

15th May, 2019
Job no 18.48 / PT

SEPP 65
Additional information for section 3D-1

OBJECTIVES

OBJECTIVE	SUMMARY	ACTIONS	Compliance
	SITING		
3D-1	An adequate area of communal open space is provided to enhance residential amenity and provide opportunities for landscaping	<p>Ample landscaped communal open space is provided. The two central common garden areas provide access to all apartments. Each apartment has own private open space. All apartments can use the upper common lounge and roof terrace, with additional common utility areas such as a Gym and Common Room located on the ground floor.</p> <p>Total area of dedicated private communal open space is 816.5m² or 14.5% of the site area. The total is 10.5% below the ADG requirement but is justified by the following items under the design guidance:</p> <ul style="list-style-type: none"> • Generous balconies to all units with most having more than 1 balcony. • Extra facilities dedicated to the development with a gym and common room provided to the ground floor. (124m² total space) • Dedicated new public square to end of Steel Street to provide a pedestrian connection through to the harbour foreshore. This will be a high-quality open space that can be accessed by all residence as well as the public. (899.5m²) • There will be direct access to a high level of public open space along the Hunter River Foreshore. <p>If we include the areas of common facilities and the new dedicated public square the total area of communal space is 1840m² or 32.8% of the site area.</p>	Yes