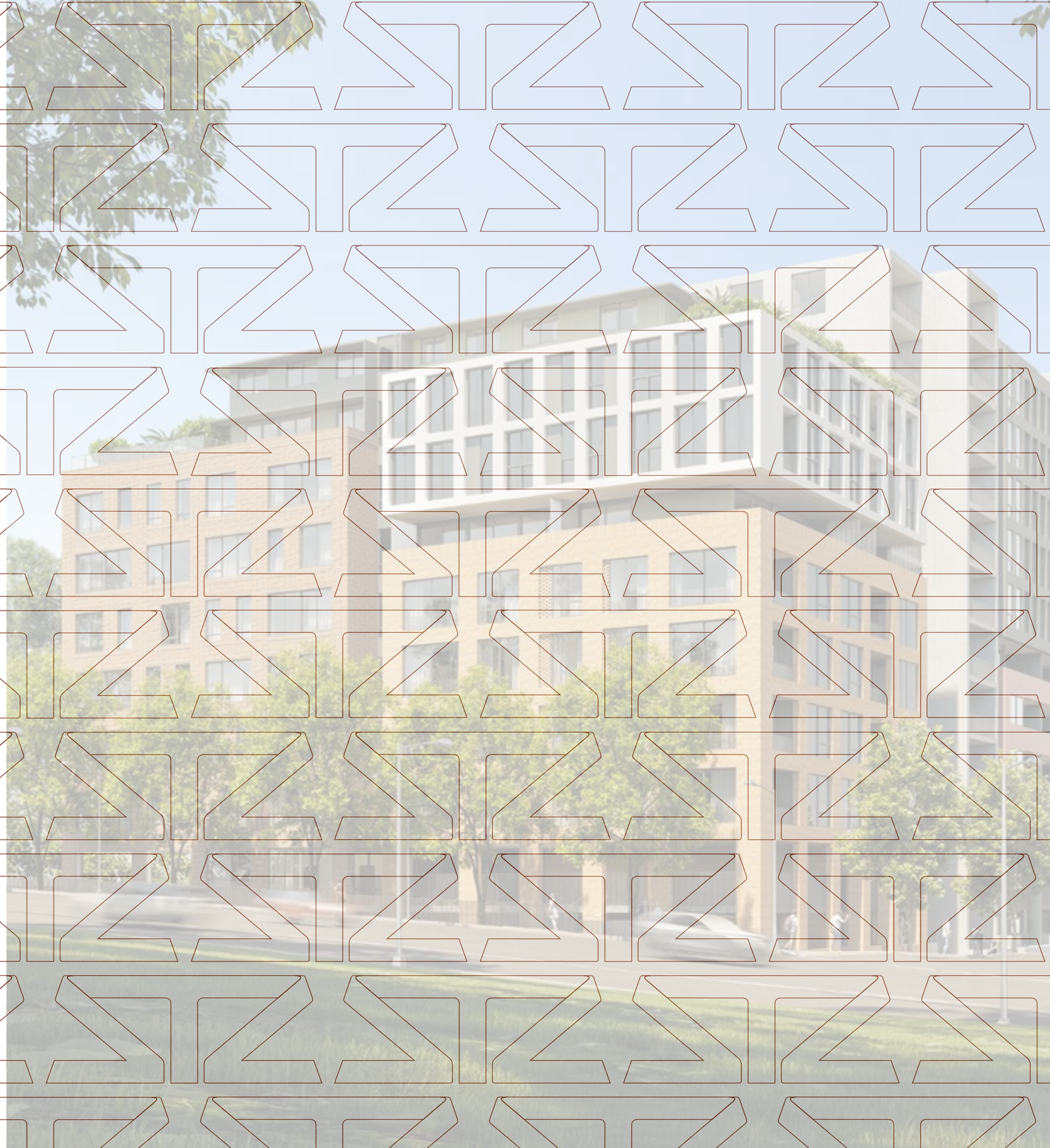
DESIGN REPORT - ARCHITECTURE

REGENTS PARK - STAGE 3

JANUARY 2026



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TITLE	**DESIGN REPORT - CHAPTER 4 HOUSING SEPP**
PROJECT	**REGENTS PARK - STAGE 3**
PROJECT NO	**22_038**
CLIENT	**30 AUBURN ROAD PTY LTD**
PRINCIPAL AUTHOR	**Peter Smith** [Reg. No 7024] psmith@smithtzannes.com.au
REVISION & DATE	REV J 30.01.2026
STATUS	FOR SUBMISSION

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Smith & Tzannes acknowledges that we are on the land of the Gadigal, Bidjigal and Cammeraygal people within the Eora Nation, the traditional custodians of the land. We recognise and respect their continuing connection to land, waters and community. We pay our respects to Elders past, present and emerging.

DISCLAIMER

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INTRODUCTION

PURPOSE

This report has been prepared by Smith & Tzannes on behalf of the applicant 30 Auburn Road Pty Ltd to a support a State Significant Development Application (SSD-57394209) being Stage 3 of the concept State Significant Development Application (SSD-20724880). The property is proposed to be developed for medium to high density residential and retail land uses. It will contain build to rent housing with 15% of the dwellings provided as affordable housing. The application seeks approval for the construction of buildings C and their immediate surroundings.

This report is provided to describe the existing and future context of the site, the specific details of Stage 3 in the delivery of buildings C and the relationship between initial development and the broader site masterplan and subsequent stages.

Specifically the report provides:

- An explanation about how the proposed development responds to the existing context and contributes to desired future character of the area.
- Description of the stage 3 plan and the principles that underpin it.
- An explanation of the design in terms of the Design Principles for residential apartments set out in Chapter 4, Schedule 9 of the State Environmental Planning Policy (Housing) 2021.
- A description of how the envelopes for the proposed high density development achieves the relevant objectives and design criteria of Parts 3 & 4 in Apartment Design Guide.
- A explanation as to how the proposal responds to the principles in Better Placed.
- An assessment against the design guide prepared with the concept application.
- A response to the SDRP comments (Refer Appendices A)

We acknowledge that we all stand on Aboriginal land and we are committed to creating places that respect Aboriginal cultural heritage - responding to the contemporary social, cultural an economic needs of Aboriginal people.

DESIGN VERIFICATION

This project is deemed to be a residential flat building development to which State Environmental Planning Policy (Housing) Chapter 4 applies. This design verification statement is provided to satisfy cl29 of Environmental Planning Regulation 2021.

This report confirms that I, Peter Smith, being a registered architect in accordance with the Architects Act 2003, registration no. 7024:

- Directed the design of the concept masterplan and developed design scheme for Building C
- That the design quality principles set out in Chapter 4 of the State Environmental Planning Policy (Housing) – Design of Residential Apartment Development are achieved for the development
- That the objectives in Parts 3 and 4 of the Apartment Design Guide have been achieved.

PETER SMITH
Director
Smith & Tzannes
Registered Architect NSW 7024

CONCEPT MASTERPLAN

The Concept masterplan sets out the maximum building envelopes and GFA that can be accommodated across the project area, and identifies the land uses and public infrastructure upgrades to be provided.
The Concept proposal establishes the planning and development framework from which any future development application will be assessed against, including this application.

The concept masterplan sets out the urban structure of the project, including:

- building envelopes
- road and intersection layout
- pedestrian links
- landscape concept design including design of Central park and Plaza

CONTEXT & CHARACTER

CONTEXT

Located 17.2km west from Sydney CBD, and 8km south of Parramatta CBD, the precinct lies on both the border of Cumberland and Canterbury Bankstown Council and also the border between the Central and South Districts. It is a unique island within a rapidly evolving mixed residential and light industrial area. The precinct is completely bounded by infrastructure and associated easements, with freight and commuter rail lines on the south, west and northern sides, and a Sydney Water pipeline and easement to the northeast and east.

Regents Park Station and village is 500m to the north and Birrong village is located 400m to the south. Regents Park Station is on the T3 Bankstown Line. Sefton Station is also located 1km to the west

The site is located just down hill of the high point at Birrong and Potts Hill, with the area to the north of the site feeding into the Duck River Catchment that feeds the Parramatta River. The site has district views to the west and south and north.

The more recent history of development in the area dates back to the late 1910's with the opening of Regents Park Station (1912) with the western portion of the site being carved off and the arc created with the extension of the line from Regents Park to Bankstown in 1928. However residential development was very limited until the 1940's, and the site was developed for industrial purposes. The area is characterised by low rise, low density dwellings and industrial areas.

Neither the Central or South District plans provide any strategic guidance for the area despite being incredibly well connected with trains to Liverpool, Sydney and Parramatta CBD and Bankstown. The area is well serviced by open space and retail centres have their growth limited only by the low population densities in the area. The site has good access to nearby employment centres in Regents Park, Chullora, Auburn and Villawood.

The major local connector of Auburn Road bisects the neighborhood, connecting directly to the nearby Regents Park and Birrong train stations. The area is well serviced by transport and shops, with Regents Park Village 500 metres away the north, and the train stations to the north and south. Half the precinct, to the east of Auburn Road, is low scale residential fabric, consisting primarily of one and two story single family homes. The west of Auburn Road is current and former industrial land, including the subject site, which is located in the southwest corner of the precinct. At the centre of the precinct is Magney Reserve, a heavily used public park that provides a much-needed green resource for the area's residents, and a spatial focus for the neighbourhood.

COUNTRY AND READING THE LANDSCAPE

UNDERSTANDING OF COUNTRY

This Country is Tucoerah, a place where two waters and many ecologies meet. Country here has been shaped by the constant rising and falling of water from the ocean tides, washing across the land and creating tidal floodplains and vast mud flats. It is here that we celebrate Parradowee, the eel spirit, as law-keeper of the rivers and streams and the spirit of resilience and adaptation. The Songline of Parradowee traverses many changing environments, from dry to wet, salty to fresh, mud to sand.

It is this enduring spirit of Country that we bring with us as we work with Country to create spaces for diverse communities to meaningfully connect to the stories, knowledge and culture of Country today.

The subject site comprises a small part of a significant Aboriginal cultural heritage landscape in its position located towards the headwater of Duck River and this land formed part of a larger traditional territory of Wangal/ Wategora people in 1788. This country was well-watered and contained a mix of heavily timbered forestland and lighter treed woodland with grasslands and Duck River may have marked a boundary between the core territory of the Wangal and their neighbours the Burramattagal to the north who were the custodians of the land at Parramatta.

The NSW Government Architect's Connecting with Country draft framework (December 2020) offers 4 potential pathways to connect with country and help develop cultural awareness. These pathways help projects to align with First Nation's values.

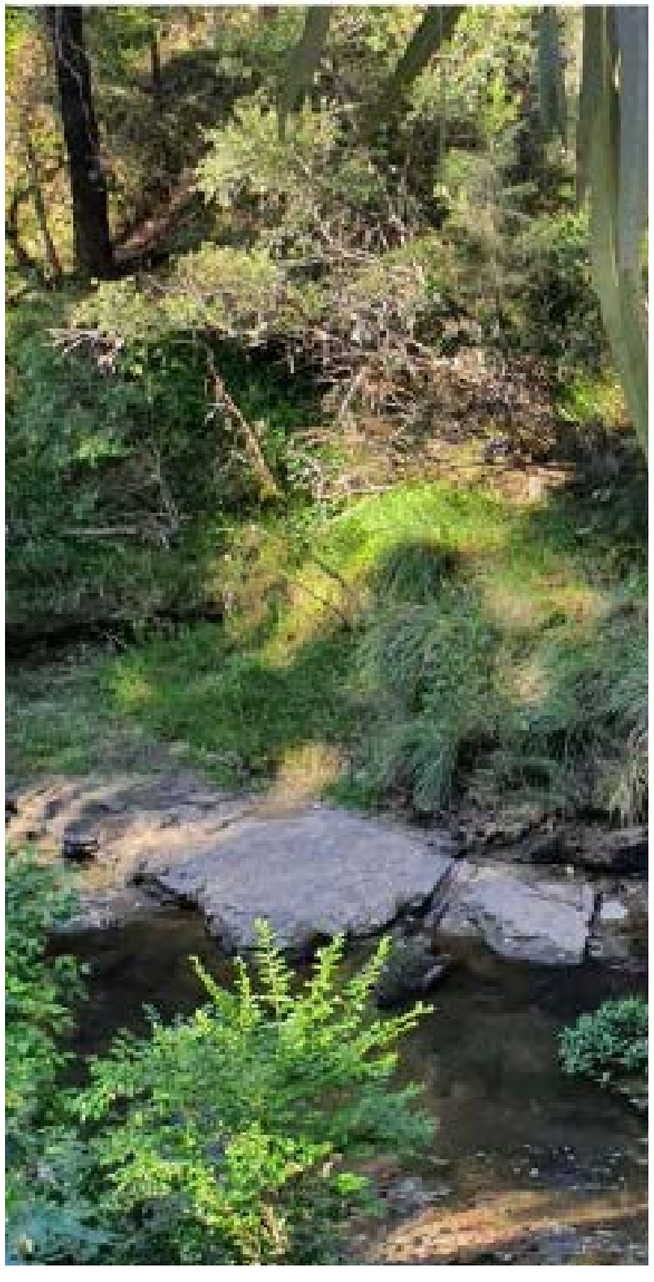
DUCK CREEK CATCHMENT

The 30-46 Auburn Road site is located in the upper reaches of Duck River at an elevation of c.30-40m AHD and is situated on a lower-slope landform of a shale hill above the eastern edge of the Duck River floodplain. The Duck River catchment generally drains north-south and the headwaters are in the suburb of Yagoona West where there are two smaller sub-catchments that comprise Duck River and a smaller sub-catchment (Wolumba). The drainage path of the river flows in a northerly direction through the suburbs of Birrong and Sefton before crossing the Sydney Water pipeline and continuing north to eventually drain into the Parramatta River.

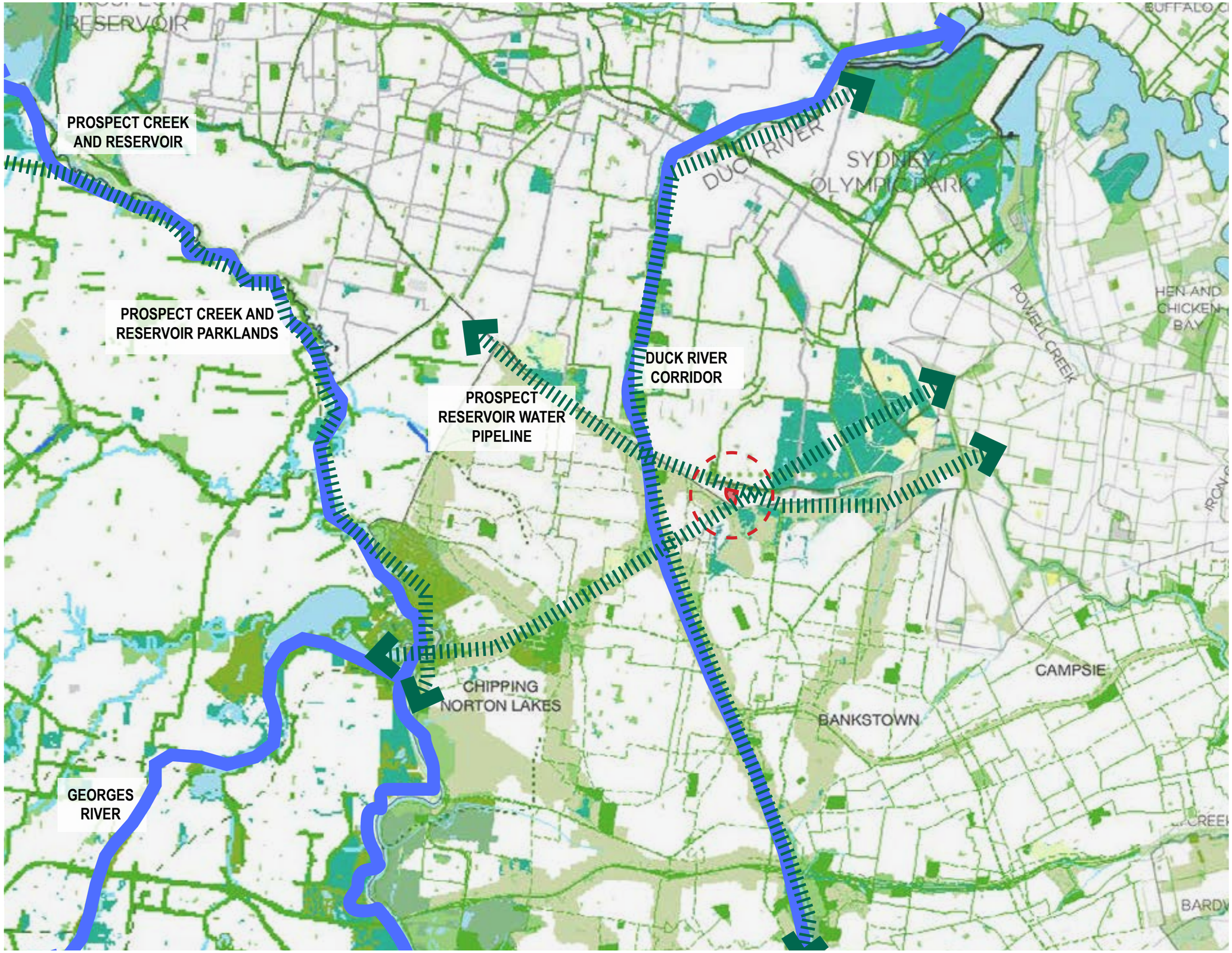
Within this upper reach of the watercourse, Duck River is today confined to open channels almost entirely concrete lined with closed channels under roads and railways.

Geology and soil mapping shows that the 30-46 Auburn Road site is underlain by geology comprising Bringelly Shale of the Wianamatta Group and that the soils are of the Blacktown Soil Landscape.

The landscape would likely have be part of the transition from the Turpentine-Ironbark forest to the with the clay soils and lower rainfall resulting in drier country trees - such Grey Box, Broadleaved Ironbark with a paperbark shrub layer.



LANDSCAPE OF THE LOCAL AREA IN THE DUCK RIVER CATCHMENT.



SITE IN THE CONTEXT OF THE WIDER LANDSACPE AND THE DUCK RIVER CATCHMENT

1943 AERIAL PHOTO.

THE RAILWAY AND PRIMARY ROAD NETWORK IS ESTABLISHED READY FOR FUTURE DEVELOPMENT COMPRISING MIX OF RESIDENTIAL AND INDUSTRIAL USES.

SITE

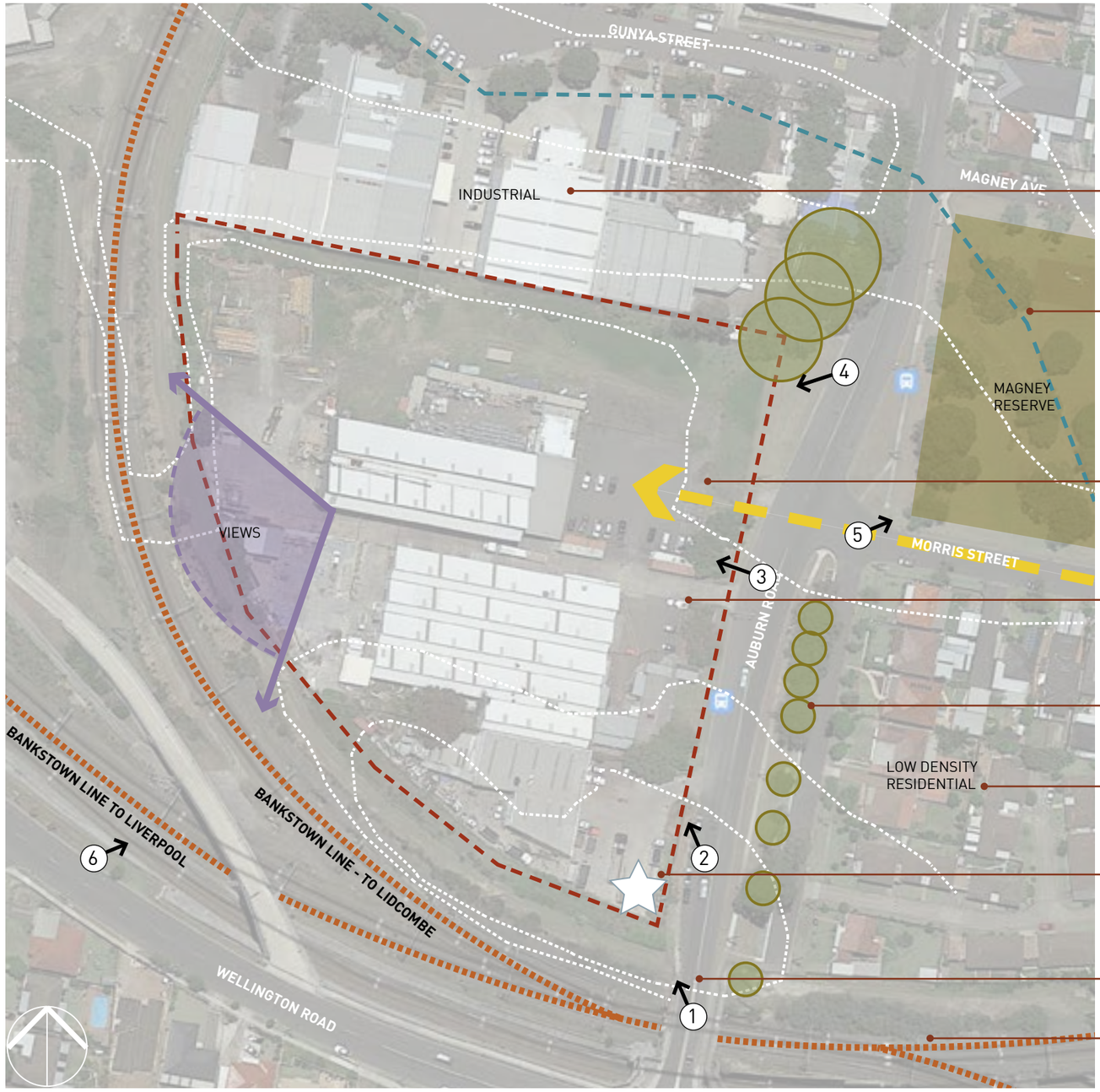
The subject site is bounded on the east by Auburn Road, to the south and west by the freight rail line, and to the north by existing industrial uses. These boundary conditions are both constraints and opportunities, and any proposal for the site should consider how these varying circumstances might inform any subsequent proposal. Some of these considerations are detailed below.

Auburn Road is a heavily trafficked local connecting road running through the area, with associated impacts from this vehicle movement. At the same time, it is also the major movement axis for both pedestrian and cycle access into and through the precinct, as well as the major link to the nearby rail stations and shopping areas. Thus, any urban response should mediate the negative impact of the through traffic, while simultaneously enhancing pedestrian access and active transport movements along the same axis. The rail line, some 2 to 3 metres below the existing ground level of the site, also presents corresponding complications and opportunities. The rail noise and visual impact are potential negative impacts on the amenity of ground level open space and low rise residences. However, the infrastructure easement itself offers the possibility of increased building heights with increased opportunity for district views along its edge, as the overshadowing from taller buildings could fall onto the rail lands without impact.

The industrial land to the north similarly presents encumbrances as well as future urban design possibilities. The current industrial zoning and ongoing uses on this site mean that residential buildings facing north along this boundary will be need to consider setbacks and spatial relationships. While there is a stated intention within the GSC's South District Plan to retain employment lands such as this wherever possible, development could take place within this use framework in which the integration of new streets, spaces and built fabric could offer opportunities to stitch together the north and south sides of the precinct. The site is challenging in its boundary conditions and connectivity limitations – any proposition for the site needs to directly respond to these challenges in amenity and access, while also understanding the potential to use the broader neighbourhood conditions of spatial amenity and local connectivity as integral ingredients in any proposition.

The extension of the dominant north south-grid of the area provides an opportunity to increase permeability of the large industrial site. In particular the extension of Morris St axis into the site visually and connects the site into the existing subdivision pattern.

Auburn Road is a dominant north-south access - this provides opportunities to enhance the amenity of the southern edge through a defined built form edge - avenue trees



AUBURN ROAD (RAILWAY LINE) LOOKING NORTH-WEST AT THE PROPOSED DEVELOPMENT FROM THE RAILWAY BRIDGE

AUBURN ROAD LOOKING NORTH WEST AT THE PROPOSED DEVELOPMENT

AUBURN ROAD LOOKING WEST AT THE PROPOSED DEVELOPMENT

OPPOSITE MAGNEY PARK LOOKING AT PROPOSED DEVELOPMENT - NORTH - EAST CORNER OF SITE

MAGNEY PARK - VIEWED FROM AUBURN ROAD

VIEW OF SITE FROM WELLINGTON ROAD - RAILWAY SERVICE BRIDGE IN FOREGROUND

SITE PHOTOS - REFER TO KEY ON PREVIOUS PAGE

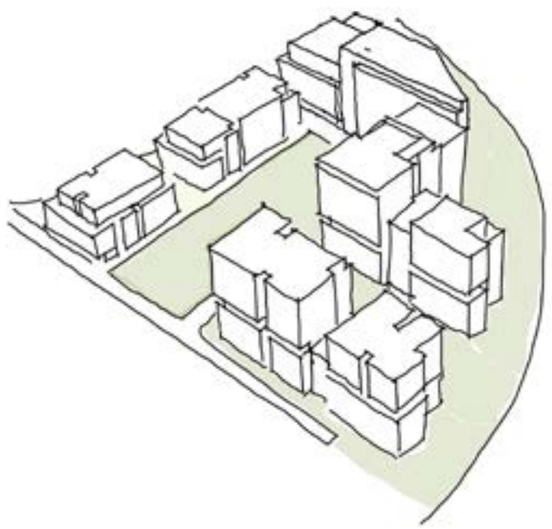
PRINCIPLES & SITE STRATEGY

The following over-arching design principles have been established to inform how the development concept plan responds to site condition and context and can provide a clear direction with respect to future development

With a new public space as the central focus, the site strategy seeks to integrate the site into the precinct that provides an identity for the future residents in a legible spatial network.

The built form layout maximises the amenity for future residents and provides a transition to the lower forms in the remainder of the precinct.

The site strategy sets a framework for resilience and high levels of environmental performance.



Connection to place and landscape

- Recognition of Country and past history and integration with current form
- Protect and enhance the memory of the site and the uses
- Allow Country to tell us who she is through narrative within the landscape, placenaming, naming of parks and streets within the masterplan
- Restoration of the landscape and waterflows within the landscape
- Provide network of tree canopy and soil structures to mediate urban heat impacts.

Create a distinctive neighbourhood with a green heart

- Open space strategy of visual and practical connectivity to provide high quality residential amenity
- Landscape links throughout the site and open space network
- Integration of proposed development within adjacent area and future urban structure
- Creation of buildings with individual character and identity within the site development
- Ease of access and circulation for pedestrians, vehicles and bicycles with road hierarchy
- Create a central publicly accessible gathering space and network of open spaces.
- These spaces create a heart and rejuvenate and provide a connection to place. They provide opportunities for renewal

Provide a high level of residential amenity

- Sustainable design utilizing favorable site aspect for solar access and passive cooling.
- Maximise northern orientation for buildings.
- Potential for high quality community with good design, amenity and accessibility for residents
- Range of accommodation to provide opportunity for social integration and satisfy individual needs
- All building meet Apartment Design Guide separation standards and design criteria for amenity.

Implement a built form strategy that responds to context

- Potential use of articulated, modulated and materialized facades and streetscapes creating visual interest
- Integration of proposed development within adjacent area and future urban structure
- Use built form to define public spaces and the site structure.
- Lower built form along Auburn Road
- Locate maximum building height in locations where visual impact is minimised and amenity is maximised.

CONCEPT MASTERPLAN

The Concept Masterplan sets the site framework for the following development to be carried out with consent in subsequent development applications:

- Delivery of a 3,000sqm central publicly accessible open space with playground
- New plaza with neighbourhood retail and cafes at ground level
- Network of three new streets
- A residential development with a maximum floor space ratio of 2.6:1, including;
    - 588 dwellings
    - 15% of the development will be provided as affordable housing
    - Communal rooms and communal open space at ground level
- Child care centre with 106 child capacity
- Parking for 707 vehicles
- 40% of site area contains landscaping
- 20% of site area is deep soil

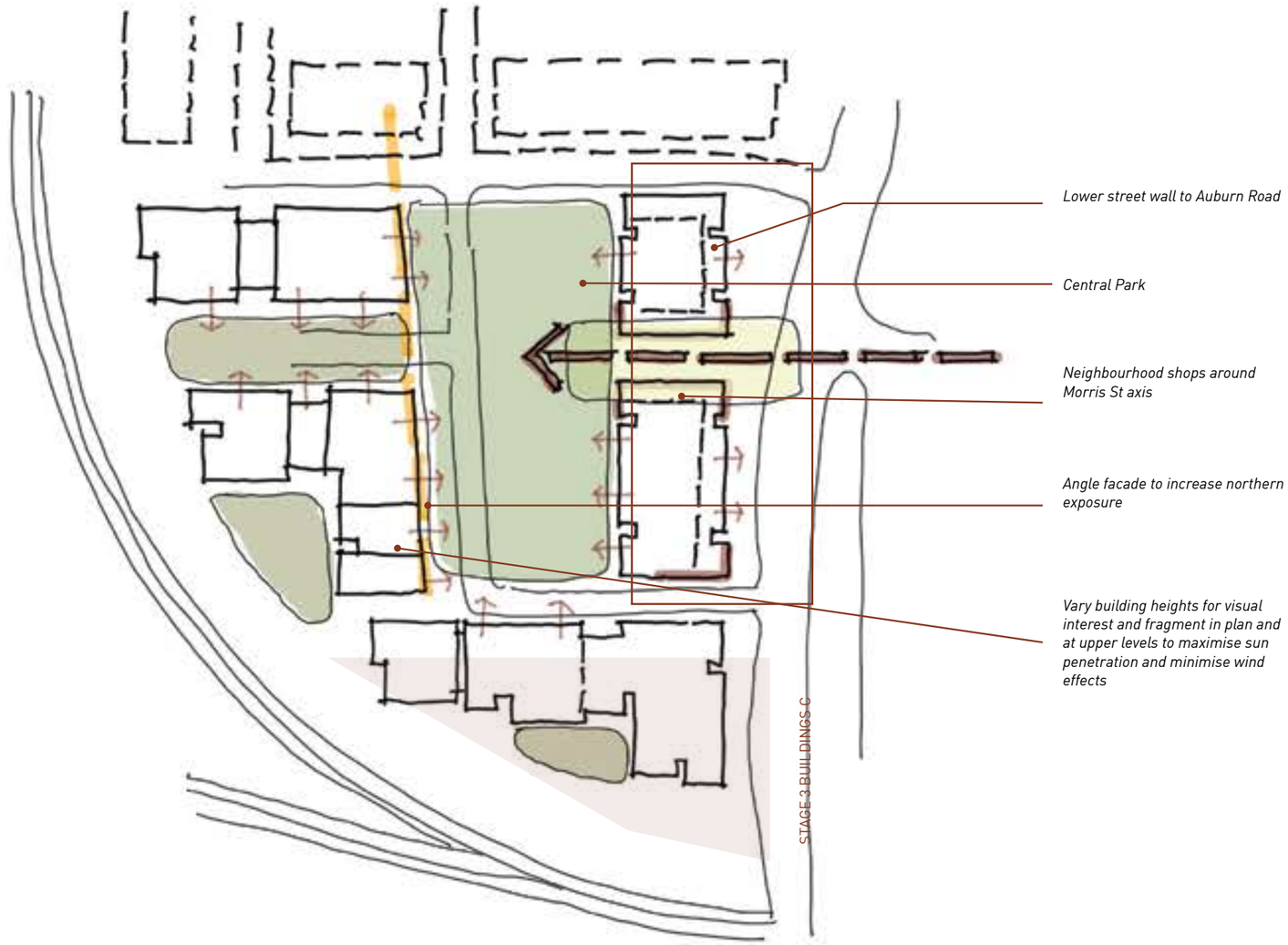
As part of the development a voluntary planning agreement provides the following works carried outside the boundaries of the site.

- New roads and intersection upgrades
- Public domain upgrades extending to Regents Park Train Station
- Work to Magney Reserve
- Pedestrian & vehicle routes that can connect north as the industrial sites redevelop.

Planning Framework

The Bankstown Local Environmental Plan allows a maximum 2:1 FSR for the site and increased height where development includes the provision of 3000m2 of public open space.

The Housing SEPP amendment 92023 provides for additional floor space of 130% of the maximum permissible floorspace (an FSR of 2.6:1) and additional height of 130% of the maximum permissible height for residential accommodation, where the required amount of the development is dedicated as affordable housing - as it is in this development. The development has 30% additional floor space and provides 50% of this floor space (15% overall) as affordable housing.



EXISTING SITE CONDITIONS

SITE DESCRIPTION

LOT/DP/STRATA PLAN NO.	Lot 1 DP 656032 & Lot 2 DP 433938
STREET ADDRESS	30 Auburn Road
SUBURB	Regents Park
LOCAL GOVERNMENT AREA	Bankstown Council
SITE AREA	2.117 ha
HERITAGE	No heritage listing

CURRENT LAND USE AND EXISTING STRUCTURES

Current land use is industrial, all buildings are to be demolished as per the stage 1 & concept masterplan applications for this development.

TOPOGRAPHY

The site falls 7.5m from the south eastern high point, adjacent to the Aurburn Road rail-line bridge to the Nor-west rear corner of the site. The 7.5m fall occurs over 235m^2 with the fall ratio being approx 1:30. Most of the site orientation & pedestrian movement is North South, avoiding issues with topography falls.

VEGETATION

The Site Contains limited vegetation aside from that adjoining infrastructure corridors, a detailed landscape architectural analysis accompanies this application and provides further detail on retention, presentation and removal of specific vegetation.

FAUNA

There are no known endangered or threatened species on the site.

FLOODING

There is a small portion of the site considered flood prone in the north-west corner of the site. A detailed report accompanies this application.

MICROCLIMATE

Three principle wind directions affect the development - north-west south-east and westerly breezes. Summer winds are most prevalent from the north-west and east. Cooling breezes are available from the east. Detailed wind studies were completed with, and accompany the concept masterplan application.

CONTAMINATION

There is some evidence of contamination to limited portions of the site, however a detailed report and strategy for remediation accompanies this application.

ACID SULFATE SOILS

Acid sulfate soils have not been identified on the site by Council mapping. Refer to Alliance letter 23/08/23.

ACCESS

Vehicle and pedestrian access is via Auburn Road, as per the concept application a detailed traffic analysis and proposal accompanies this application.

SOLAR ACCESS

The sites concept plan sets out building height, bulk, alignment and orientation with the interest of maximising solar access throughout the development. Building C is an L shaped building with the primary facade facing North, with a fin to the east, facing Auburn Road. However due to planning and a total of 3 cores, south facing units have been minimised, and the form of the building has been adjusted to maximise solar access.

PRIVACY

Adjoining infrastructure corridors and layers of existing vegetation provide a generous separation to adjoining residential uses. Separation of buildings within the proposed site has been established and addressed within the concept application. There is a North facing portion of building C that faces building D where the distance between the two façades is 9m. In this case, we have re-orientated the windows of this section of building C to be East or West facing.

NOISE

The dwellings are within a residential setting and noise impacts from the surrounding traffic and buildings are minimal. However the rail-line and proposed childcare will have significant acoustic impact. We have designed for winter-gardens, and alternative fresh air sources on the impacted façades - East and South. Acoustic measurements have been employed and an Acoustic report provides recommendations for glass levels.

VIEW TOWARDS SE CORNER OF SITE, WHERE BUILDING C IS LOCATED. SOURCE: GOOGLE MAPS APRIL 2021

CORNER OF GUNYA STREET & AUBURN ROAD

28 AUBURN ROAD

STAGE 03

The proposed development is for the construction of a mixed use residential flat building.

DESIGN STRATEGY

The following design principles relate to the response to the site conditions, and how amenity has been achieved for the proposal.

Building C is stage 3 of a 4 stage development, located on the south eastern corner of the site. It will be a significant focal point for from the rail bridge and raised intersection of Auburn Road & Wellington Road.

The eastern façade's lower floors are below street level, due to the rise towards the bridge, however the Northern Facade will face the proposed new road & main vehicle entry to the site. The Eastern facade has been broken up and design to reflect the scale, proportion and architectural language of building A & B with in the development.

The remaining of the building has been broken down into different components to reduce the scale of the building, and break it up into smaller parts. There is a focus on pedestrian entrances, with generally a two story fenestration to indicate a break in the facade. The vehicle entry is on the far western side of the Northern facade, to reduce pedestrian & vehicle interaction.

The commercial component of the building has been limited to the Eastern end of the site for the lower to levels, to help with solar access to the proposed childcare centre as well as provide a highly visible frontage, and ease of pedestrian access for wider community outside of the proposed development.

The building has been broken into 3 cores again to reduce the size/ impact as well as to maximise solar amenity.

DEVELOPMENT SUMMARY

The development includes:

- residential flat building
- commercial space for proposed childcare centre
- 15% of apartments dedicated to affordable housing
- basement containing storage, car and bicycle parking

KEY DEVELOPMENT METRICS	***STAGE 2***	**STAGE 3**	***STAGE 4 PROJECTED***	**TOTAL DEVELOPMENT**
SITE AREA	*3,313 m²*	5,646 m²	*8,879 m²*	2.117 ha
B**UILDING C - STAGE 3**				
GROSS FLOOR AREA - RESIDENTIAL	*8,183 m²*	9,980 m²		-
GROSS FLOOR AREA - AFFORDABLE		3,596 m²		
GROSS FLOOR AREA - COMMERCIAL	*424 m²*			
GROSS FLOOR AREA - CHILD CARE		836 m²		-
GROSS FLOOR AREA - COMMUNAL	*143 m²*			-
TOTAL GROSS FLOOR AREA	*8,649 m²*	14,412 m²		-
DEVELOPOMENT TO DATE				
GROSS FLOOR AREA STAGE 1-3				23,084
FSR STAGE 1-3				1.09:1
PROJECTED FSR TOTAL DEVELOPMENT				2.6:1
DEEP SOIL	*176 m²*	2,674 m²		21% - 4,611 m²
LANDSCAPE AREA	*1,402 m²*	3,715 m²		9,638 m²
PUBLIC OPEN SPACE	*733 m²*	*2,387 m²*		
COMMUNAL OPEN SPACE	*139 m²*	*1,075 m²*		
COMMUNAL & PUBLIC OPEN SPACE	*872 m²*	3,462 m²	*2633 m²*	6967 m²
HEIGHT OF BUILDING	*22.9m*	37.7 m	*37.29 m*	-
NO. APARTMENTS	*86*	142	*330*	558
1 Bed	*16 (19%)*	11 (8%)		27 (9%)
2 Bed	*56 (65%)*	86 (60%)		143 (47%)
3 Bed	*12 (14%)*	45 (32%)		56 (18.3%)
4 Bed	*2 (1%)*			2 (0.6%)
NO. CAR SPACES	*108*	198		306
Residential	*56*	143		198
Child care centre		27		27
Commercial	*5*			10
Visitor	*17*	28		46
Loading bay	*Building B*	Building C	*Building E*	-
Resident bicycle	*22+ storage cages*	53+ storage cages		-
Motorbike	*4*	20		-

DESIGN QUALITY

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

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

(2) Responding to context involves identifying the desirable elements of an area's existing or future character.

(3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

(4) Consideration of local context is important for all sites, including sites in the following areas

(a) Established areas

(b) Areas undergoing change

(c) Areas identified for change

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3A	**SITE ANALYSIS**
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.
3B	**ORIENTATION**
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development.

A site analysis is provided on the preceding pages that identifies key character elements, opportunities, constraints and the relationship with the surrounding context.

Existing character

The adjoining neighbourhood is characterised predominantly be lower density detached homes, however the sites proximity to transport hubs , the neighbourhoods expected growth and adjoining aging large lot industrial uses provide the opportunity for a higher density forms of housing. The sites circumvents infrastructure corridors and abnormal shape means there is a generous extent of remnant vegetation between the proposal and much of its immediate context. A regular urban structure enables the embellishment of these pockets of landscape and for the buildings to read as mid-rise brick towers surrounded by parkland.

Desired future character

Each block is intended to read as a collection of buildings so to present a fine grain to adjoining public domain. This enables visual interest through unique articulation of each dwelling cluster and gives a sense the place as evolved over time. This principal has been applied to building C which is broken down into approx 14 different forms/ articulations.

How proposal is compatible within existing and desired character

- Building C is within the concept envelopes and have been designed in accordance with the desired character set out in the concept masterplan.
- The buildings are of a scale, composition and materiality suitable for the threshold of the site and frame the entry to the broader development.
- Datum lines including upper-level setbacks and provision of terrace style apartments have been adhered to as per the concept masterplan.
- The proposal engages with both the park space.
- The proposal provides complementary amenity to future stages including the provision for the childcare centre and a link to the playground in the park.
- The fenestration and materiality of the proposal is in keeping with that set out in the concept masterplan and that suitable for a contemporary, enduring urban environment.

ORIENTATION

Building C is orientated to align with the new access road & Auburn Road. It provides a smaller scale fronting Auburn Road, with similar architectural language to what has been provided in the earlier stages of this proposal. The form along the new access road provides a 'sheltered end' to the park open space. The building is sited to provide an 'end' to the development, as well as be an entry marker into the development.

SOLAR ACCESS TO ADJOINING PROPERTIES

Building C is on the Southern end of the development, adjoining a railway line to the South and West of the site. Some over shadowing occurs to the public domain & Transport NSW property, however no residential or commercial property is impacted from 10am to 3pm.

MASSING STUDY AUBURN ROAD

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.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3B	**ORIENTATION**
3B-2	Overshadowing of neighbouring properties is minimised during mid winter.
3C	**PUBLIC DOMAIN INTERFACE**
3C-1	Transition between private and public domain is achieved without compromising safety and security.
3G	**PEDESTRIAN ACCESS AND ENTRIES**
3G-1	Building entries and pedestrian access connects to and addresses the public domain.
3G-2	Access, entries and pathways are accessible and easy to identify.
3H	**VEHICLE ACCESS**
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.
3J	**BICYCLE AND CAR PARKING**
3J-4	Visual and environmental impacts of underground car parking are minimised.
4L	**GROUND FLOOR APARTMENTS**
4l-1	Street frontage activity is maximised where ground floor apartments are located.
4S	**MIXED USE**
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.

The scale of the proposed development has considered the desired future character and the prescriptive controls in the LEP & concept masterplan, with the bonus allowance of the Housing SEPP 2021. The scale of the proposed building is consistent with the desired future scale of the precinct and forms a threshold between higher density towers adjoining the railway line and lower scale detached residents to the east of Auburn Road.

The proposal provides a 6m unbuilt zone setbacks to the Auburn Road and is consistent with envelopes established in the concept masterplan, with the Housing SEPP bonus.

FORM & ORIENTATION

Buildings C is broken down in scale as a by-product of internal planning and desired urban outcomes. Fundamentally each core is composed of two or three brick masses forming the base with a recessed lightweight band connecting them together.

There is a datum line on the 5th story to address the scale and form of other buildings in the development as well as keep consistency with the overall master plan. This is somewhat broken where appropriate to bring in stronger and taller bridging forms at the two ends and in the middle of the development.

The form along Auburn road has a strong connection and a mirroring architectural language to the building further along Auburn Road, - building A & B. Building C completes the street facade for the development along the main road. The most southern part of the building along Auburn Road is lifted to address the rise in the road prior to it bridging over the railway lines. We have address this by lifting landscaping to level 1 and extending out the basement area, so the form spans the 3m fall.

Pedestrian entrances

All four pedestrian access points to the building are off the new access road North of the building, as well as the single vehicle entrance. All Pedestrian entrances have a double height exterior fenestration to make it clearer from the larger public view where the appropriate entrances are, however on more of a personal scale, breaks in planters indicate entrances, with hierarchy given to the commercial entrance which is significantly wider. Care has been given to ensure a majority of the pedestrian entrances occur prior to the vehicle crossing, with core 3 occurring after. Core 3 entry can be accessed from the common open spaces to the north of the site with out crossing the vehicle entry.

Public domain interface

The public domain interface has been carefully detailed to balance privacy, amenity and safety with layers of landscape and low-level planning, transparent low level fencing when adjoining apartments and well activated commercial frontages in selected areas. Further detail regarding public domain works is available in stage 1 application for this project. In the larger scale the tallest mass faces directly onto the end of the park, creating passive surveillance.

BICYCLE AND CAR PARKING

Car parking is located in a shared 3.5 split level basement, with drop off, visitors and delivery parking on the ground level & first basement level with in the building footprint. Visitor, and commercial are on the ground and first basement level, and are separated from the residential parking via a secured gate. Visitors have access to cores, bur primarily to the lift that enters the childcare centre. Secure motorbike and cycle parking is also provided. The entry to the shared carpark is located on the northern facade, off road EW2. The carpark entrance has been designed to be visually recessive beneath overhangs.

PEDESTRIAN AND RETAIL ENTRANCE

PRINCIPLE 3: DENSITY

(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

(2) Appropriate densities are consistent with the area's existing or projected population

(3) Appropriate densities are sustained by the following

- *(a) existing or proposed infrastructure*
- *(b) public transport*
- *(c) access to jobs*
- *(d) community facilities*
- *(e) the environment*

Each apartment within the proposed development achieves the minimum size requirements outlined in the Apartment Design Guide. Internally the apartments are provided with good amenity and excellent access to daylight and ventilation. Living rooms have been positioned against the facade so to maximise solar access and daylight while kitchens are positioned towards and back and side of living spaces and configured in a galley style to reduce bulkheads as much as possible.

The built form is consistent with the setback and heights specified in the LEP and concept masterplan, combined with the bonus for increase as per the amended Housing SEPP 2021. The form is consistent with the desired future character set out in the projects design guide. The overall form is appropriate as described earlier for the site and the context.

The site is located within walking distance from commercial and transport hubs. It is appropriate and consistent with the local strategies to provide residential uses of this density on the site.

Proposed infrastructure outlined in the stage 1 applications has capacity to accommodate the future residential populations. The proposal incorporates a high portion of apartments dedicated to affordable housing and incorporates part of the floor space bonus available under the Housing State Environmental Planning Policy 2021. It does this with the extent appropriate for the site and the context, with consideration given to the impacts of this additional density on the adjacent properties by keeping the increased GFA and height allowances to the perimeter bound by railway lines.

PROPOSED DEVELOPMENT IN CONTEXT

PRINCIPLE 4: SUSTAINABILITY

(1) Good design combines positive environmental, social and economic outcomes.

(2) Good sustainable design includes

(a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and

(b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs

(3) Good sustainable design also includes the following

(a) recycling and reuse of materials and waste

(b) use of sustainable materials

(c) deep soil zones for groundwater recharge and vegetation

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4U	**ENERGY EFFICIENCY**
4U-1	Development incorporates passive environmental design.
4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation.
4V	**WATER MANAGEMENT AND CONSERVATION**
4V-1	Potable water use is minimised.
4V-2	Urban storm-water is treated on site before being discharged to receiving waters.
4V-3	Flood management systems are integrated into site design.
4W	**WASTE MANAGEMENT**
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling.
4X	**BUILDING MAINTENANCE**
4X-1	Building design detail provides protection from weathering.
4X-2	Systems and access enable ease of maintenance.
4X-3	Material selection reduces ongoing maintenance costs.

ENERGY EFFICIENCY AND GENERATION

A comprehensive environmental assessment undertaken as part of the development application details the building's performance and compliance in regards to BASIX requirements. A highly detailed ESD report also accompanies this application. Generally, however passive environmental design initiatives include:

- Floor-plates that embrace cross through style apartments to obtain cross ventilation
- Preferential orientation towards the north, and north-east to maximise winter heating and reduce summer heat-loads
- Use of overhangs to large spans of glazing off balconies and punched windows to maximise thermal efficiency of the buildings envelope.
- Appropriate landscape selections with low water demand.
- Maximising the perimeter of the facade and minimizing the depth to enhance daylight.
- Storage for bicycle parking for residents, and public accessible bicycle parking for shop patrons.
- Providing circulation spaces with access to natural light and ventilation.
- Where not dedicated plant of common open space, the roof top is covered with solar photovoltaic for energy generation.
- Electricity is used for heating / cooling with centralised plant, and for residential cooking.
- LED lighting is provided throughout private and common areas.
- Where appropriate, lighting is controlled by daylight sensors or movement sensors to reduce energy consumption.

WATER EFFICIENCY AND REUSE

The proposal considers how potable water use can be minimised, rainwater collected for reuse and storm water retained in the landscape to maximise environmental benefits. This has been achieved by:

- Maximising the energy efficiency of fittings and fixtures listed in the BASIX schedule
- Exceeding minimum BASIX targets
- Collecting rainwater from roof surfaces for reuse throughout the site
- Collecting storm water in a tank for treatment and discharge at a steady rate to reduce the impacts of downstream flooding.
- The landscape as been designed to retain water within the landscape to minimise water demand during summer.

WASTE MANAGEMENT

A highly detailed waste management report accompanies this application. Waste management facilities are provided for residential waste. Including facilities for recycling and bulk waste collection.

Collection is available on site from Building B. A bin holding room is positioned on the ground level adjoining this area and is sized to cater for waste collections for buildings A B and C (stage 3). These facilities along with those for residents in the basement carpark are hidden from view from the public domain to minimise impacts on the street.

FLOOD MANAGEMENT

100 year ARI flooding is limited to a small portion at the North East corner of the site. Buildings C habitatal levels are well above the 500mm free board level, as well as the carpark entry. Later stages of the development will address issues raised from potentially restricting overland flow paths during storm events.

MATERIALITY & BUILDING MAINTENANCE

External materials have been selected to minimise maintenance and provide lasting durability. Several types and tones of face brick is proposed for all ground level areas and for the majority of the buildings. Lighter metal cladding is proposed only at the top of each building. There are no painted finishes currently proposed.

The selected external finishes include face brick, glass, aluminium and pre-finished meta sheet wall cladding & off form concrete. These finishes have been selected for their durability and ease of maintenance.

These elements are appropriate for both their hard-wearing properties and as a response to materials found in properties of the immediate locality.

VIEW FROM AUBURN ROAD

PRINCIPLE 5: LANDSCAPE

(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity

(2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.

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

(4) Good landscape design optimises the following; usability, privacy and opportunities for social interaction, equitable access, respect for neighbours amenity.

(5) Good landscape design provides for practical establishment and long term management.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3C	**PUBLIC DOMAIN INTERFACE**
3C-1	Transition between private and public domain is achieved without compromising safety and security.
3C-2	Amenity of the public domain is retained and enhanced.
3D	**COMMUNAL AND PUBLIC OPEN SPACE**
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.
3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.
3E	**DEEP SOIL ZONES**
3E-1	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.
40	**LANDSCAPE DESIGN**
40-1	Landscape design is viable and sustainable
40-2	Landscape design contributes to the streetscape and amenity.
4P	**PLANTING ON STRUCTURES**
4P-1	Appropriate soil profiles are provided.
4P-2	Plant growth is optimised with appropriate selection and maintenance.
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces.

LANDSCAPE DESIGN & DEEP SOIL

A detailed landscape proposal and report accompanies this application. In general a 6m unbuilt zone has been provided against Auburn road for mature tree planting. A plaza with a continuous soil network links the landscape against Auburn Road and Magney Reserve with that of the new Central Park.

The central park has been designed as the primary activated landscape space within the proposal while edge and perimeter pockets of landscaping provide greater opportunity for quiet and passive space, these are detailed further within the stage 2 and subsequent applications.

There is a roof-top common open space, proposed on level 8 core 1. This offers an opportunity for communal gardens. Lifted common open spaces are limited due to high wind levels. There an alternate space is provided for BBQ's and gathering of residents at the rear of the building on L1.

Threshold landscaping is proposed where terrace apartments on the ground level adjoin the public domain. This is managed through low retaining walls, transparent and well detailed fencing and well-designed egress of pedestrians using adjoining pathways.

There is a generous tree canopy proposed throughout the site to reduce effects of the urban heat island. Particular attention has been paid to areas of outdoor retail activation to ensure adequate shade during hotter months.

DESIGN CRITERIA	
3D-1 COMMUNAL OPEN SPACE 1. 1. Communal open space has a minimum area equal to 25% of the site. 2. 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).	Complies. Refer to Concept Documentation for this project & DA-A-854
3E-1 DEEP SOIL 1. Deep soil zones are to meet the following minimum requirements: Site Area: 600-1,500m² — Min dimensions: 6m — Deep soil zone (% of site area): 7%	Complies. Refer to Concept Documentation for this project

LANDSCAPE PLAN EXTRACT - BUILDING C

LANDSCAPE PLAN EXTRACT - STAGE 3

PRINCIPLE 6: AMENITY

(1) Good design positively influences internal and external amenity for residents and neighbours.

(2) Good amenity contributes to positive living environments and resident well-being.

(3) Good amenity combines the following; 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, ease of access for all age groups and degrees of mobility.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3J	**BICYCLE AND CAR PARKING**
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.
3J-2	Parking and facilities are provided for other modes of transport.
3F	**VISUAL PRIVACY**
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.
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.
4A	**SOLAR AND DAYLIGHT ACCESS**
4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.
4A-2	Daylight access is maximised where sunlight is limited.
4A-3	Design incorporates shading and glare control, particularly for warmer months.
4B	**NATURAL VENTILATION**
4B-1	All habitable rooms are naturally ventilated.
4B-2	The layout and design of single aspect apartments maximises natural ventilation.
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.
4C	**CEILING HEIGHTS**
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access.
4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building.

VISUAL PRIVACY

Visual privacy is predominantly addressed within the concept masterplan application as for this project as it mostly relates to separation of buildings, which is provided in accordance with ADG controls for building C.

Auburn Road facing apartments have negligible issues regarding visual privacy as there are no adjoining buildings within close proximity and balconies and apertures are designed with appropriate sill height so that privacy of residents within the apartments is maintained when viewed from the public domain.

North facing apartments have some issues on the Western end, where there will be 9m separation from building D. We have designed the Western most unit to have either east or west facing windows to avoid overlooking and privacy issues.

A key area of consideration is the Southern and Western facing facade or the acute angle formed by the L shaped building. Where bedroom windows could be viewed across the internal corner, a balcony was placed with some privacy screening to ensure privacy.

With respect to apartments adjoining the Northern facade of building C, that will face building B, there is a 15m separation, with the facade treatment being of a 'punch out; nature, effectively having the POS with in the facade and limiting window openings/apertures to provide privacy to both buildings. It is considered that reasonable levels of internal and external privacy have been achieved in the development.

DESIGN CRITERIA	
1. 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 are as follows:	Complies

BUILDING HEIGHT	HABITABLE ROOMS AND BALCONIES	NON-HABITABLE ROOMS
Up to 12m (4 storeys)	6m	3m
Up to 25m (5-8 storeys)	9m	4.5m
Over 25m (9+ storeys)	12m	6m

SOLAR & DAYLIGHT ACCESS

The level of solar access achieved is considered exceptional given the orientation buildings C. Apartments are generally designed with a shallow depth to maximise daylight access. View from the sun plans demonstrate compliance with the design criteria. Calculations are provided on drawings DA-A-802, DA-A 850 to DA-A-855.

DESIGN CRITERIA	
1. 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 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	80%
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	12%

NATURAL VENTILATION

Designed around a central cores most apartments are either corner cross ventilated or cross-through cross ventilated. All corridors are provided natural ventilation. Calculations and flow paths are provided on drawing DA-A-803.

Refer to calculations on plans* TBC Note, direct exterior air is available, but a second option for ventilation via a winter garden is provided where there is acoustic limitations. (Southern and eastern facade)

DESIGN CRITERIA	
1. At least 60% of apartments are naturally cross ventilated.	66%

CEILING HEIGHTS

A 3200 mm floor to floor height for level 2 residential and above allows for a 2.7m ceiling height and sufficient space for services. Floor to floor heights in the retail levels have been determined to allow appropriate ceiling heights and allowance for services and structure. The terrace style ground floor double story units, have a ground floor ceiling level of greater than 2.7m.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4D	**APARTMENT SIZE AND LAYOUT**
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.
4D-2	Environmental performance of the apartment is maximised.
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs.
4E	**PRIVATE OPEN SPACE AND BALCONIES**
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.
4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents.
4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.

DESIGN CRITERIA	
1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	2.7m ceilings achieved

MINIMUM CEILING HEIGHT FOR APARTMENT AND MIXED USE BUILDINGS	
Habitable rooms	2.7m
Non-habitable	2.4m
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

APARTMENT SIZE AND LAYOUT & STORAGE & PRIVATE OPEN SPACE

The proposal demonstrates good design and high amenity. This is achieved by:

- Room sizes that are of a good size with a good outlook
- Rational layouts that minimise circulation spaces.
- Private open space areas meet minimum sizes of the ADG and are configured to be functional and conducive to recreational use. All are accessed from living areas.
- Privacy between private open space is considered by means of privacy screening where required.
- Storage is provided within the unit and in basement cages

DESIGN CRITERIA	
4D-1 Apartment layouts	Complies
1. Apartments are required to have the following minimum internal areas:	

APARTMENT TYPE	MIN INTERNAL AREA
Studio	35m^2
1 bedroom	50m^2
2 bedroom	70m^2
3 bedroom	90m^2

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each.

2. 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.

DESIGN CRITERIA	
4D-2 Apartment layouts	Complies
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Refer to plans
2. In open plan layouts (where living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window)	
4D-3 Apartment layouts	Complies refer to plans
1. Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space).	
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	
3. 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	
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	
4E-1 Private open space and balconies	All Apartments meet or exceed the minimum depth and area.
1. All apartments are required to have a primary balconies as follows:	

DWELLING TYPE	MIN AREA	MIN DEPTH
Studio apartments	4m^2	
1 bedroom apartments	8m^2	2m
2 bedroom apartments	10m^3	2m
3+ bedroom apartments	12m^3	2.4m

2. For apartments at ground level or on a podium a private open space is provided instead of a balcony. It must have a min area of 15m^2 and minimum depth of 3m.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4E-4	Private open space and balcony design maximises safety.
4G	**STORAGE**
4G-1	Adequate, well designed storage is provided in each apartment.
4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.
4H	**ACOUSTIC PRIVACY**
4H-1	Noise transfer is minimised through the siting of buildings and building layout.
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments.
4J	**NOISE AND POLLUTION**
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.

STORAGE

DESIGN CRITERIA	
4G Storage 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: At least 50% of the required storage is to be located within the apartment.	Complies Refer to calculations on the floor plans

DWELLING TYPE	STORAGE SIZE VOLUME
Studio apartments	4m^3
1 bedroom apartments	6m^3
2 bedroom apartments	8m^3
3+ bedroom apartments	10m^3

ACOUSTIC PRIVACY / NOISE

Noise transfer between apartments is controlled by building construction which will exceed minimum standards in the NCC.

Rooms are orientated to minimise acoustic impacts on adjacent properties. Balconies are not orientated towards habitable rooms on adjacent properties. An acoustic report accompanies this application.

CAR AND BICYCLE PARKING

Car and bicycle is provided over three basement levels along with plant, switch rooms and storage areas.

This space is intended to be direct and clearly visible and well lit with good access from the common circulation areas. There is a clearly defined lobby.

The car park is efficiently designed to minimise the footprint with a logical grid and structure.

DESIGN CRITERIA	
3J BICYCLE AND CAR PARKING 1. 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.	Complies. Car parking rates are provided at 1 carpark per unit. **Bicycle parking is provided in accordance with council DCP.**

PRINCIPLE 7: SAFETY

(1) Good design optimises safety and security within the development and the public domain.

(2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

(3) Opportunities to maximise passive surveillance of public and communal areas promote safety.

(4) 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.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3C	**PUBLIC DOMAIN INTERFACE**
3C-1	Transition between private and public domain is achieved without compromising safety and security.
3C-2	Amenity of the public domain is retained and enhanced.
3D	**COMMUNAL AND PUBLIC OPEN SPACE**
3D-3	Communal open space is designed to maximise safety.
3G	**PEDESTRIAN ACCESS AND ENTRIES**
3G-1	Building entries and pedestrian access connects to and addresses the public domain.
3G-2	Access, entries and pathways are accessible and easy to identify.
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations.
3J	**BICYCLE AND CAR PARKING**
3J-3	Car park design and access is safe and secure.
4F	**COMMON CIRCULATION AND SPACES**
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.
4S	**MIXED USE**
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.

PUBLIC DOMAIN INTERFACE

The development ensures casual surveillance of the street scape and publicly accessible areas of the site by means of the street & park facing apartments with habitable room windows and private open spaces oriented towards these areas. A visual connection is provided from the street & park to the residential entries. A detailed report accompanies this application

COMMUNAL OPEN SPACE

The communal open space is readily visible from habitable rooms and private open space. The communal space is well lit

The abundant communal facilities provides adequate space for a variety of activities that will provide a safe and secure environment suited to the cultural needs of the future residents. NOTE L1 Pump room, maybe change to a community facility

PEDESTRIAN ACCESS, ENTRIES AND COMMON CIRCULATION SPACES

The main residential entry faces the street EW2 and are highlighted recessed glazed doors, making a clear entry point. The entrance has clear visibility from the public domain - improving safety.

Letterboxes are located within the lobby for enhanced security.

PASSIVE SURVEILLANCE TO THE STREET AND CLEAR ENTRANCES

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

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

(2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.

(4) Good design involves practical and flexible features, including:

(a) different types of communal spaces for a broad range of people, and

(b) opportunities for social interaction among residents

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
3D	**COMMUNAL AND PUBLIC OPEN SPACE**
3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.
4F	**COMMON CIRCULATION AND SPACES**
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.
4F-2	Common circulation spaces promote safety and provide for social interaction between residents.
4K	**APARTMENT MIX**
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future.
4K-2	The apartment mix is distributed to suitable locations within the building.
4Q	**UNIVERSAL DESIGN**
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.
4Q-2	A variety of apartments with adaptable designs are provided.
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.

OPPORTUNITIES FOR SOCIAL INTERACTION - COMMON CIRCULATION SPACES, COMMON OPEN SPACE AND PUBLIC OPEN SPACE

Common open spaces have been provided on level one and eight. Core 1 has its own access to the eastern level 8 common outdoor space, and Core 2 has direct access to Level 1 space. It is however expected that social interaction will occur in the central park across the road from the building entry, where events and social activities can be easily accessed with facilities for children to play.

Floors have a on average 4-7 units per core, with the dominant average being 5. This is consistent with the design guidance that requires a maximum of 8 per core on a single level.

Where more than 40 units are on a core, a double lift has been provided. As per below

CORE	NUMBER OF UNITS	NUMBER OF LIFTS
1	49	2
2	57	2
3	36	1

Windows are provided at the end of the corridors to provide daylight and ventilation to the space.

APARTMENT MIX

The proposed development will assist in realising the precinct's growing demand for residential accommodation within good proximity to transport and retail/commercial hubs.

A diversity of apartment types and styles is provided, with a mix of 1, 2, 3 bedroom apartments, single and two storey. Housing choice is therefore provided for which responds to general market needs.

UNIVERSAL DESIGN

The proposed development contains 20% of apartments incorporating silver level universal design features.

The apartments have good access to views and sunlight and can be easily adapted for a person in a wheelchair.

PRINCIPLE 9: AESTHETICS

(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.

(2) Good design uses a variety of materials, colours and textures.

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

The building envelopes have allowed flexibility for architectural expression and articulation.

- The proposal ensures that the articulation, rhythm and palette of materials used in the design of new buildings supports the overall design concept of a 'collection of buidlings over time', so that the perceived bulk of larger buildings is minimised.
- Buildings have a contemporary style and use natural material and tones as highlights, including but not limited to timber and stone, rust and green colours, charcoal, soft creams and golds. Rather than large swathes of bold or primary colours.
- White render, large expanses of unarticulated glass and lightweight facade systems have been avoided as a primary facade material.
- Brick or stone are a feature at the lower levels, in the lower stories or front fencing. This is consistent with the surrounding lower density neighbourhood.
- Landscaping has been considered early as part of the material palette.
- The podium & lower building levels are designed to have a complimentary language to any upper levels form.
- Long building edges have been broken up with facade expression or modulation, including at lower levels.

RELEVANT APARTMENT DESIGN GUIDELINE OBJECTIVES	
4M	**FAÇADES**
4M-1	Building façades provide visual interest along the street while respecting the character of the local area.
4M-2	Building functions are expressed by the facade.
4N	**ROOF DESIGN**
4N-1	Roof treatments are integrated into the building design and positively respond to the street.
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised.
4N-3	Roof design incorporates sustainability features.
4T	**AWNINGS AND SIGNAGE**
4T-1	Awnings are well located and complement and integrate with the building design.
4T-2	Signage responds to the context and desired streetscape character.
4X	**BUILDING MAINTENANCE**
4X-1	Building design detail provides protection from weathering.
4X-2	Systems and access enable ease of maintenance.
4X-3	Material selection reduces ongoing maintenance costs.

EXTERNAL ARTICULATION
SOUTHERN ELEVATION

FAÇADES

Keeping with the intent of breaking the building mass up by creating smaller forms that are distinct in their architectural language, the facade is articulated not only vertically but horizontally as well. This has broken up the larger form to smaller components to reduce the scale. The scale is further reduced by materiality and texture with brick, extruded metal cladding, and off-form concrete being the primary building materials. Two tones of brick are proposed in different sections of the building, with different detailing. One will be a modern approach with a 'punch through effect; the other will reference more traditional brick, with solider courses and finer detailing.

The upper portions of both buildings steps back and is clad in colorbond terrain & windspray. Fenestration is predominantly vertical in nature with low internal sill heights and generous apertures that relate to internal use. A secondary material will be CSR cemintel. A low maintenance fully coloured system to avoid maintenance through paint. It is expected that this will be used in recesses.

ROOF DESIGN

The roof on all cores is hidden behind a parapet wall and set back from the facade so to express the lower levels of brickwork and associated detailing. The roof will be covered predominantly by solar panels, further detail is provided in the electrical engineers documentation.

BUILDING MAINTENANCE

Face brick is proposed as the primary external material. It is durable and has low maintenance requirements. Aluminium windows and balustrades allow for colour to the facade and are easy to maintain.

Roof anchors can be provided so that maintenance of the facade can be facilitated by abseiling. Building maintenance equipment will be located on the roof of each tower

By limiting the material selection and providing a robust structure maintenance will be reduced. Avoidance of paint finishes avoid maintenance and potential waterproofing failure.

EXTERNAL ARTICULATION
NORTHERN ELEVATION

CONCEPT DESIGN GUIDE

1. BUILT FORM

1. BUILT FORM GUIDELINES		
1.1 BUILDING DESIGN, ARTICULATION AND SETBACKS		
1.1a	Building Footprints are defined by the approved concept plan	Complies – Refer drawings for outlines. Some minor variations occur in form, however overall proposal is smaller than footprint.
1.1b	Provide diversity of architectural character to encourage a 'village of buildings'	Each core of building C has been broken down into several forms. Each core has differeing heights a s well. These forms either have a 0-5 story datum, to keep with in the scale, with the exception of negative details or joints between the cores, where it is expressed as a tall narrow form either the
1.1c	Arrange building façades to identify individual dwellings or groups of dwellings to break down perceived bulk of long buildings	Façades are composed around clusters of dwellings (up to three in one group). Setbacks are carefully applied to spaces in the plan where an apartment type changes, or the entry below is expressed as a recessed element.
1.1d	Express entries and circulation spaces as sperate elements running vertically up the building	Corridors within both buildings have provision of natural light and ventilation. These openings are typically expressed as a recessed element in the overall form and in most instances highlight a pedestrian entry on the ground level.
1.1e	Where possible all ground floor apartments should be two story with private entrances from adjacent streets or paths	All ground floor apartments are two levels with private entrances off the street. All ground level apartments have been provided with access from internal corridors as well, to meet accessibility/liveability requirements.
1.1f	The street wall datum line and floor levels should step with the fall in the street – use these steps to create articulation points	The street floor levels drop consistantly with the slope of the site. Each residential block/core has a different floor level. This is expressed via the planter boxes adjacent to the pedestrian walkway. When planterboxes start/end expresses an entry. This keep the ground level at a human expression, while creating texture/bulk two floors above the pedestiran walkway with a single horizontal datum with artiulation. Where this articulation is broken indicates a pedestrian entrance to the building.

1. BUILT FORM GUIDELINES		
1.1g	Each building stage to have its own character and expression influenced by orientation, context, address and scale. For example. North facing buildings – horizontal expression with balconies: Auburn Road – reinforce street wall and face brick context of neighborhood. Towers – emphasis corner / structural grid / vertical expression	The identity of buildings within stage three is predominantly the result of solar orientation and proximity to Auburn Road. Building C is the first large scale building in this precinct. It responds to earlier staged building in some of the architecural language, particularly the 5 story definition. The Northern facade has a mixture of expressions, from horizontal, vertical to puch out block. This is partially to give it articulation and a smaller scale to the tallest and longest facade. The vertical and blocky sections are limited to the ends of the facade, with more horizontal expressions to the middle of the bulding to ground the design and adress weither the building is facing another building or an open park. The Eastern facade alignment with Auburn Road limits solar access opportunities to the morning, therefore living rooms are pushed to the façade line and express as punched openings.
1.1h	Provide average residential floor to floor of 3.1m and commercial of 4.3 m.	Residential 3200 m
1.2 AUBURN ROAD FACING BUILDINGS		
1.2a	Provide a 6 m setback to railway boundaries	Complies
1.2b	Reinforce a strong street wall to Auburn Road that steps with the changing levels along the Auburn Road frontage	The development falls from south to north with the changing levels along Auburn Road.
1.2c	Use brick with punched openings to the street wall façade. Divide the building into smaller elements	The street wall façade is constructed from brick with punched openings for windows and Private Open space. The differing articulation of form, scale and materiality along lower façades allows the building to be broken into smaller elements. This occurs along Aurburn road & the entry to the site.
1.3 OTHER BUILDINGS AND OPEN SPACE INTERFACE		
1.3a	Maintain an average 6 m setback to railway boundaries	Building bulk above ground level maintains 6m setback. Items between ground floor and level 1, such as retaining walls and fire egress & a portion of the childcare do not, however typically these items are below the NGL of the boundary point.
1.3b	Provide a 9 m setback to the northern boundary	Not applicable to stage 3
1.3c	Emphasise a consistent 5 storey datum line around all buildings where buildings front central park.	A 5 storey datum is provided for the parts of the Northern facade that directly face central park.

1. BUILT FORM GUIDELINES		
1.3d	Avoid large areas of repetitive elements. Buildings in excess of 45m long must be designed as at least distinct 'building components'. Buildings less than or equal to 35m may have a single architectural character provided that the façade elements establish a 'fine grain' vertical and horizontal articulation.	The longests façades are 43m and 90m respectively for the East and Northern facade. The Eastern facade is horizontally broken into two distinct components, and the Northern into 5 distinct elements horizontally. Typically vertically it is either one or two components due to the 5 story datum.
1.3e	Utilize brick at ground level and for items such as low fences, letterboxes ect to create a consistent but variable style in the precinct.	Brick is proposed to low level planter walls adjoining ground level apartments and provide informal seating against the public domain. Threshold planting and low-level fencing is also proposed to define public and private space.
1.4 GROUND LEVEL INTERFACE		
1.4a	Buildings must address all streets and pedestrian links to ensure passive surveillance of the public domain	Passive surveillance is achieved in all areas of the public domain through activation of the ground plane and placement of apartment windows and balconies facing streets and pedestrian entries.
1.4b	Primary building entries should address the street and/or be clearly visible from the public domain	Primary building entries are recessed in the overall building form and typically expressed as double height spaces clearly visible from the public domain.
1.4c	All ground floor apartments should be provided with a primary entry from an adjacent road or path where external levels are appropriate.	Complies – all ground floor apartments are provided with pedestrian entry from the new proposed road.
1.4d	Ensure the use of high-quality façade design and finishes in particular around the pedestrian links and where built form is viewed at the termination of a vista	Face brickwork is proposed to Auburn Road to re-enforce the design language of stage 2. This is primarily brick, with recessive elements in metal cladding. The middle of the northern facade that faces central park provides a strong form, broken down into 3 different components, with the level 5 datum dictating the form breaks.
1.4e	Ground level courtyards fronting Public Open Spaces should be provided with planting 1m deep and palisade fencing to separately define public and private space but maintain passive surveillance	Ground level courtyards have been provided with low level palisade fencing to all sides adjoining the public domain. Planters 1m deep surround the private spaces.
1.4f	Communal open space should be clearly defined and separate from the public domain	Communal space for stage three is proposed with in the central park and away from the public domain located on a raised courtyard at level one, or roof top on level 8. The raised courtyard only has a visual link to/ from the childcare, but no physical link. Access to all courtyards is via secure lobbies, with the exception of gated fire egress paths. Refer landscape architect docs for further detail.
1.4g	Front boundary fences of ground floor apartments over 1m are to be open, permeable and balance privacy with views to any landscaped area.	Fences proposed to ground level apartments are 1050 in height, however in some areas step with the adjoining pavement. They are composed as fine aluminum blades and are predominantly open with mass planting in front to provide privacy.

1. BUILT FORM GUIDELINES		
1.5 ROOFTOPS		
1.5a	Provide a series of rooftop communal open spaces for the gathering of residents within buildings	Rooftop communal open space occurs on level 8 core 1
1.5b	Rooftops can be used for private terraces where connected with apartments	Complies – refer drawings.
1.5c	Taller buildings should maximise location and provide space for solar panels and locate plant equipment to reduce reliance on energy network	Solar panels are provided on the roof of core 2 & 3
1.5d	Incorporate green roofs where appropriate or rooftop gardens, to reduce temperature of roof surfaces and surrounding microclimate	Green roofs have been incoperated where solar pannels are not appropriate.
1.6 RETAIL CHARACTER GUIDELINES		
1.6a	Retail plaza to be located as an extension of Morris Street	N/A
1.6b	The ground floor of buildings used for retail and/or commercial use are to have a minimum floor to ceiling height of 3.3 metres (as required by ADG)	N/A
1.6c	Retail façades should be predominantly glazed, and the retail spaces should orientate towards the plaza to activate through link. The retail spaces should also have a frontage towards Auburn Road and the Park.	N/A
1.6d	Shopfronts to be provided with weather protection using a projecting awning or recessed glazing for pedestrian amenity.	N/A
1.6e	Allow for shade trees between the buildings and in the frontage to Auburn Road.	N/A
1.7 LANDSCAPE AND OPEN SPACE GUIDELINES		
1.7a	40% native or endemic planting	Complies – Refer landscape architects documentation.
1.7b	Street trees to local road. Select trees in keeping with the scale of the street or public space	Complies – Refer landscape architects documentation.
1.7c	New street trees should be planted to maximise and enhance tree canopy cover and provide opportunities for wildlife corridors.	Complies – Refer landscape architects documentation.
1.7d	Use different types of street trees and vegetation to highlight the street hierarchy and key destinations such as public open space	Complies – Refer landscape architects documentation.
1.7e	All setbacks to be landscaped	Complies – Refer landscape architects documentation.
1.7f	Adopt an early integrated approach when developing landscape plans, in the public and private domain	Complies – Refer landscape architects documentation.
1.7g	Minimum canopy over – 25% of site that does not contain buildings above ground	Complies – Refer landscape architects documentation.

1. BUILT FORM GUIDELINES		
1.8 DEEP SOIL ZONES		
1.8a	Deep soil zones should generally be provided in accordance with the Concept Development Application drawings which provides 20% of the site as deep soil across the site	Complies – Refer landscape architects documentation.
1.8b	Building setbacks and public domain should maximise deep soil zones to accommodate large trees	Complies – Refer landscape architects documentation.
1.9 PEDESTRIAN CIRCULATION		
1.9a	Provide publicly accessible through-site connections for roadways, through the central open space and within the plaza	Complies – Refer landscape architects documentation.
1.9b	Pedestrian path width – at least 1.5 m	Complies – Refer landscape architects documentation.
1.9c.	Gradients of public accessible pedestrian paths to building entrances to meet AS1428.1	Complies – Refer landscape architects documentation.
1.9d	Provide private / time-controlled circulation around the western and southern edge of the site to ensure safety and security.	Complies – Refer landscape architects documentation.
1.10 VEHICLE ENTRIES & PARKING		
1.10a	Driveways should be separated and clearly distinguished from pedestrian access	Complies – the basement driveway is located on the northern façade and is separate from the pedestrian access routes.
1.10b	Access to basement parking or service areas should be located in combines and consolidates entries to minimize impacts on pedestrians	Complies – A single access point is provided for Building C
1.10c	Ensure loading docks are capable of accommodating vehicles for both garbage collection and removalists	Complies – Refer civil engineers documentation and traffic report.
1.10d	Resident car parking should be provided as basement car parking, with on street parking used for loading, drop off and visitor parking	Complies – all resident parking is provided in the basement levels – refer traffic report.
1.10e.	Consolidate in central locations on the site to minimise the visual impact	Complies as noted above.

2. SUSTAINABILITY

2. SUSTAINABILITY GUIDELINES		
2a	Ensuring water sensitive Urban Design principles are applied through the site	Complies – Refer landscape architects documentation.
2b	Mitigation strategies of potential Urban Heat Island Effect. This should include but not be limited to extensive landscaped public domain with tree canopy cover, light-coloured roofs, green roofs and solar PV.	Complies – Refer landscape architects documentation.
2c	Maximise provisions for on site energy generation where possible	The roof where feasible is covered with PV panels.
2d	Encourage walking, biking and using public transport throughout and between the precinct and adjacent areas through provision of pedestrian paths, streets safe for cyclists and bike stands at ground level and secure bike storage.	Resident Bike storage is provided within the basement, on street bike parking is integrated within the boarder landscape and public domain, refer stage 1 documentation.
2e	Maximise natural ventilation and day lighting into residential buildings	Corridors and entries are also naturally lit and ventilated.
2f	Ensure a public domain that encourages social interaction, pedestrian orientated, has activated street frontages, adaptable and comfortable and a sense of safety for all that inhabit.	Complies – refer stage 1 documentation.
2g	Solar access – provide solar access to the central publicly accessible area – 50% of this area to receive 3 hrs solar access at 21 June between 9am and 3pm.	Complies – refer documentation.
2h	Rainwater and storm-water for the site is to be collected, treated and reused using the principles of 'water sensitive urban design'. Storm-water treatment where appropriate can be incorporated into the landscape design of the open space, incorporating the use of swales and other devices integrate into the landscape.	Complies – refer civil documentation.

3. CRIME

3. CRIME PREVENTION GUIDELINES		
3a	Provide clearly defined public spaces that are fit for the intended purpose	Complies – refer CPTED report.
3b	Provide security to the communal spaces – in particular the area between the railway line and buildings to ensure safety and security	Area is inaccessible by non residents and is an egress route. The communal space is at level 1 and is 6m away from the boundary. Non-climable security fence to seperate rail line and development.
3c	A positive relationship between public and private space 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.	Complies – refer CPTED report.
3d	Maximise passive surveillance of public and communal areas to promote safety	Complies – refer CPTED report.
3e	Ensure building entrances are visible from the streets and lanes	Complies. Building entries are visible from lanes and punctuated into the building form.
3f	Ensure storage areas are designed to minimise areas of entrapments	Complies – refer CPTED report.
3g	Provide security to basement car parks for residents	Complies – refer CPTED report.
3h	Ensure apartments overlook communal and public spaces	Complies – refer CPTED report.