

# ROUSE HILL

84 Tallawong Road,  
Rouse Hill, NSW

## Architectural Design Report



We would like to Acknowledge the Traditional Custodians of the land on which we live and practice. We pay our respects to elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country, We acknowledge that sovereignty was never ceded.

## PLACE STUDIO

LEVEL 5, 140 William Street  
Woolloomooloo NSW  
2011 Australia

t: (02) 8599 3701  
w: [placestudio.com.au](http://placestudio.com.au)

d: 13<sup>th</sup> of March 2026

PLACE  
STUDIO

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Place Studio

140 William Street,  
Woolloomooloo, NSW 2011

[www.placestudio.com.au](http://www.placestudio.com.au)

Nominated Architect: James Alexander-Hatziplis NSW #10535

Acknowledgment of Country

Place Studio acknowledges the Darug people, the Traditional Custodians of the land on which this project in Castle Hill stands. We pay our respects to Elders past, present, and emerging and recognise their deep connection to the land, water, and community.

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# CONTENTS

<b>1</b>	<b>DESIGN VERIFICATION</b>	<b>4</b>	<b>3</b>	<b>3D VIEWS</b>	<b>32</b>
	DESIGN VERIFICATION STATEMENT	5		EXTERNAL MATERIALS AND FINISHES	33
	GANSW BETTER PLACED DESIGN PRINCIPLES	6		VIEW OF WESTERN FACADE	34
				VIEW OF SOUTHERN FACADE	35
<b>1</b>	<b>CONTEXTUAL APPROACH</b>	<b>8</b>			
	INDIGENOUS CULTURE & HERITAGE	9			
	CONTEXT PLAN	10			
	PROJECT BACKGROUND	11			
	SITE VIEWS	12			
	EMERGING CHARACTER	13			
	SITE ANALYSIS	14			
	MASSING	15			
	ESD TARGETS	16			
<b>2</b>	<b>ARCHITECTURAL DRAWINGS</b>	<b>17</b>			
	LEVEL GROUND	18			
	LEVEL 1	19			
	LEVEL 2&3	20			
	LEVEL 4	21			
	LEVEL 5	22			
	ROOF	23			
	AFFORDABLE HOUSING DIAGRAMS	24			
	ELEVATION - SITE	25			
	SECTION - INTERNAL COURTYARD	26			
	LANDSCAPE - GROUND	27			
	LANDSCAPE -ROOF	28			
	SHADOW DIAGRAMS	29			
	SHADOW DIAGRAMS	30			
	ADG COMPLIANCE	31			
	COMMUNAL OPEN SPACE AREA	32			

# 0 DESIGN VERIFICATION

# 1 DESIGN VERIFICATION

## DESIGN VERIFICATION STATEMENT

### Design Verification Statement

Residential Flat Building with In-fill Affordable Housing  
84 Tallawong Road, Rouse Hill NSW

October 2025

*This statement is prepared pursuant to Clause 4 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP), demonstrating how the proposed development satisfies the nine design quality principles set out in Schedule 1.*

#### 1. Principle 1 – Context and Neighbourhood Character

The proposed development at 84 Tallawong Road, Rouse Hill has been designed to respond sensitively to its evolving urban context. Located within a growing medium-density precinct near Tallawong Station, the proposal contributes to the emerging built form character of the area, which is transitioning from low-density suburban housing to a more urban, transit-oriented environment. The design reinforces the intent of the precinct by providing six residential buildings arranged around landscaped communal open spaces that encourage interaction, visual permeability, and a strong sense of place. The orientation and massing of buildings have been carefully considered to address both the street frontage and internal communal areas, enhancing the streetscape and improving pedestrian amenity.

A restrained, contemporary material and colour palette integrates the development within the broader suburban landscape while introducing a refined urban quality consistent with the area's future character. Architectural articulation—including varied setbacks, balconies, and façade modulation—creates depth and visual interest while maintaining a cohesive and human-scaled appearance. Through its siting, form, and landscape integration, the proposed development at 84 Tallawong Road provides a considered and appropriate response to the site's context, supporting the precinct's gradual evolution and contributing positively to the emerging identity of Rouse Hill.

#### 2. Principle 2 – Built Form and Scale

The proposed development at 84 Tallawong Road, Rouse Hill achieves a scale, bulk, and height that is appropriate to its setting and consistent with the desired future character of the precinct. The design responds to its proximity to Tallawong Metro Station and position within an emerging medium-density corridor by adopting a built form that transitions sensitively from surrounding low-rise dwellings to a more urban residential scale. The massing strategy introduces variation between buildings and stepping in form to respond to the site's natural topography, reducing visual bulk and ensuring a comfortable relationship with adjoining sites. The levels have been consolidated and reduced to enable a more compact built form and reducing the overall extent of the height breaches.

The height increase under the Affordable Housing provisions has been integrated cohesively into the overall composition, maintaining balanced proportions and ensuring that the proposal sits comfortably within its context without adverse visual or amenity impacts. The result is a development of appropriate built form and scale that contributes positively to the evolving streetscape of Rouse Hill.

#### 3. Principle 3 – Density

The proposed development achieves a balanced density that enhances both residential amenity and neighborhood integration. By offering a diverse mix of oversized apartment types alongside generous

communal spaces, the design prioritizes a high quality of life for residents while contributing positively to the urban fabric.

The subject site has the capacity, not only by its zoning, but also its natural features to accommodate the proposed density. Amenity requirements for the residents of this development and the adjoining dwellings will be maintained at an acceptable level through the use of window orientation, compliant setbacks, and landscaping.

#### 4. Principle 4 – Sustainability

Environmental performance is central to the design. Passive solar design strategies include optimal building orientation, deep overhangs, and operable windows to encourage natural cross-ventilation. The consolidated basement reduces excavation and embodied energy, while rooftop gardens and deep soil zones support on-site stormwater management and heat mitigation. Materials have been selected for durability and low maintenance, contributing to long-term environmental resilience. Energy efficiency, water-sensitive landscaping, and natural ventilation collectively ensure that the project exceeds minimum BASIX requirements and achieves strong alignment with SEPP sustainability objectives.

#### 5. Principle 5 – Landscape

Landscape design is integral to the site planning and overall amenity. Generous communal open spaces are provided at ground and roof level, contributing to microclimatic comfort and biodiversity. Deep soil planting zones are strategically located along site perimeters and between buildings to allow substantial tree growth, improving privacy and softening built form. The landscape palette references native species common to the Cumberland Plain, reinforcing local ecological identity. The rooftop communal spaces offer additional green amenity, integrating planter beds, shade structures, and seating areas that foster social connection among residents while maintaining visual cohesion with the broader precinct.

#### 6. Principle 6 – Amenity

Apartments have been planned in accordance with the Apartment Design Guide to achieve high standards of residential amenity. The development provides a balanced unit mix, ensuring a variety of apartment types and sizes to accommodate diverse households. Natural light, cross-ventilation, and privacy have been carefully optimised. Building separations comply with ADG minimums, while private open spaces and generous balconies provide usable outdoor areas with high levels of solar access. Acoustic separation between dwellings and between buildings ensures comfort, and communal facilities, including rooftop terraces and internal courtyards, support both privacy and interaction as desired by residents.

#### 7. Principle 7 – Safety

Safety and security are achieved through clear spatial hierarchy and passive surveillance. Active frontages, transparent lobbies, and well-lit pedestrian paths provide clear sightlines and minimise concealment opportunities. Defensible space principles are applied throughout, with residential entries and communal areas clearly defined and overlooked by adjacent dwellings. Basement and ground-level layouts include secure access control systems, emergency egress routes, and barrier-free circulation to ensure resident safety and compliance with CPTED (Crime Prevention Through Environmental Design) principles.

#### 8. Principle 8 – Housing Diversity and Social Interaction

The proposal fosters inclusivity and diversity through an integrated affordable housing model. The 70 affordable dwellings are located in building F of the development. A broad range of unit types (1-, 2-, and 3-bedroom) supports occupants across various life stages and economic backgrounds. Shared communal facilities—such as landscaped courtyards, play zones, and rooftop terraces—encourage social cohesion and create opportunities for neighbourly interaction. Universal design principles are embedded, providing adaptable layouts and accessible circulation that accommodate residents with changing mobility needs.

#### 9. Principle 9 – Aesthetics

The architecture demonstrates a cohesive and legible aesthetic grounded in simplicity, proportion, and material authenticity. The palette of neutral renders and textured cladding creates warmth and tactile richness, while refined detailing reinforces craftsmanship and quality. Façade rhythm and balcony treatment provide visual interest at both the street and pedestrian scales. The result is a contemporary yet timeless design that enhances the identity of the precinct and contributes positively to the visual quality of Rouse Hill's urban fabric.

#### Summary

The proposed development at 84 Tallawong Road, Rouse Hill, demonstrates full compliance with Clause 4 and the nine design quality principles of the State Environmental Planning Policy (Housing) 2021. The scheme achieves high standards of urban design, sustainability, and amenity while delivering substantial social benefit through the inclusion of affordable housing. The proposal represents a well-considered architectural outcome that supports the intent of the Housing SEPP—to deliver high-quality, well-designed housing that enhances both local communities and the broader built environment.

If you have any questions or would like to discuss this in more detail, please don't hesitate to contact us at [Studio@placestudio.com.au](mailto:Studio@placestudio.com.au)

Kind Regards,



James Alexander-Hatziplis | CEO  
Place Studio AU Pty Ltd  
NSW Architect # 10535



**OBJECTIVE 1:  
BETTER FIT**

The proposal for 84 Tallawong Road delivers a cohesive, medium-density development that complements Rouse Hill's evolving residential character. Its design responds to the site's corner location, topography, and LEP height controls, while using the Housing SEPP uplift to achieve a balanced built form with earthy materials, landscaped setbacks, and strong garden-suburban integration.

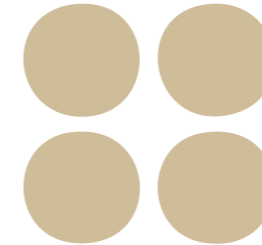
Our connecting with country strategy will include site inductions to include and acknowledgment of country for all workers and contractors.



**OBJECTIVE 2:  
BETTER PERFORMANCE**

The design prioritises long-term sustainability through robust materials and high environmental performance. Passive design strategies include optimal solar orientation, deep overhangs, and cross-ventilation opportunities to reduce energy use. Each building achieves high daylight access, with over 70% of units attaining two or more hours of solar access at mid-winter.

Durability is addressed through the selection of low-maintenance finishes and integrated landscape systems for stormwater management. The modular structural grid allows for adaptability over time, ensuring the development can evolve with changing household needs and maintenance demands.



**OBJECTIVE 3:  
BETTER FOR COMMUNITY**

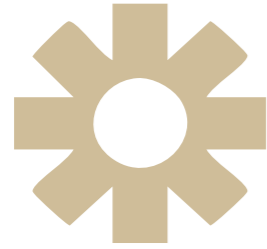
The development supports social diversity by providing 70 affordable dwellings integrated within a mixed-tenure community. The mix of one-, two-, and three-bedroom apartments caters to a wide demographic including singles, families, and older residents. Ground-floor communal open space and rooftop terraces offer opportunities for residents to interact and establish community identity.

The design enhances permeability and connectivity through multiple pedestrian entries, linking to public transport, the local street network, and nearby open space corridors. Accessibility is embedded throughout, ensuring equitable access for all users.



**OBJECTIVE 4:  
BETTER FOR PEOPLE**

Human-scale design informs all aspects of the proposal. Active frontages, well-defined entries, and clear wayfinding promote a sense of safety and comfort. Apartments are designed in accordance with the Apartment Design Guide (ADG) standards for natural light, privacy, acoustic performance, and ventilation. Private open spaces and communal rooftop gardens provide a variety of outdoor amenity, while deep soil zones and landscaped edges enhance outlook and separation. The internal circulation areas are naturally lit where possible, encouraging a sense of openness and wellbeing.



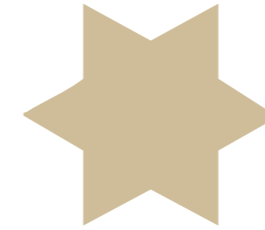
OBJECTIVE 5:  
BETTER WORKING

The plan arrangement and building typology maximise land efficiency and usability. The consolidation of the basement levels into a single shared structure improves construction efficiency and environmental performance. Lift and core positions are rationalised to minimise service runs and maximise net usable floor area. Shared basement access points, dedicated service areas, and efficient vertical circulation contribute to operational clarity and reduced long-term management costs.



OBJECTIVE 6:  
BETTER VALUE

The proposal delivers economic and social value by supporting affordable housing within an accessible and well-serviced precinct. The additional floor level achieved through the Housing SEPP bonus optimises yield without compromising built form quality or amenity. Landscape integration and durable construction ensure long-term value retention for residents and the broader community. The project enhances the visual quality and amenity of the surrounding area, representing a considered investment in Rouse Hill's continued evolution.



OBJECTIVE 7:  
BETTER LOOK AND FEEL

The architectural expression is composed and contemporary, with a focus on human-scaled modulation and material integrity. The façades are broken into articulated volumes with a combination of horizontal and vertical elements, recesses, and balconies to create visual interest.

The landscape design provides a cohesive green framework, softening building edges and enhancing the pedestrian experience. At-grade planting, street trees, and rooftop greenery contribute to an attractive streetscape that enhances the public realm and reinforces the project's identity as a high-quality residential environment.

# 1 CONTEXTUAL APPROACH



# 1 CONTEXTUAL APPROACH INDIGENOUS CULTURE & HERITAGE

## HERITAGE

The design development of the project has evolved with careful consideration and recognition of the importance of the First Nations history. The traditional custodians of the land are the Dharug people. We pay our respects to elders past, present and emerging and recognize their deep connection to the land, water and community. There is an opportunity to incorporate the history of the area in the final landscape design for the project. It is intended that this will be reflected in the communal open space with materials and landscaping.

Our connecting with country strategy will include site inductions to include and acknowledgment of country for all workers and contractors.



Incorporating native Australian plants like Banksia Spinulosa into the project enhances the landscape with vibrant, bird-attracting flowers while promoting sustainability and biodiversity.



## DESIGN

This architectural composition draws its strength from a refined, linear form that responds sensitively to both its corner siting and the surrounding landscape. The 6 buildings are arranged to frame a central green spine, offering visual permeability and community connection while maximising access to light, ventilation, and views. Protruding balconies and vertical detailing break down the scale of the development, creating an interesting and elegant street presence. The roofs are activated with communal amenities and lush planting, creating a strong interface between built and natural environments. Every element, from material selection to massing, has been guided by amenity, liveability, and a long-term contribution to place..



Deep balconies located on the Northern facade on building B.

# 1 CONTEXTUAL APPROACH

## CONTEXT PLAN

This Architectural Design Report has been prepared by Place Studio to support a State Significant Development Application (SSDA) for residential development with in-fill affordable housing at 84 Tallawong Road, Rouse Hill.

This SSDA seeks modification of existing consents related to the site (SPP-17-00031, SPP-17-00032, SPP-17-00033). The proposed modifications to the approved developments are described in detail throughout this report.

This application seeks to introduce additional height, gross floor area, and affordable apartments under the Infill Affordable Housing Provisions of the State Environmental Planning Policy (Housing) 2021.

### PROJECT DETAILS


Site Area:	15,267 sqm
Proposed GFA:	35,404 sqm
Proposed FSR:	2.19 : 1
Affordable GFA:	5,820 sqm (16.4% of TOTAL GFA)
Utilised Bonus Height	30.0%
Utilised Bonus GFA	29.7%
Proposed Density:	411 Apartments




AERIAL IMAGE WITH SUBJECT SITE HIGHLIGHTED

1 CONTEXTUAL APPROACH  
PROJECT BACKGROUND

APPROVED DA SP-17-00031, SP-17-00032, SP-17-00033		
UNITS:	333	APARTMENTS
MIX:	17	ONE-BED
	283	TWO-BED
	33	THREE-BED
PARKING:	511	SPACES
GFA:	28,257 SQM GFA	
BUILDING HEIGHT:	16.5M (MAX)	




PROPOSED SSDA NSW DEPARTMENT OF PLANNING		
UNITS:	411	APARTMENTS (70 AFFORDABLE)
MIX:	17	ONE-BED
	350	TWO-BED (+67)
	44	THREE-BED (+11)
PARKING:	526	SPACES
GFA:	35,404 SQM GFA	
BUILDING HEIGHT:	19.6M (MAX)	



# 1 CONTEXTUAL APPROACH SITE VIEWS

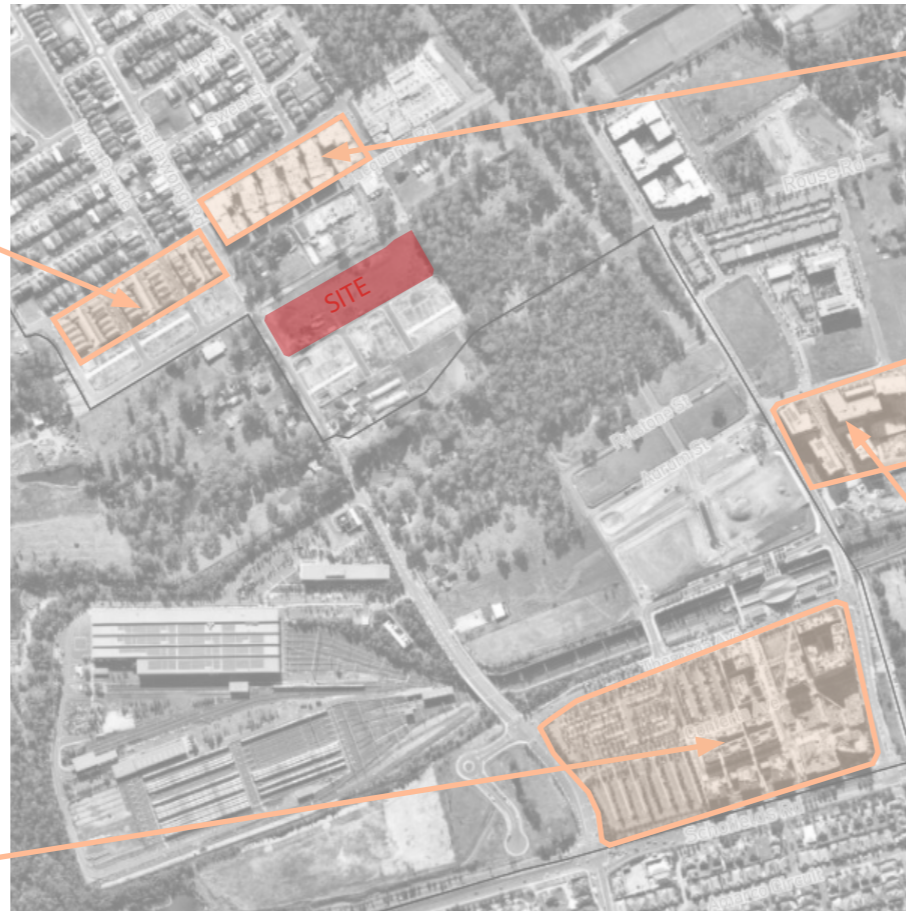


1

# CONTEXTUAL APPROACH EMERGING CHARACTER



PARK AVENUE - 95 TALLAWONG ROAD,  
ROUSE HILL  
TOWN HOUSES



SANCTUARY QUARTER - 25 MACQUARIE  
ROAD, ROUSE HILL  
4 STOREY BUILDING



TALLAWONG VILLAGE - 2-12 CONFERTA  
AVENUE, TALLAWONG  
RETAIL AND RESIDENTIAL PRECINT

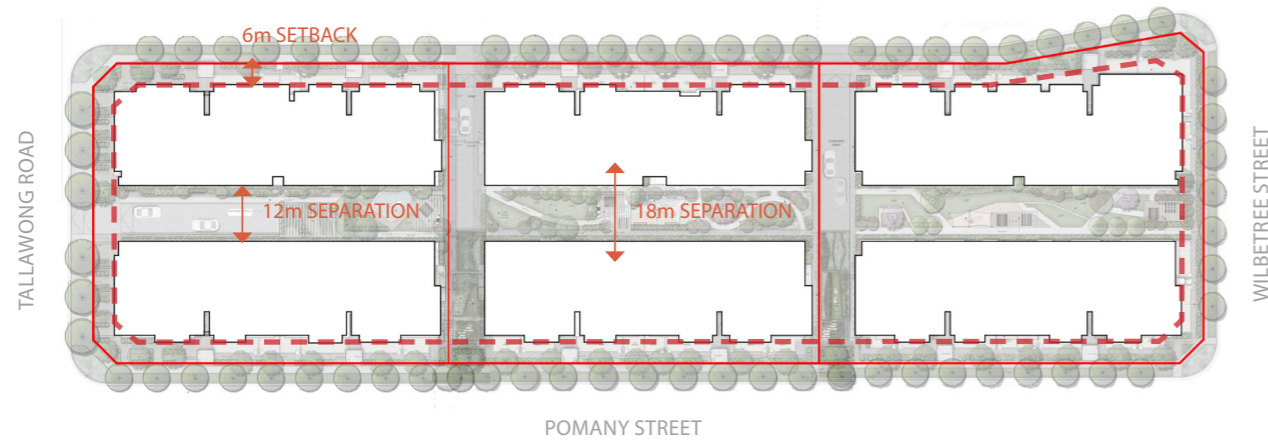


TALLAWONG GREEN - 3-9 HERMAN  
CRESCENT, ROUSE HILL  
APARTMENTS AND TOWN HOUSES

# 1 CONTEXTUAL APPROACH

## SITE ANALYSIS

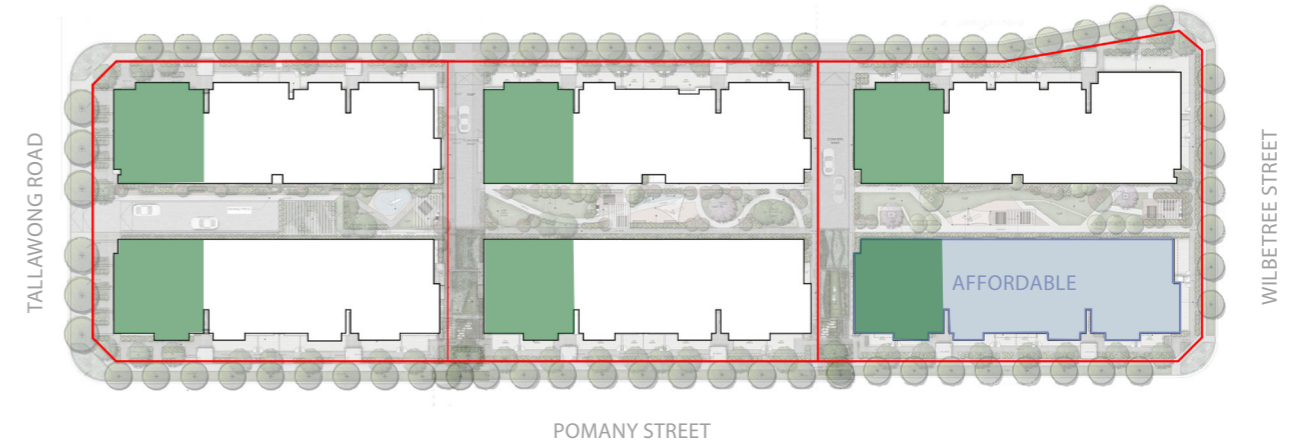
### CONSTRAINTS



The proposed building envelope maintains 6 meter setback from boundary on lower levels and 12m separation between buildings and 18m separation on upper levels ensuring a respectful relationship with the surrounding streetscape and between buildings.

This approach preserves openness, enhances privacy, and allows for high-quality landscaping along the perimeter. The design also introduces an open composition of built forms, creating a welcoming communal space with integrated greenery and diverse activity areas for residents. These spaces will foster social interaction, provide recreational opportunities, and contribute to a vibrant, livable environment.

### OPPORTUNITIES

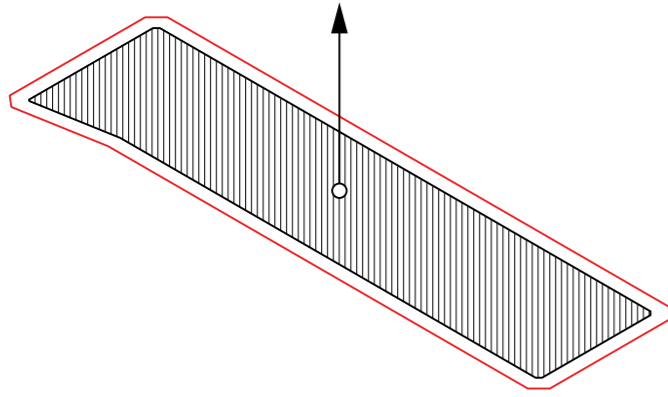


The development is primarily a residential apartment community, designed to cater to a diverse range of residents. 70 of the dwellings are dedicated to affordable housing, ensuring inclusivity and social diversity within the precinct.

A key feature of the project is its generous communal spaces, located within internal courtyards and on roof tops, which foster a sense of community and enhance resident well-being. These spaces include BBQ areas, seating arrangements, and a dedicated playground, providing opportunities for social interaction, relaxation, and recreation for all age groups.

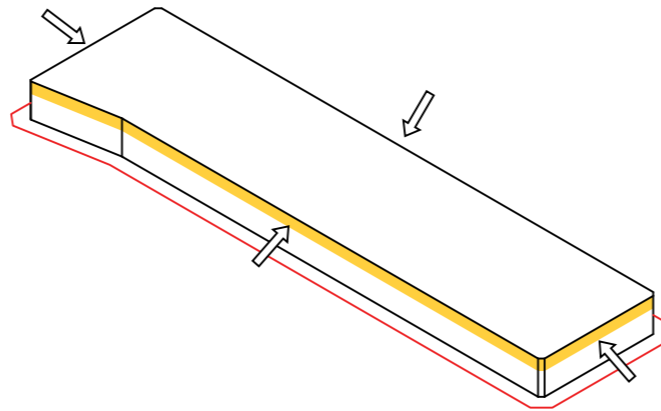
# 1 CONTEXTUAL APPROACH MASSING

## BUILDING ENVELOPE



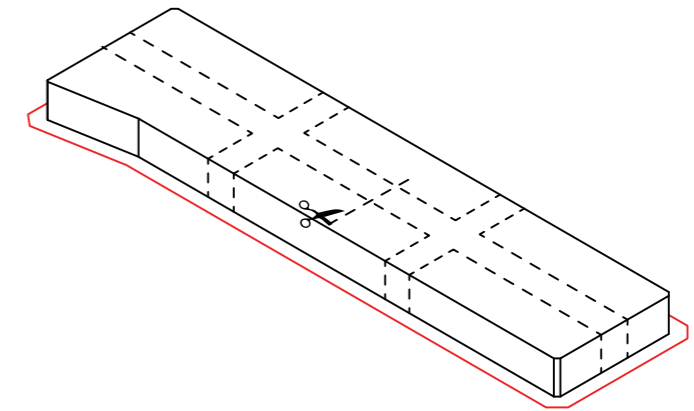
Defining the built form within a 6 meter setback envelope to ensure a balanced relationship with the streetscape.

## DECREASING VOLUME



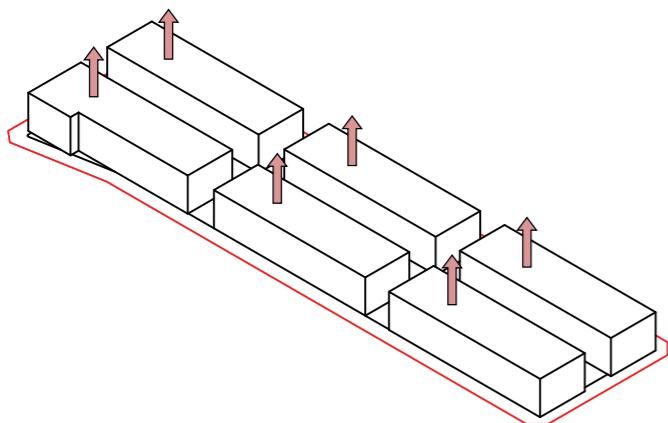
Respecting a further 3-meter upper-level setback to reduce visual bulk and create a more pedestrian-friendly street frontage.

## FORM DEFINITION



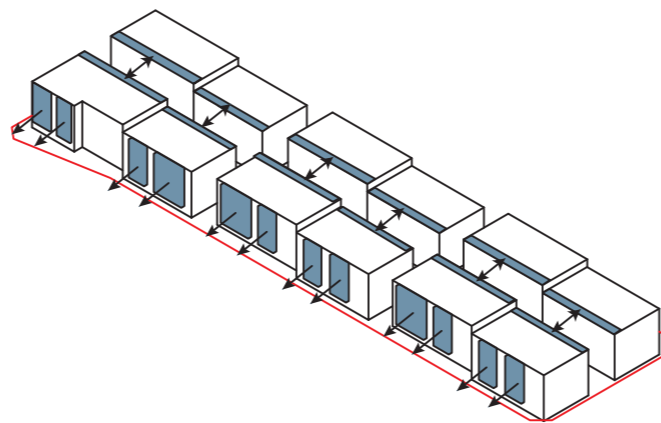
Segmenting the building into 6 distinct buildings to optimize solar access and enhance the livability of apartments.

## FACADE ARTICULATION



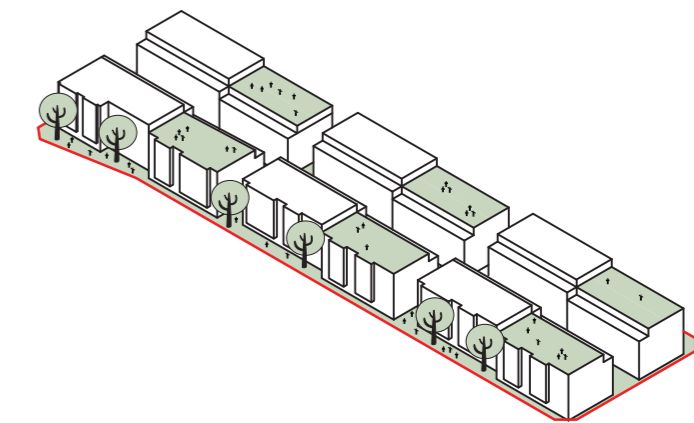
Splitting the buildings and offsetting halves by a storey to work with site grading and maintain floor alignment.

## CURVATURES



Carefully articulated facades scale the building appropriately while adding depth and visual interest from all perspectives.

## ACTIVATION



Enhancing the central communal spaces through thoughtful landscaping and architectural design to foster social interaction.

# CONTEXTUAL APPROACH ESD TARGETS

## BASIX COMPLIANCE

Achieves 35% energy savings, 40% water savings, and meets thermal comfort requirements.



## ENERGY EFFICIENCY

Energy efficient HVAC equipment and design to achieve energy efficient development. Partially electrified and powered by renewables.



## WATER CONSERVATION

Best practice water-savings initiatives will be implemented throughout the project. Efficient irrigation systems and native plants for landscaping.



## THERMAL COMFORT & INDOOR QUALITY

Maximizes natural ventilation, passive solar design, and cross-ventilation.



## MATERIAL SELECTIONS

Heat island effect mitigation through green areas and light coloured surfaces. Responsible finishes with low emissions.

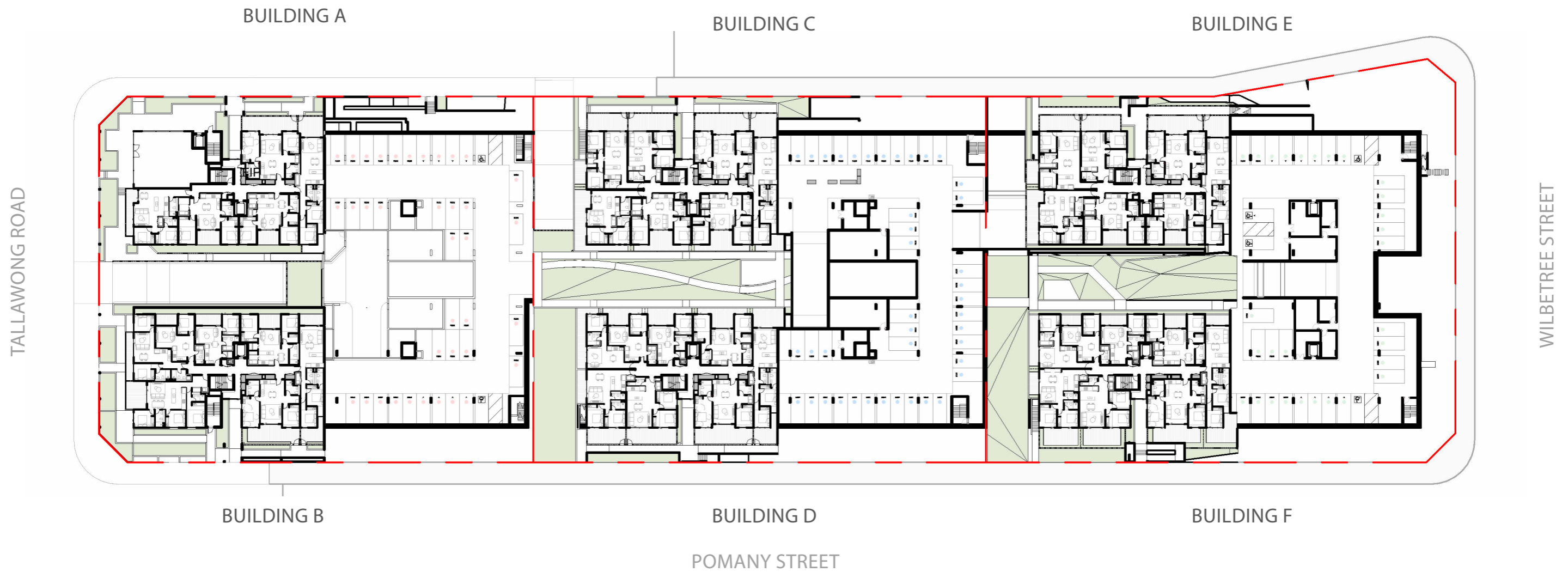


## COMMUNAL & GREEN SPACES

Includes landscaped areas, recreational facilities, and biodiversity initiatives.

## 2 ARCHITECTURAL DRAWINGS

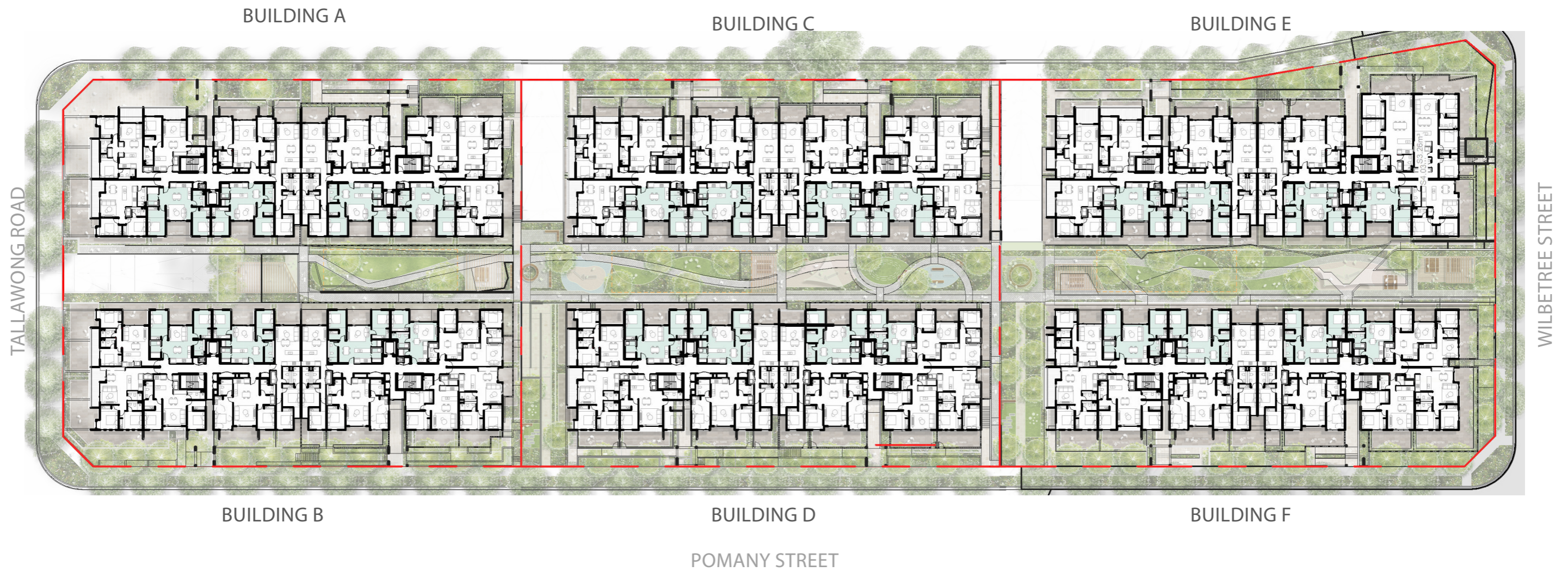
2 ARCHITECTURAL DRAWINGS  
LEVEL GROUND



LEGEND  
AMMENDED OR NEW UNITS

PLACE

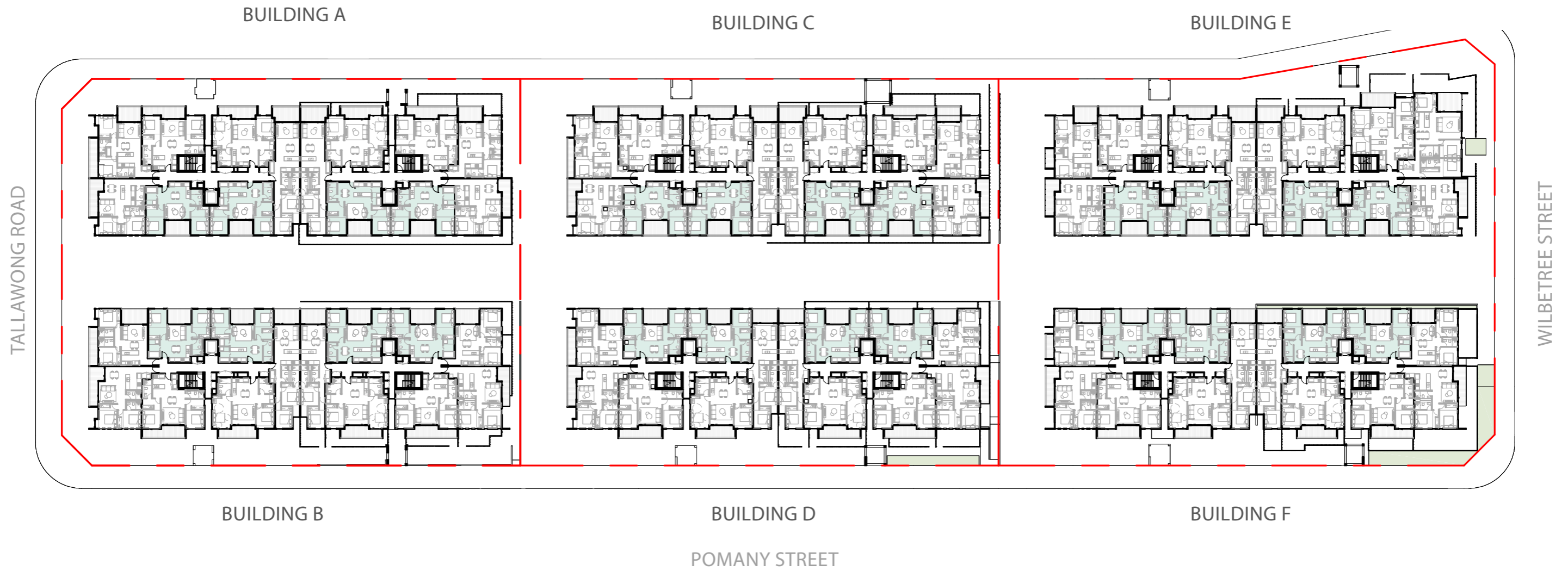
2 ARCHITECTURAL DRAWINGS  
LEVEL 1



LEGEND  
AMMENDED OR NEW UNITS

PLACE

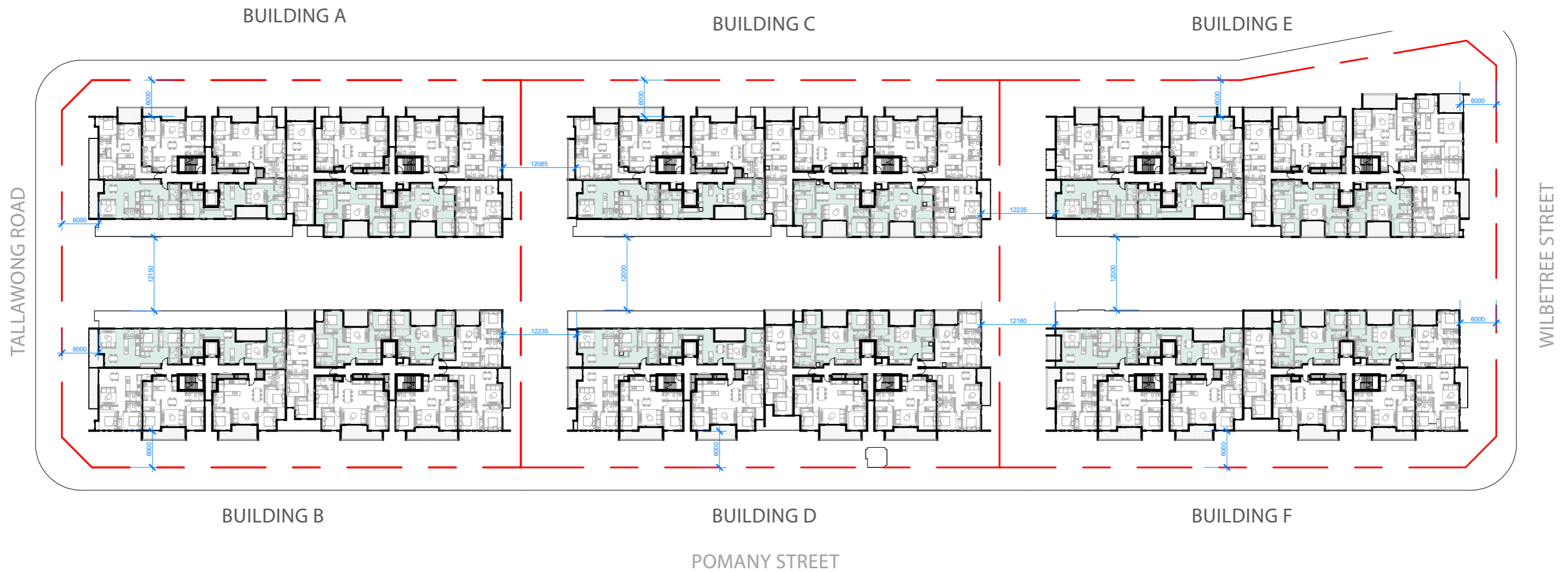
2 ARCHITECTURAL DRAWINGS  
LEVEL 2&3



LEGEND  
AMMENDED OR NEW UNITS

PLACE

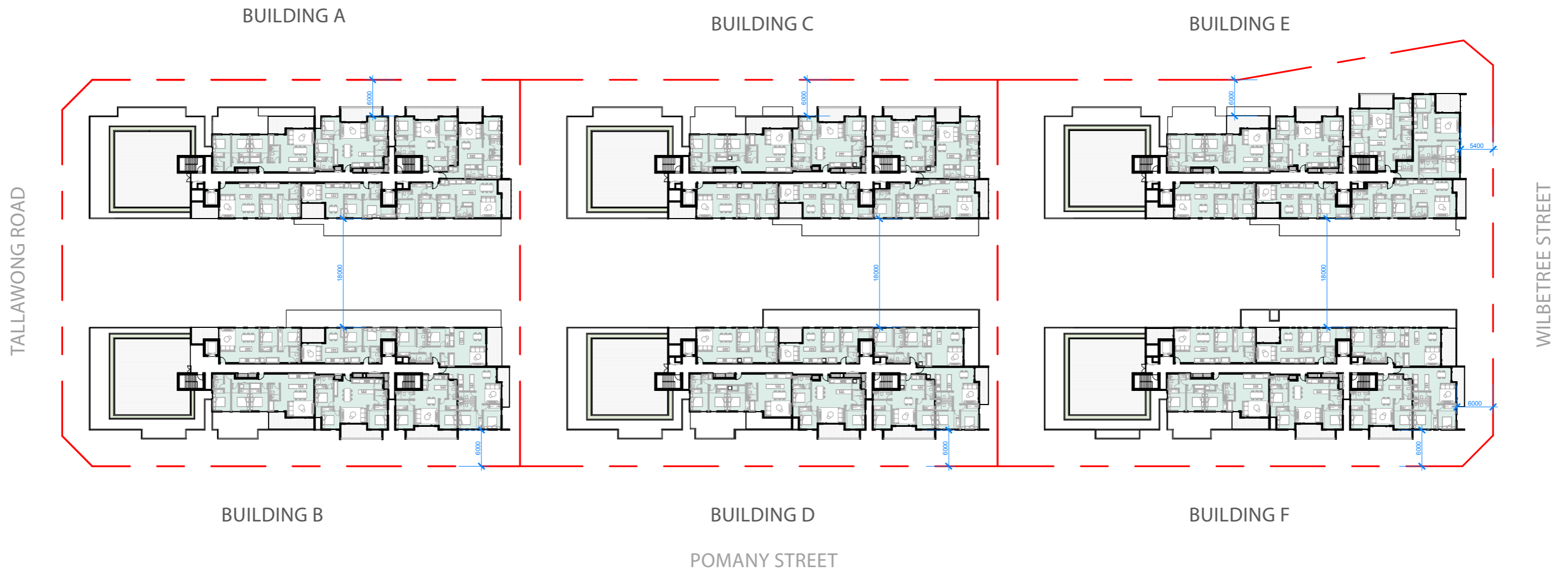
2 ARCHITECTURAL DRAWINGS  
LEVEL 4



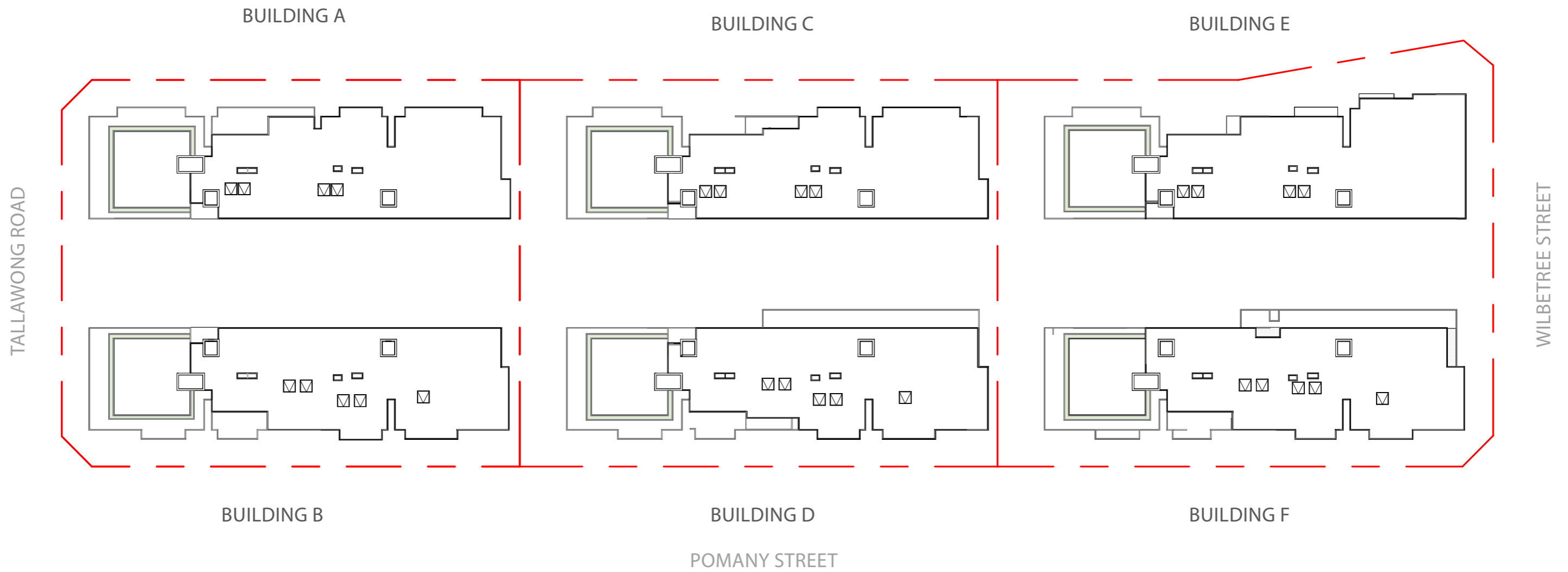
LEGEND  
 AMMENDED OR NEW UNITS

PLACE

2 ARCHITECTURAL DRAWINGS  
LEVEL 5



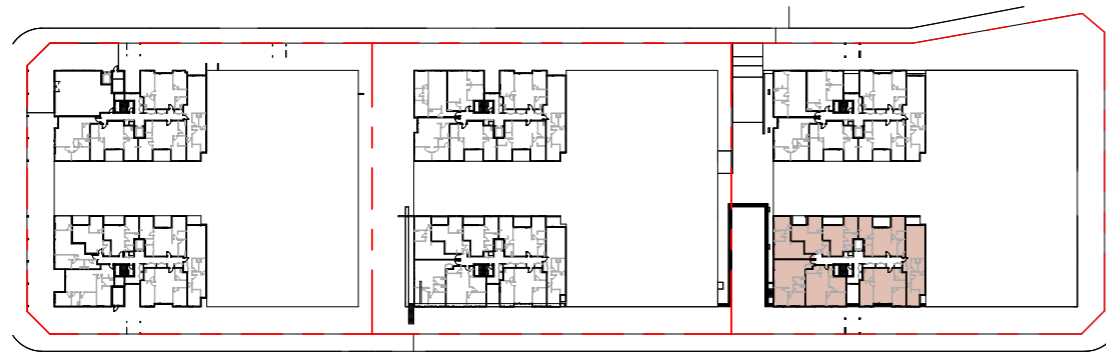
2 ARCHITECTURAL DRAWINGS  
ROOF LEVEL



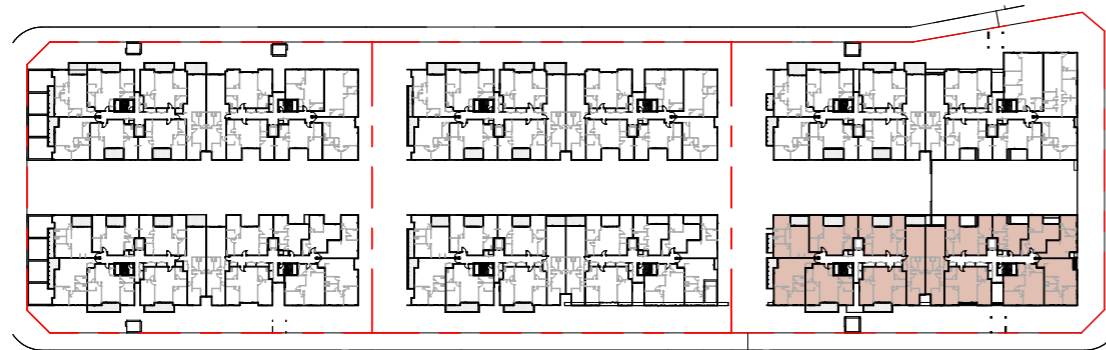
LEGEND  
AMMENDED OR NEW UNITS

# ARCHITECTURAL DRAWINGS

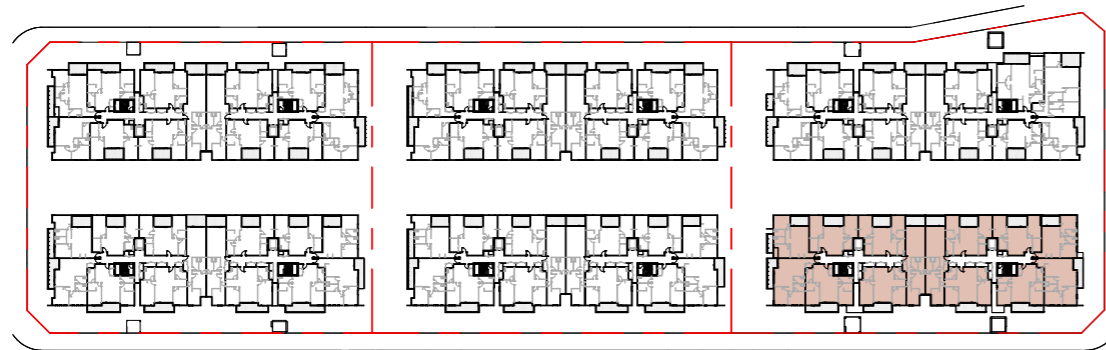
## AFFORDABLE UNITS DIAGRAM



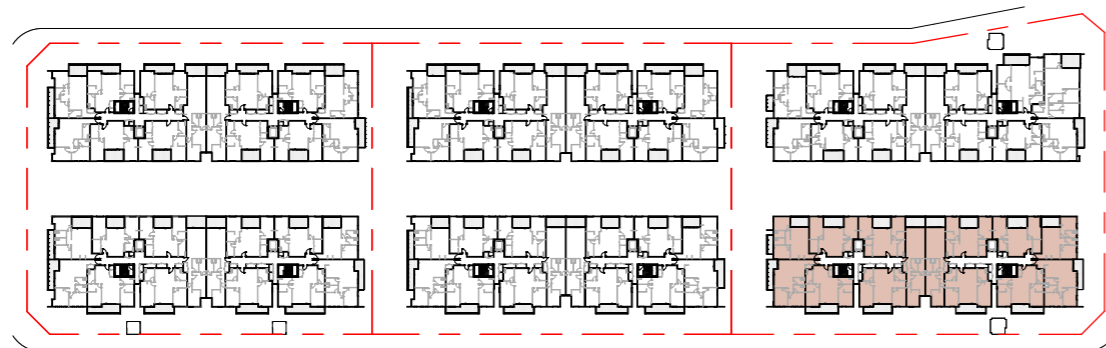
GROUND



LEVEL 1



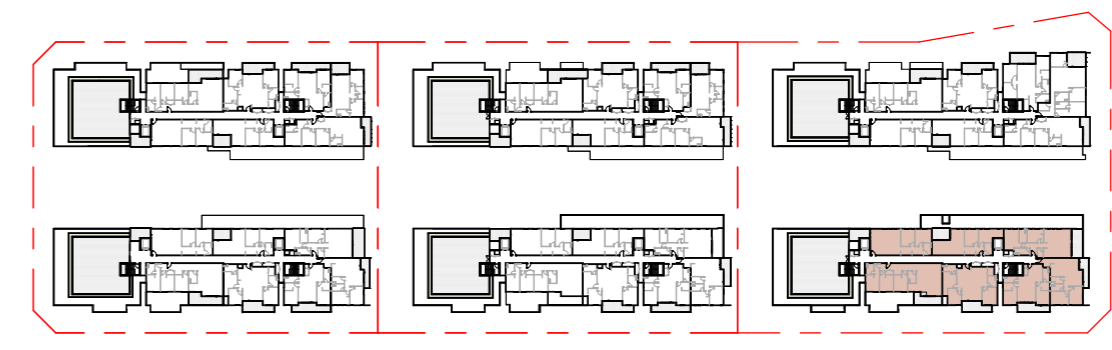
LEVEL 2



LEVEL 3



LEVEL 4



LEVEL 5

Affordable Units		
Number	Name	Area
F - GROUND		
F-G08W	2 BED	78.20 m <sup>2</sup>
F-G07W	2 BED	71.67 m <sup>2</sup>
F-G02W	2 BED	72.82 m <sup>2</sup>
F-G06W	2 BED	73.12 m <sup>2</sup>
F-G01W	2 BED	70.32 m <sup>2</sup>
F-G03W	1 BED	46.49 m <sup>2</sup>
F-G04W	1 BED	44.59 m <sup>2</sup>
F-G05W	1 BED	44.98 m <sup>2</sup>
F - LEVEL 01		
F-104W	2 BED	71.81 m <sup>2</sup>
F-103W	2 BED	64.26 m <sup>2</sup>
F-102W	2 BED	72.35 m <sup>2</sup>
F-107W	2 BED	78.42 m <sup>2</sup>
F-101E	2 BED	78.67 m <sup>2</sup>
F-106W	2 BED	70.21 m <sup>2</sup>
F-102E	2 BED	70.21 m <sup>2</sup>
F-107E	2 BED	73.03 m <sup>2</sup>
F-101W	2 BED	77.88 m <sup>2</sup>
F-105W	2 BED	72.78 m <sup>2</sup>
F-103E	2 BED	72.48 m <sup>2</sup>
F-108E	2 BED	70.07 m <sup>2</sup>
F-104E	1 BED	44.86 m <sup>2</sup>
F-106E	1 BED	44.30 m <sup>2</sup>
F-105E	1 BED	44.50 m <sup>2</sup>
F - LEVEL 02		
F-206E	2 BED	74.14 m <sup>2</sup>
F-205E	2 BED	63.68 m <sup>2</sup>
F-204E	2 BED	71.02 m <sup>2</sup>
F-204W	2 BED	71.81 m <sup>2</sup>

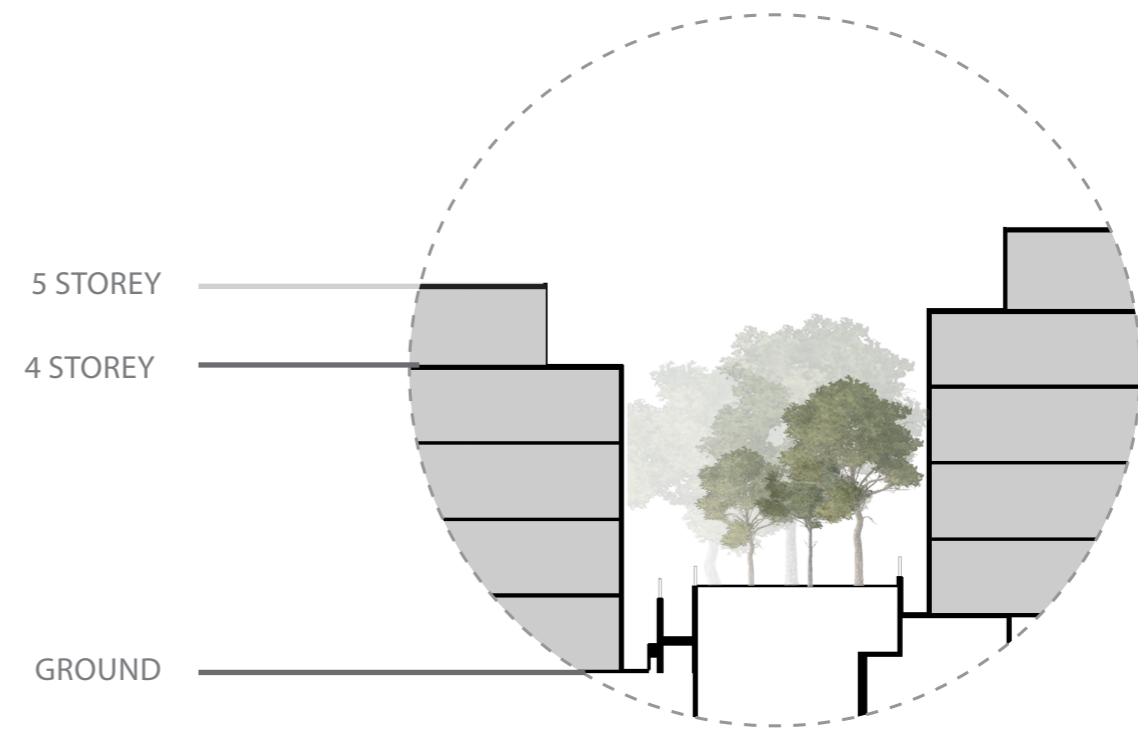
Affordable Units		
Number	Name	Area
F-203W	2 BED	64.28 m <sup>2</sup>
F-202W	2 BED	72.35 m <sup>2</sup>
F-207W	2 BED	78.42 m <sup>2</sup>
F-201E	2 BED	78.42 m <sup>2</sup>
F-206W	2 BED	70.21 m <sup>2</sup>
F-202E	2 BED	70.21 m <sup>2</sup>
F-207E	2 BED	76.25 m <sup>2</sup>
F-201W	2 BED	77.88 m <sup>2</sup>
F-205W	2 BED	72.78 m <sup>2</sup>
F-203E	2 BED	72.78 m <sup>2</sup>
F - LEVEL 03		
F-306E	2 BED	74.14 m <sup>2</sup>
F-305E	2 BED	63.68 m <sup>2</sup>
F-304E	2 BED	71.02 m <sup>2</sup>
F-304W	2 BED	71.81 m <sup>2</sup>
F-303W	2 BED	64.28 m <sup>2</sup>
F-302W	2 BED	72.35 m <sup>2</sup>
F-307W	2 BED	78.42 m <sup>2</sup>
F-301E	2 BED	78.42 m <sup>2</sup>
F-306W	2 BED	70.21 m <sup>2</sup>
F-302E	2 BED	70.21 m <sup>2</sup>
F-307E	2 BED	76.25 m <sup>2</sup>
F-301W	2 BED	77.88 m <sup>2</sup>
F-305W	2 BED	72.78 m <sup>2</sup>
F-303E	2 BED	72.78 m <sup>2</sup>
F - LEVEL 04		
F-406E	2 BED	74.42 m <sup>2</sup>
F-405E	2 BED	63.46 m <sup>2</sup>
F-404E	2 BED	71.80 m <sup>2</sup>

Affordable Units		
Number	Name	Area
F-401E	3 BED	94.13 m <sup>2</sup>
F-402E	2 BED	69.45 m <sup>2</sup>
F-401W	2 BED	77.88 m <sup>2</sup>
F-402W	2 BED	72.65 m <sup>2</sup>
F-403W	2 BED	78.48 m <sup>2</sup>
F-405W	3 BED	97.79 m <sup>2</sup>
F-407E	2 BED	76.25 m <sup>2</sup>
F-403E	3 BED	89.00 m <sup>2</sup>
F-404W	2 BED	76.39 m <sup>2</sup>
F - LEVEL 05		
F-506	2 BED	74.42 m <sup>2</sup>
F-507	2 BED	76.25 m <sup>2</sup>
F-501	3 BED	94.18 m <sup>2</sup>
F-502	3 BED	107.50 m <sup>2</sup>
F-504	2 BED	69.77 m <sup>2</sup>
F-505	2 BED	84.69 m <sup>2</sup>
F-503	2 BED	76.83 m <sup>2</sup>
Grand total: 70		

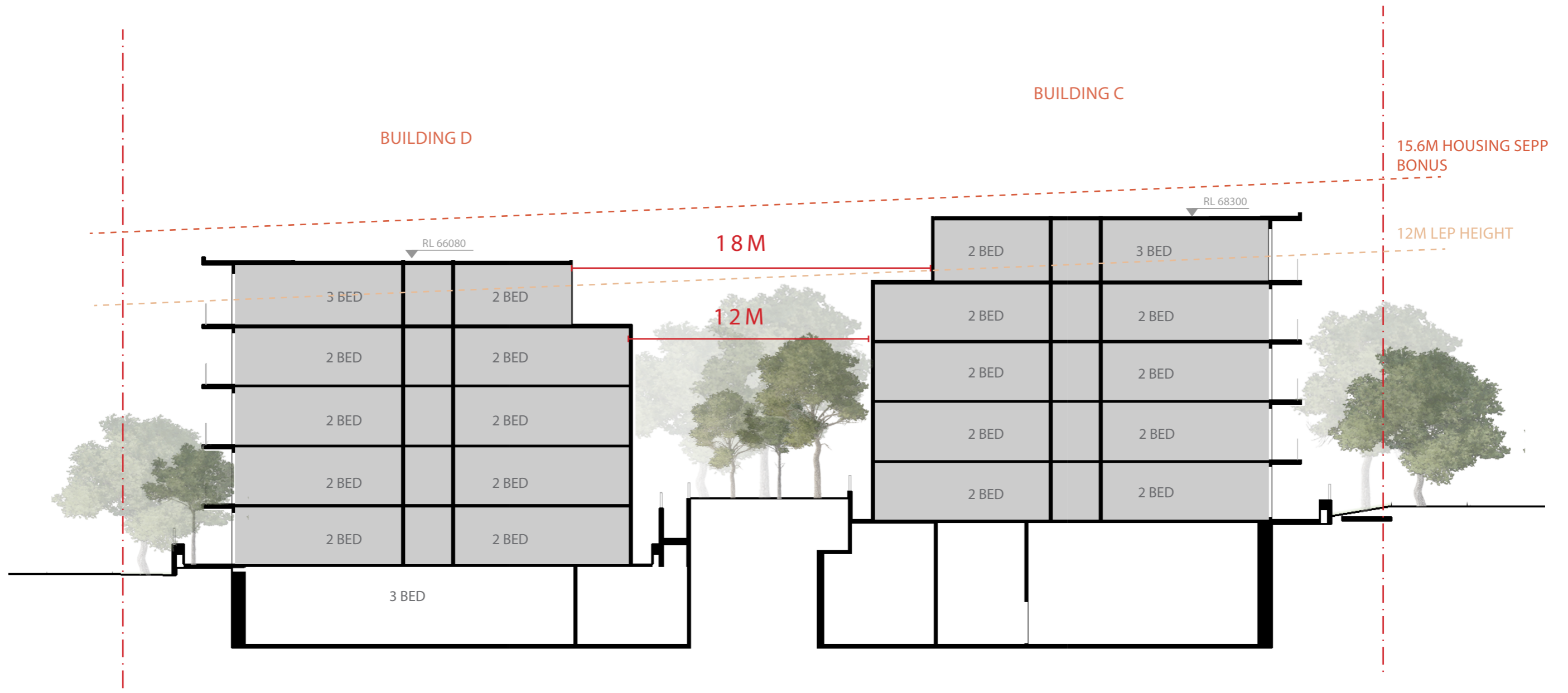
## 2 ARCHITECTURAL DRAWINGS ELEVATION - SITE

The proposed development carefully responds to the site constraints and opportunities, ensuring a seamless integration with its urban context. Along the street frontages, the building heights are 5 storeys with a 6 meter setback maintaining a respectful transition between different scales of development.

The design also preserves appropriate separation distances between buildings on the site. Maintaining 4 storeys of 12 meter separation and the 5th storey 18m separation, ensuring privacy, sunlight access, visual permeability and consistency with the ADG. By continuing the established urban form, the project aligns with the emerging character of the neighborhood, reinforcing a cohesive and well-balanced streetscape.



2 ARCHITECTURAL DRAWINGS  
SECTION - INTERNAL COURTYARD



## 2 ARCHITECTURAL DRAWINGS LANDSCAPE - GROUND

The landscaping strategy enhances the communal spaces with a mix of native plantings, green buffers, and shaded areas, creating a comfortable and inviting environment for residents. Seating arrangements are thoughtfully integrated throughout, offering a variety of social and private spaces, from casual benches to more structured gathering areas. A shading system will be provided to improve comfort, ensuring usability throughout different seasons.

Additionally, the communal space will feature outdoor fitness areas to promote outdoor fitness and well-being, along with a fully equipped BBQ area for social gatherings. Tall greenery and strategically placed plantings will enhance privacy and contribute to a lush, high-quality environment for residents to enjoy.



Perspective of the building complex corner



### PLAY AREA

A combination of shading systems and naturally shaded areas enhances comfort and usability.

### BBQ AREA

Includes seating arrangements, equipment and a shading system

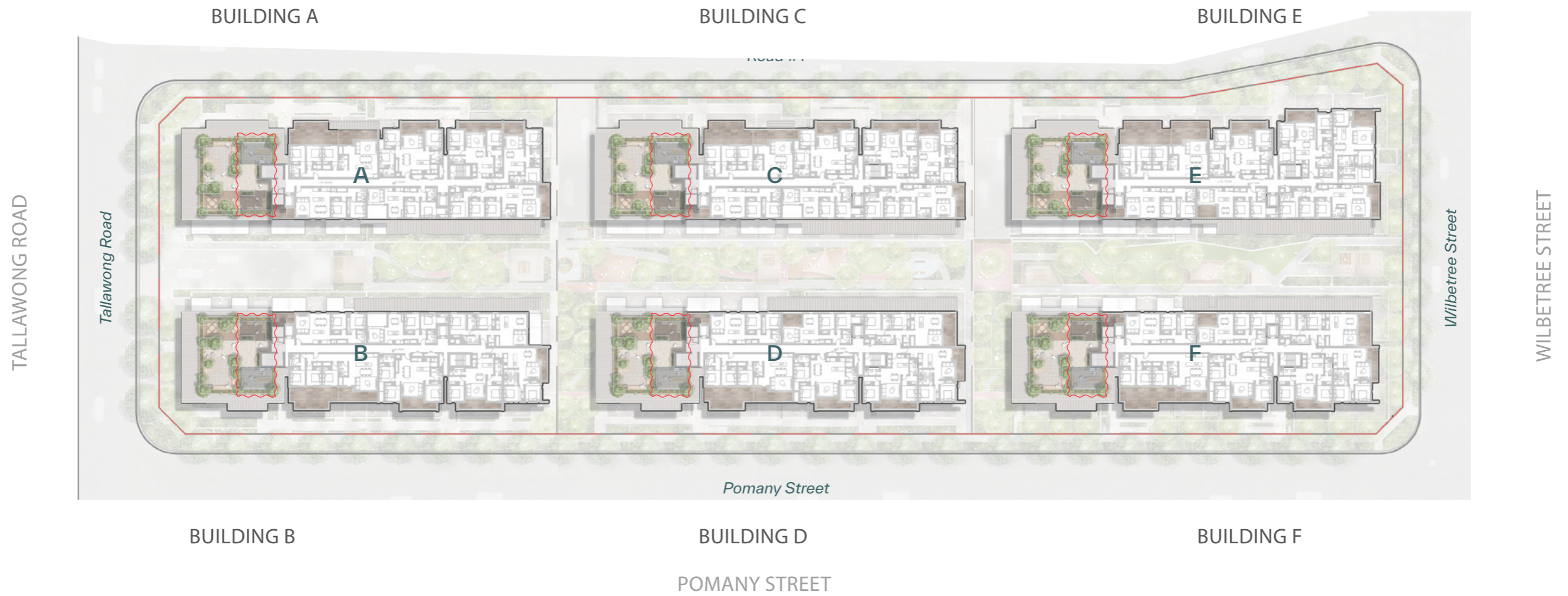
### TALL GREENERY

Planting new greenery to enhance privacy and improve the quality of the communal space.

### SEATING ARRANGEMENTS

A combination of shading systems and naturally shaded areas enhances comfort and usability

2 ARCHITECTURAL DRAWINGS  
LANDSCAPE - ROOF



## 2 ARCHITECTURAL DRAWINGS SHADOW DIAGRAMS

9:00  
JUNE SOLSTICE

12:00  
JUNE SOLSTICE

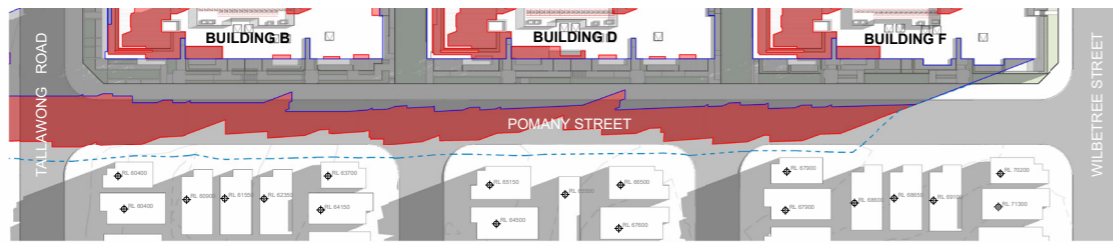
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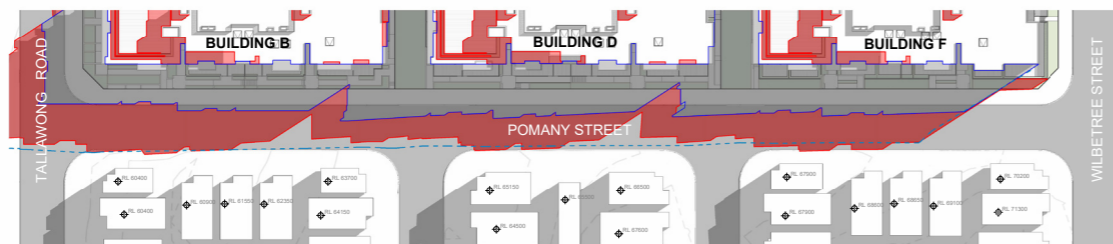
- SHARED SHADOW
- INCREASED SHADOW
- 15.6M HEIGHT LIMIT SHADOW EXTENT
- APPROVED SHADOW EXTENT
- PROPOSED SHADOW EXTENT

## 2 ARCHITECTURAL DRAWINGS SHADOW DIAGRAMS

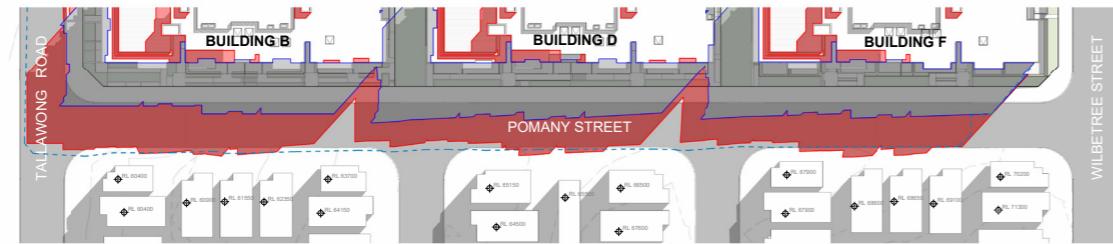
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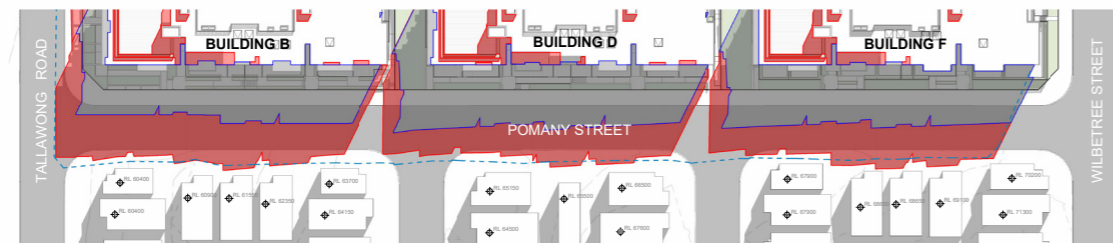
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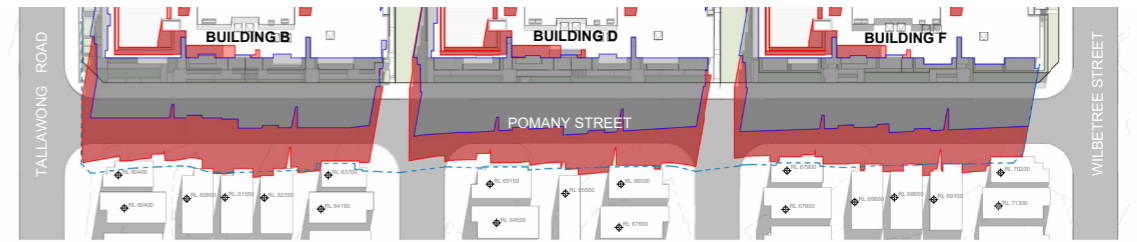
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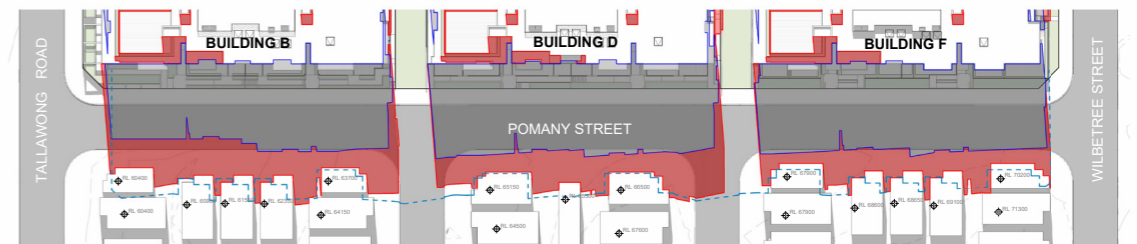
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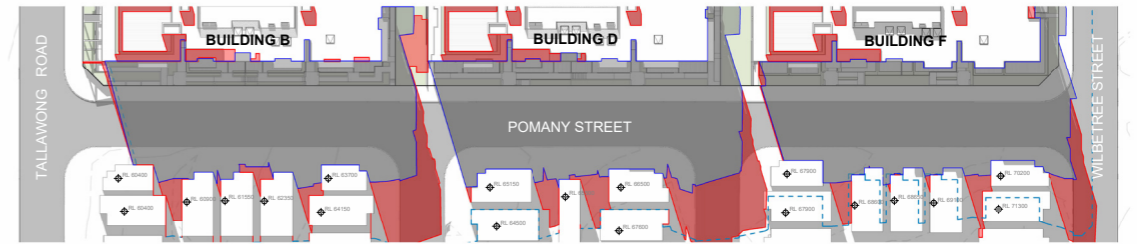
13:00  
JUNE SOLSTICE



14:00  
JUNE SOLSTICE



15:00  
JUNE SOLSTICE



- SHARED SHADOW
- INCREASED SHADOW
- 15.6M HEIGHT LIMIT SHADOW EXTENT
- APPROVED SHADOW EXTENT
- PROPOSED SHADOW EXTENT

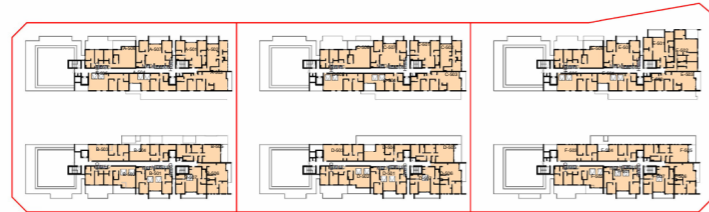
## 2 ARCHITECTURAL DRAWINGS

### ADG COMPLIANCE

#### SOLAR COMPLIANCE NEW UNITS



LEVEL 4 SOLAR COMPLIANCE DIAGRAM



LEVEL 5 SOLAR COMPLIANCE DIAGRAM

##### BUILDING A

NO SOLAR	0 (0%)
< TWO HOURS SOLAR	0 (0%)
> TWO HOURS SOLAR	7(100%)

##### BUILDING B

NO SOLAR	0 (0%)
< TWO HOURS SOLAR	0 (0%)
> TWO HOURS SOLAR	7(100%)

##### BUILDING C

NO SOLAR	0 (0%)
< TWO HOURS SOLAR	0 (0%)
> TWO HOURS SOLAR	7(100%)

##### BUILDING D

NO SOLAR	0 (0%)
< TWO HOURS SOLAR	0 (0%)
> TWO HOURS SOLAR	7(100%)

##### BUILDING E

NO SOLAR	0 (0%)
< TWO HOURS SOLAR	0 (0%)
> TWO HOURS SOLAR	7(100%)

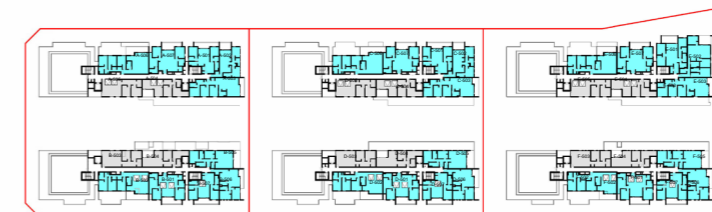
##### BUILDING F

NO SOLAR	0 (0%)
< TWO HOURS SOLAR	0 (0%)
> TWO HOURS SOLAR	7(100%)

#### CROSS VENTILATION NEW UNITS



LEVEL 4 CROSS VENTILATION COMPLIANCE DIAGRAM



LEVEL 5 CROSS VENTILATION COMPLIANCE DIAGRAM

##### BUILDING A

NO CROSS VENT	2 (31%)
CROSS VENTILATION	5 (69%)

##### BUILDING B

NO CROSS VENT	2 (31%)
CROSS VENTILATION	5 (69%)

##### BUILDING C

NO CROSS VENT	2 (31%)
CROSS VENTILATION	5 (69%)

##### BUILDING D

NO CROSS VENT	2 (31%)
CROSS VENTILATION	5 (69%)

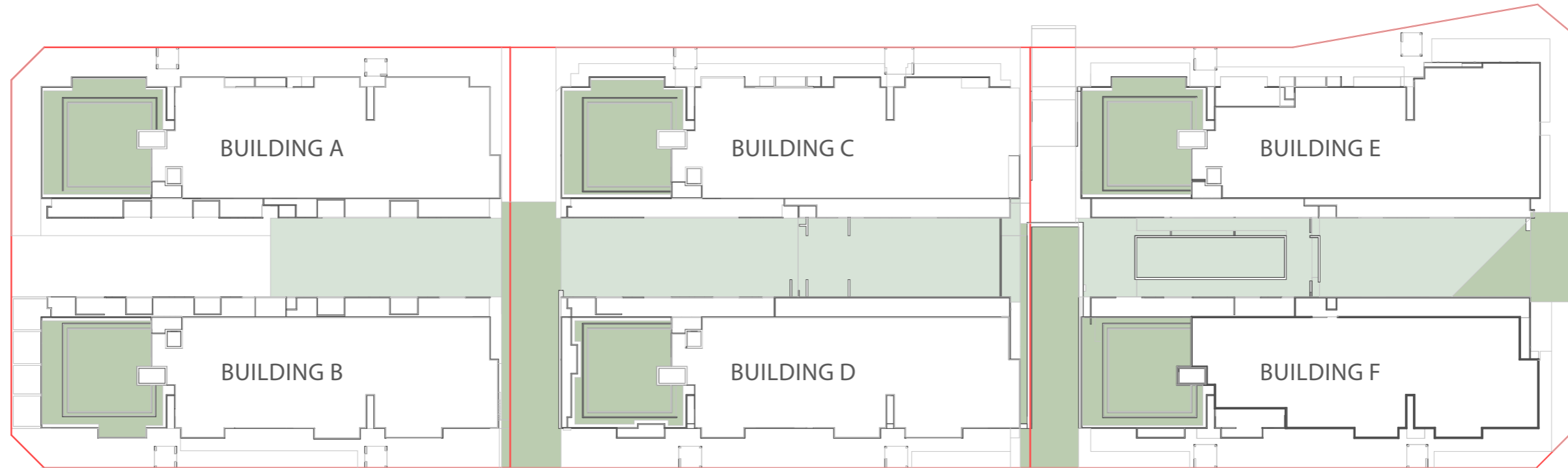
##### BUILDING E

NO CROSS VENT	2 (31%)
CROSS VENTILATION	5 (69%)

##### BUILDING F

NO CROSS VENT	2 (31%)
CROSS VENTILATION	5 (69%)

2 ARCHITECTURAL DRAWINGS  
COMMUNAL OPEN SPACE AREA



COMMUNAL OPEN SPACE	
REQUIRED:	3,831 SQM
PROVIDED:	4,086 SQM

COMMUNAL OPEN SPACE RECEIVING MORE THAN 2 HOURS OF SUNLIGHT	
PROVIDED:	2466 SQM (60%)

DEEP SOIL	
REQUIRED:	2,290 SQM
PROVIDED:	2,237 SQM

+2 HOURS SUNLIGHT  
 -2 HOURS SUNLIGHT

Deep soil minor non-compliance due to the consolidation of basements.

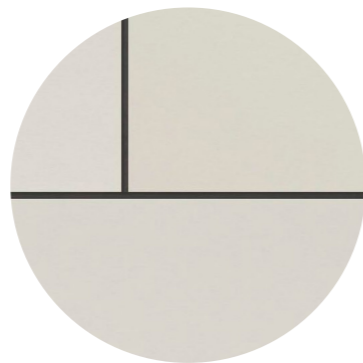
## 3 3D VIEWS

### 3 EXTERNAL MATERIALS AND FINISHES



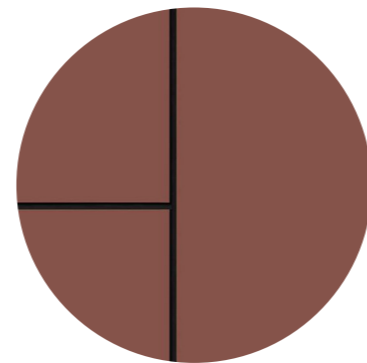
EQ-01

GREY RIBBED EQUITONE  
CLADDING



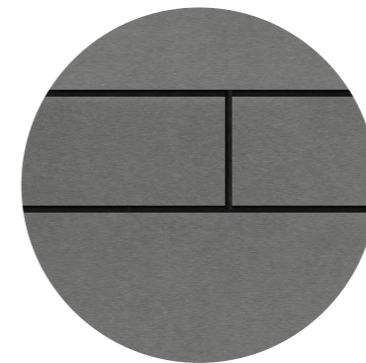
EQ-02

WHITE EQUITONE  
CLADDING (TE 90)



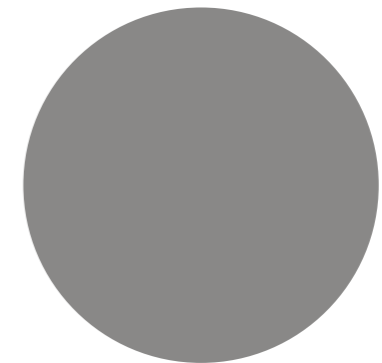
EQ-03

RED BRICK EQUITONE  
CLADDING (N359)



EQ-04

RED BRICK EQUITONE  
CLADDING (N359)

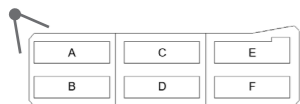


AL-01

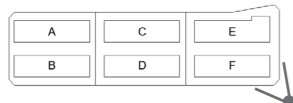
SLATE GREY ALUMINIUM  
WINDOW FRAME



3 3D VIEWS`  
VIEW OF WESTERN FACADE



3 3D VIEWS  
VIEW OF SOUTHERN FACADE



THANK YOU.

