

DKO

1A & 1B VALLEY ROAD
59 - 63 TRAFALGAR AVENUE
LINDFIELD

SSD APPLICATION - DESIGN REPORT



NAARM/MELBOURNE

WARRANG/SYDNEY

MEANJIN/BRISBANE

BOORLOO/PERTH

TĀMAKI MAKĀURAU/AUCKLAND

HO CHI MINH CITY

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REVISION	COMMENT	DATE	WRITTEN BY / REVIEWED BY
A	Issue for SSDA Submission	17.04.2025	GK, AL, MA / NB
B	RFI Response	06.11.2025	HN,JW, GK / DF
C	RtS Issue #3	31.03.2026	GK / DF

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional Custodians of the land on which we design and construct our Projects, the Darramuragal and Terremerragal People of Lindfield. We pay our respects to their Elders, past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples here today.

The Darramuragal and Terramerragal people have cared for this land for tens of thousands of years, nurturing its rivers, plants, animals, and knowledge systems. As we design and construct on this Country, we recognise their enduring connection to this land, sea, and sky, and the rich cultural heritage they bring to our shared community.

May we walk together with mutual respect, learning from the strength and wisdom of the Darramuragal and Terramerragal People and honouring their ongoing contributions to this land. To best represent the Darramuragal and Terramerragal People in the Connecting to Country and embedding their cultural views into our Project.

PROJECT TEAM

DEVELOPER



ARCHITECT



CONNECTING WITH COUNTRY

JMP Aboriginal Consultancy

LANDSCAPE ARCHITECT

Paul Scrivener

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01. DESIGNING WITH COUNTRY

PRINCIPLES

ABORIGINAL DESIGN PRINCIPLES

Aboriginal design principles

Aboriginal led/ Aboriginal people (designers, elder and community members) should be leading or co-leading the Indigenous design elements.

Community involvement/ The local Aboriginal communities to be engaged in this process; can we use their patterns? Can they design patterns for the project?

Appropriate use of Aboriginal design/ All Aboriginal design elements must be approved by consulted Indigenous elders and community members. If approval is not given, the knowledge will not be used on the project.

Design approach

Image - Signage/surface treatment/ walls/art/ Signage tells the Country and its people's story. Surface treatments use local Aboriginal design knowledge, commissioned from artists, or urban designers who engage with community for approval.

Space - Indigenous space/ landscaping/ Aboriginal Space. A space or landscape where Aboriginal culture can be celebrated, including cultural land-management practices, firestick farming, daisy yam propagation, and the like

Language - Using language in the built environment to use it and keep it alive.

Country focused design

Overall, Aboriginal Australia has a simple but quite different hierarchy when it comes to their connection to nature. It is best contrasted against human-focused design, depicted below.

How might this shift or enhance current practices?

**Country, over
Community, over
Individual**



Country focused design

This document aims to

1. Provide further cultural context and competency for anyone with interest in the Gweagal people of the area.
2. Propose principles that align with important guidelines, such as the Connecting to Country Guidelines by the NSW Government Architects Office, The International Indigenous Design Charters Principles, and the 3 tenors of the Reconciliation Australia of Respect, Relationships and Participation.
3. Consider high level concepts for how project might engage and co-design with Aboriginal people.

This document has been produced with information sourced from publicly available desktop research on Country, people and culture and will develop / change based upon ongoing consultation with Aboriginal people with connections to the area.

DARRAMURAGAL (TERRAMERRAGAL)

*“WARAMI BUDYARI NAADY’UNYA DHARUG NGURRAWA”
MEANS “HELLO, WELCOME, GOOD TO SEE YOU ON DHARUG COUNTRY”*

DARRAMURRAGAL DARRA MURRA GAL, TARRA-MERRAGAL

Said to be ‘in the district of Wanne’, but on similarity of name associated with the suburb Turramurra, at the headwaters of the Lane Cove River. Home to the Darramuragal or Darug people for thousands of years - takes in around 85 km2, stretching from Boundary Street, Roseville in the south, to Bobbin Head in the north; and from St Ives Showground in the east, to the Lane Cove River in the west.

Eleven weeks after the First Fleet arrived, Governor Phillip set off to find water sources and farming land. On 16th April 1788 the expedition camped at Middle Harbour creek - becoming the first Europeans to set foot in what is now Ku-ring-gai.

DARRAMURAGAL PEOPLE OF LINDFIELD

The Darramuragal (or Darug-muragal) people are the Traditional Custodians of the area now known as Lindfield, located on the North Shore of Sydney. They are one of several clans within the broader Darug language group, whose lands extend across the northern and western regions of Sydney. The Darramuragal people lived along the waterways, bushlands, and ridgelines, maintaining a deep spiritual and cultural connection to Country.

Pre-Colonial Life and Culture:

- The Darramuragal people thrived in the Roseville area due to the Lane Cove River and surrounding creeks, which provided an abundance of food, including fish, eels, shellfish and native plants.
- They lived a semi-nomadic lifestyle, moving with the seasons to access different food sources while maintaining sustainable practices.
- Archaeological evidence, such as rock engravings, axe grinding grooves, shell middens, and rock shelters, can still be found in the Garigal National Park and Ku-ring-gai Chase National Park, which are part of their traditional lands.
- Their society was structured through kinship systems, with governance guided by lore, Dreaming stories, and ceremonies that connected them to Country.
- Firestick farming was used to manage the land, promoting biodiversity and hunting opportunities.

IMPACT OF COLONIZATION

- The arrival of the First Fleet (1788) and subsequent European settlement led to land dispossession, disruption of traditional food sources, and introduced diseases like smallpox, which devastated the local population.
- Conflict and resistance occurred as the Darramuragal and other Darug clans defended their land from encroachment, though they were eventually displaced.
- By the mid-19th century, many Darramuragal people were forced into missions or assimilated into settler society, but their cultural connections remained.

CONTEMPORARY RECOGNITION

Today, the Darramuragal people’s history and heritage are acknowledged in local conservation efforts and cultural revitalization programs. Aboriginal sites within Roseville and the Lane Cove National Park continue to be protected and recognized.

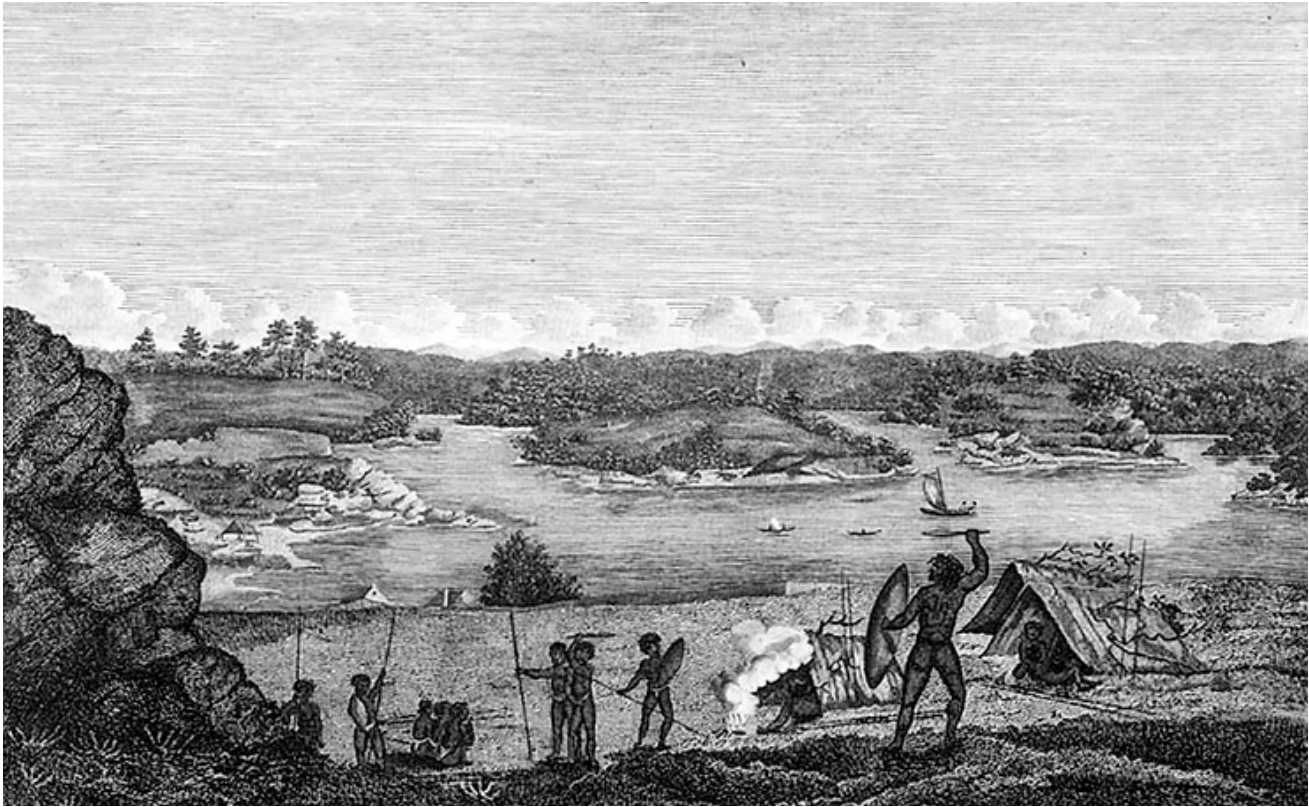
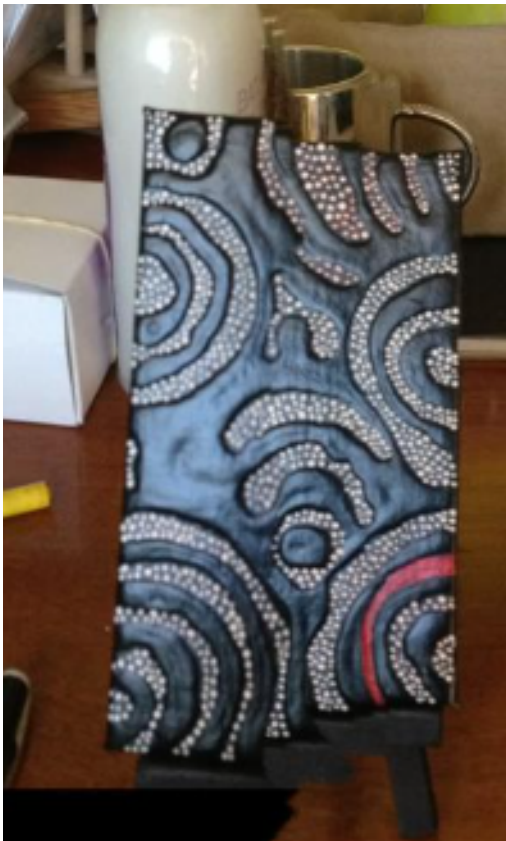


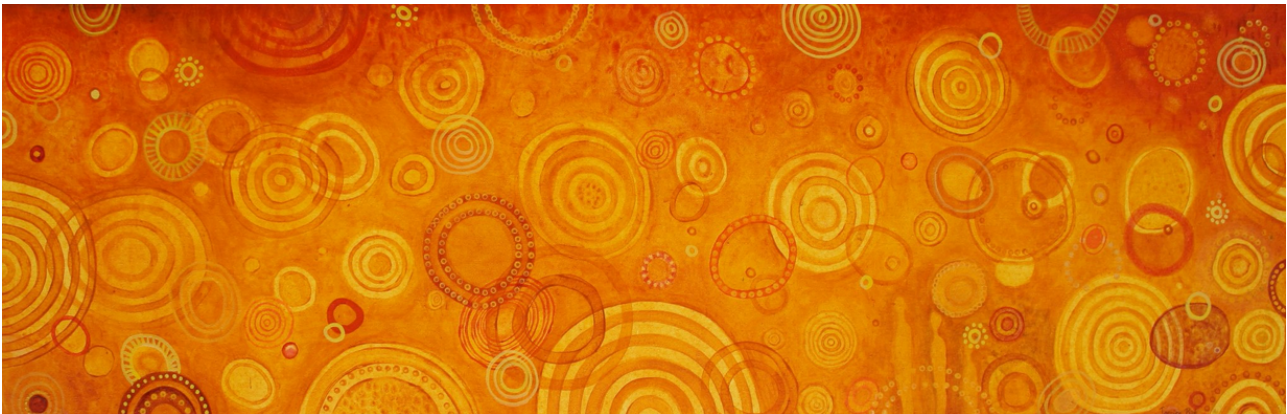
Image: “ Native Camp near Cockle Bay with a view of Parramatta River. Taken from Dawes Point. “Probably Memel (Goat Island) in centre. 1.813 engraving by John Eyre.

DARRAMURAGAL AND TERRAMERRAGAL INFLUENCE IN DESIGN

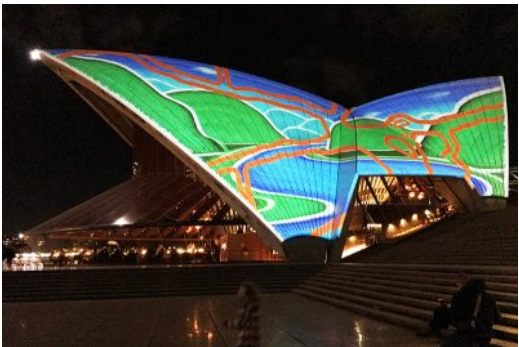
Artefacts and Art



Artwork: Jess Birk



Artwork: Jess Birk



Artwork: Francis Belle Parker



Artwork: Francis Belle Parker



Women's yam sticks, a paddle (bottom) and a heavy digging stick photo by Joy Lai



A portable grindstone with muller or topstone (photo by Grace Karskens)



Image:-A variety of fishing spears, shields, stone hatchets, clubs and swords by Charles Alexandre Lesueur (1807) Mitchell Collection/State Library of NSW



FIRST NATIONS DESIGN ELEMENTS

Entry Statement



Image credit: Scott Cameron Photography. Connection To Country—a project of Mili Mili's at Royal North Shore Hospital, New South Wales.

Pavement Design



Ballarat Line Upgrade



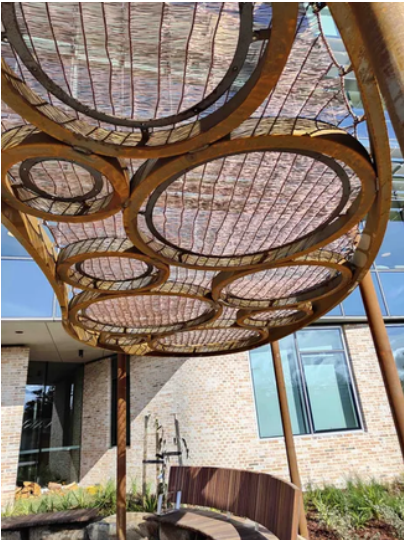
Bluey Roberts, Rainbow Serpent 1989. Concrete Pavement Photo Sam Roberts

Garthering Area



Kindy Garden McDowall | Tessa Rose

Shading Area



The shade canopy Image: Courtesy of University of Tasmania

Sulptures / Public Art



Macquarie Group 1 Elizabeth Street Public Art - Balarinji

Immersion Area



Burraja Bush Tucker Garden - Wodonga

ENGAGEMENT & WALKING WITH FIRST NATIONS

Walk On Country / Design Input Session



Walk on Country

Took place on the 13 th of March 2025 For 59 - 63 Trafalgar Ave Linfield to create a cultural narrative with Elder Aunty Jean Moran, Paige Moran and Anthony Freeman from Bush to Bowl



Design Input Session

Was conducted after the Walk on Country back at the Runaway Spoon Cafe which allowed the Elders and Design Team to collaborate and blend Modern Design with the influence of Indigenous Traditional input.

Our Elders



Aunty Jean Moran
Aunty Jean is a Cammeraigal Women and respected elder on the Northern Sydney and Beaches Area



Paige Moran
Paige is a Cammeraigal Women that grew up in the local area and is a up and coming respected elder on the Northern Sydney and Beaches Area



Anthony Freeman
Anthony is a Wiradjuri man and Plant specialist from Bush to Bush



“To encourage the inclusion of community just like our old people. To sit and to have a yarn”
Aunty Jean Moran

ENGAGEMENT & WALKING WITH FIRST NATIONS

Walk On Country / Design Input Session - cont.



“Creeks were a great source of sustenance”
Aunty Jean Moran

“Connection through the tribes with - gal at the end”
Aunty Jean Moran



“Give Give” If you give, I give, we all receive.
Anthony Freeman (Bush to Bowl)



“Pasting on of Cultural Story is my obligation”
Aunty Jean Moran



PRINCIPLES



DESIGN FOR CONNECTION

The site is carefully arranged to establish a network of open spaces and pathways that connect to the surrounding context, enhancing movement, supporting ecological flow, and strengthening the relationship between sites within Country.



A FAMILY OF BUILDINGS

Architecturally, the buildings are designed as a cohesive family. Each cluster responds to its specific context, such as orientation, scale, and relationship to the public domain, while maintaining a shared material palette and design language that unifies the site as a whole.



CONTEXT RESPONSIVE FACADES

The building facades have been strategically designed to respond to each building's contextual climatic conditions, to maximise sunlight and ensure comfort and energy efficiency for residents.

02. CONTEXT & PLACE

WIDER CONTEXT

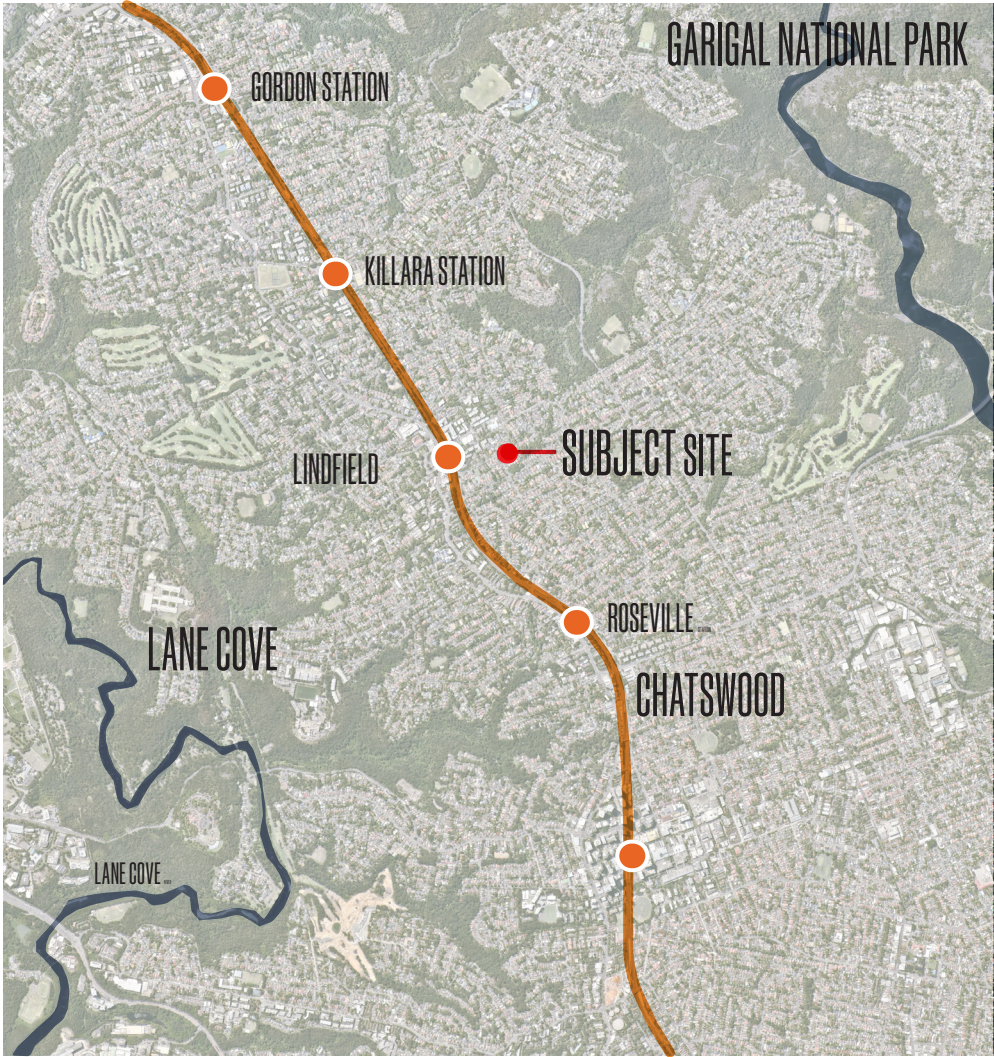
Lindfield is a leafy, affluent suburb located on Sydney’s Upper North Shore, approximately 13 kilometres north-west of the CBD. Known for its tranquil residential character, Lindfield balances a strong heritage presence with modern urban conveniences. Its name, taken from a village in Sussex, England, reflects the suburb’s early British colonial roots.

A defining feature of Lindfield is its Heritage Conservation Area, particularly around the Lindfield town centre and surrounding streets. Here, Federation and early 20th-century homes are protected for their architectural and historical significance. The area showcases tree-lined avenues, sandstone features, and preserved streetscapes, contributing to the suburb’s established garden suburb identity.

Transport is a key factor in Lindfield’s urban connectivity. The Lindfield railway station, on the T1 North Shore Line, provides direct links to the Sydney CBD, North Sydney, Chatswood, and Hornsby. This accessibility has historically driven suburban development, and continues to support a commuter-friendly lifestyle. Bus routes also supplement rail connections, linking the suburb with nearby schools, shopping precincts, and recreational areas.

Lindfield’s urban planning integrates green space and conservation priorities, with nearby bushland reserves such as Swain Gardens and proximity to Lane Cove National Park reinforcing its semi-rural charm. The Ku-ring-gai Council actively manages urban development to preserve heritage character while supporting appropriate density near transport hubs, particularly through medium-rise residential developments near the town centre.

In summary, Lindfield is a suburb where heritage, transport, and environmental conservation intersect, offering a high-quality urban lifestyle within a historically rich and green setting.



LOCAL CONTEXT

The site, located on 1A & 1B Valley Road and 59-63 Trafalgar Avenue in Lindfield, sits within a well-established residential neighbourhood characterised by its leafy streetscapes, proximity to key infrastructure, and environmental sensitivity. Trafalgar Avenue forms part of a tranquil pocket in Lindfield that benefits from its strategic position between the Lindfield local centre and significant biodiversity and riparian corridors. It is a unique urban setting where environmental sensitivity, strategic access to public transport, and suburban character converge. Any future development or land use change must carefully navigate these layered planning considerations to support sustainable, context-sensitive urban growth.

To the west and south of the site lies a riparian corridor associated with Moores Creek, which feeds into the Lane Cove River system. This corridor plays a vital ecological role, supporting local biodiversity, aiding stormwater filtration, and providing habitat connectivity for native flora and fauna. This area's natural vegetation includes mature canopy trees and understory planting, reflecting both remnant bushland and council-led revegetation efforts. The site's proximity to this corridor means development must consider ecological buffers, water-sensitive urban design (WSUD), and measures to reduce environmental impact.

The area is also influenced by its location within a Transport-Oriented Development (TOD) zone, given its relative closeness to Lindfield Station. This positioning aligns with Ku-ring-gai Council's strategic planning objectives to increase housing density and diversity within walking distance of public transport while maintaining the low-density residential character of the surrounding area. Trafalgar Avenue sits just outside the immediate high-density zone, making it a transitional area where sensitive infill development is possible, provided it respects both environmental constraints and heritage context.

Further contributing to the site's local urban character is its proximity to designated biodiversity areas, mapped under Ku-ring-gai's local environmental plans. These areas reinforce planning controls aimed at preserving native species, minimising vegetation loss, and encouraging tree canopy retention, a hallmark of Lindfield's visual and ecological identity.



- Site
- TOD (Transport Oriented Development) DPHI
- Council Alternate Scheme (Gazetted)
- Riparian Corridor - Category 3
- Riparian Corridor - Category 3A
- Low and Mid-Rise Housing Area
- Heritage Item
- Conservation Area - General
- Biodiversity Areas
- Submitted DAs



IMMEDIATE CONTEXT

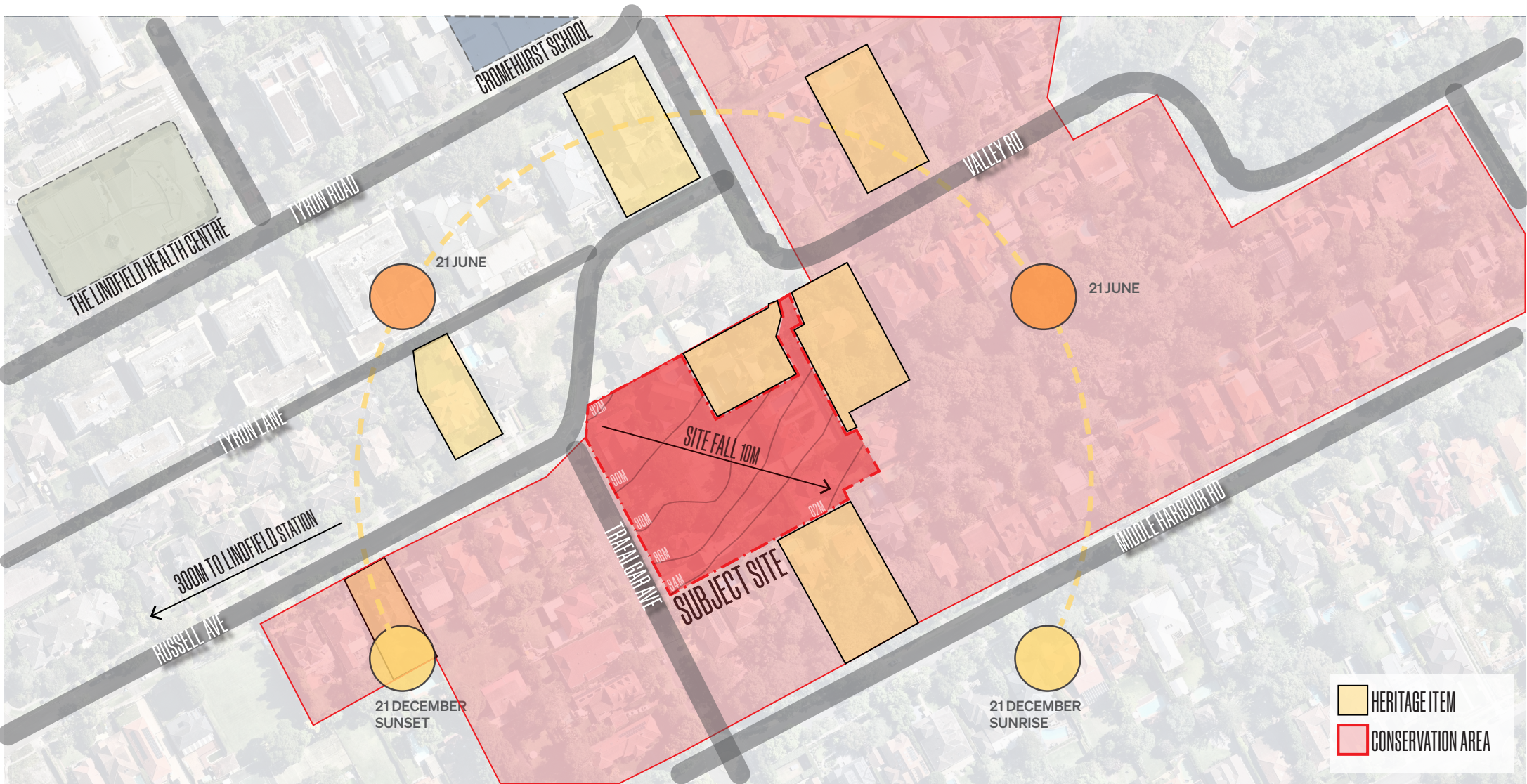
The intersection of Valley Road, Trafalgar Avenue, and Middle Harbour Road in Lindfield forms a quiet, well-established residential pocket nestled within Sydney’s Upper North Shore with a strong sense of place. This area is characterised by low-density detached housing, wide green verges, and mature street trees that contribute to a distinctly suburban, leafy character.

This locality is situated just east of the Lindfield Heritage Conservation Area. The urban grain in this area is spacious, with blocks generally oriented to maximise privacy and solar access. Street frontages are well-vegetated, reinforcing the sense of enclosure and suburban calm. Trafalgar Avenue and Middle Harbour Road are relatively quiet, local-access streets with minimal through traffic, while Valley Road serves as a slightly more connected corridor, linking to Pacific Highway and public transport options.

To the south and east of this node, the landscape begins to dip towards a riparian corridor linked to Moores Creek, introducing topographic variation and ecological significance. This creates natural buffers and visual relief, as well as introducing biodiversity constraints to development in lower-lying parts of the area. This immediate proximity to the riparian zone means that many sites back onto or are adjacent to native vegetation, increasing the ecological sensitivity of the precinct.

Despite its quiet setting, the area is within a walkable radius (7 minutes) of Lindfield Station and the local centre, aligning it with Transport-Oriented Development (TOD) planning principles. As such, this area represents a transition zone between the higher-density housing near the station and the bushland-fringe residential zones further east.

In conclusion, the immediate urban context around Valley Road, Trafalgar Avenue, and Middle Harbour Road blends suburban residential character, ecological sensitivity, and strategic accessibility, making it a distinctive and highly valued part of Lindfield’s urban fabric.



STRATEGIC CONTEXT - HOUSING SEPP

COUNCIL LOCAL ENVIRONMENTAL PLAN 2009 (LEP)

Applicable LEP classifications of the site are shown on the right hand side of the page.

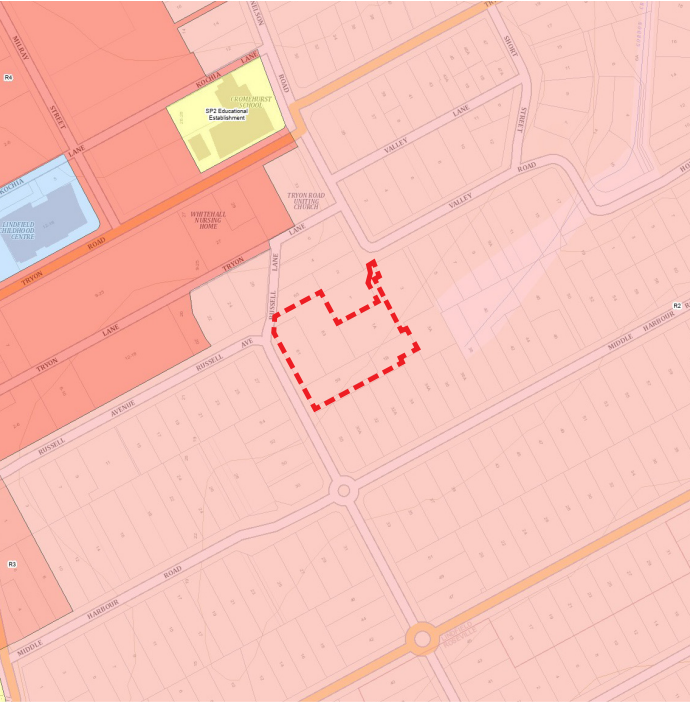
HOUSING SEPP 2021 - CH5 (TOD)

The proposal incorporates the new Transit-Oriented Development (TOD) planning controls, which permit a maximum building height of 22 metres and a Floor Space Ratio (FSR) of 2.5:1. Additionally, 2% of the development is required to be delivered as on-site affordable housing in perpetuity.

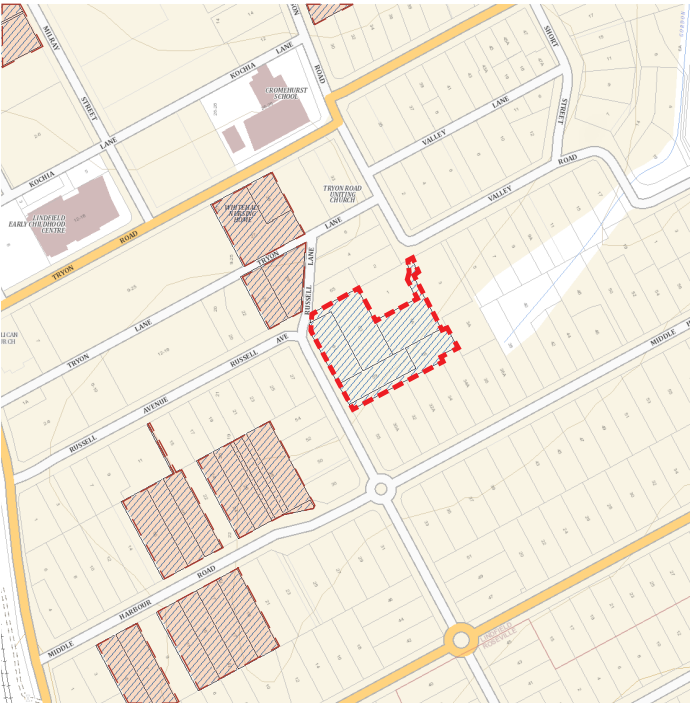
HOUSING SEPP 2021 - CH2 (INFILL ARH)

The proposal incorporates the Infill Affordable Housing provisions, applying a 30% bonus to the LEP controls. This increases the allowable maximum building height to 28.6 metres and the Floor Space Ratio (FSR) to 3.25:1 in exchange for 15% of the GFA being delivered as affordable housing for 15 years.

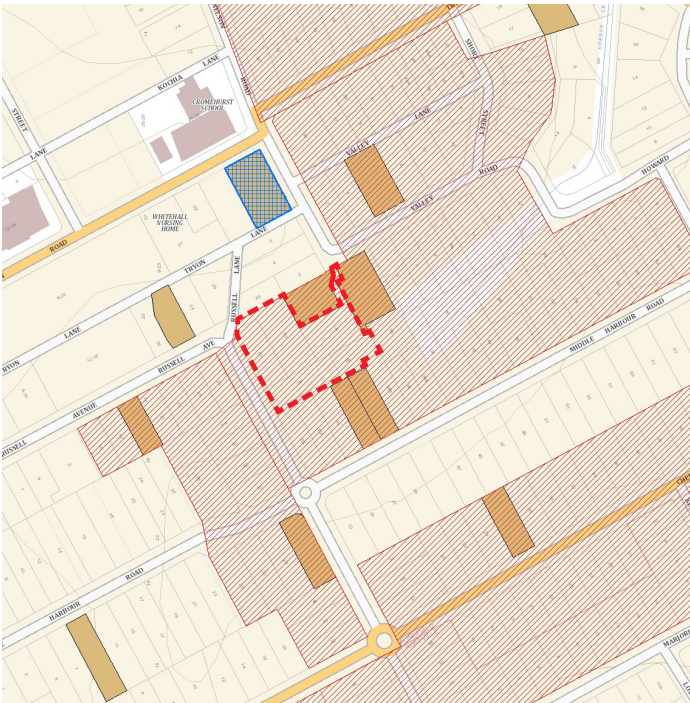
Land Use Zoning - R2 Low Density Residential.



CH5 (TOD) + Save Controls - FSR 2.5:1 & HOB 22m



Heritage - Heritage item adjacent to the site.



Low and Mid-Rise Housing Areas

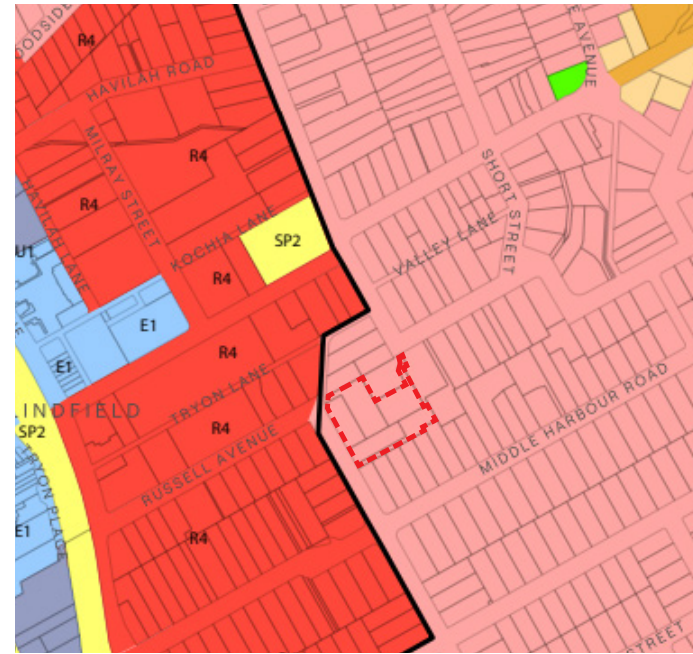


KU-RING-GAI - PROPOSED CONTROLS

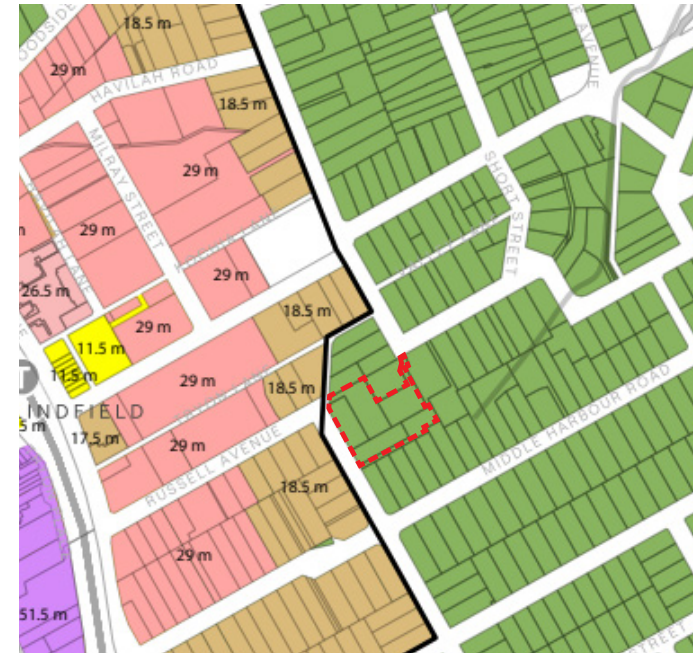
GAZETTED

While the Council's proposed controls as exhibited are acknowledged within this application, the controls are draft only and subject to change.

Draft - Land Use Zoning



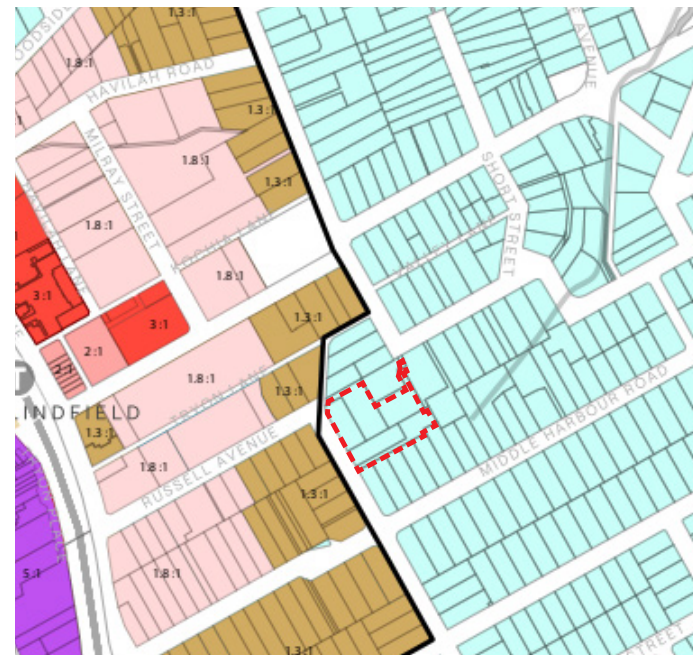
Draft - Height of Building



Draft - Additional Site Requirements



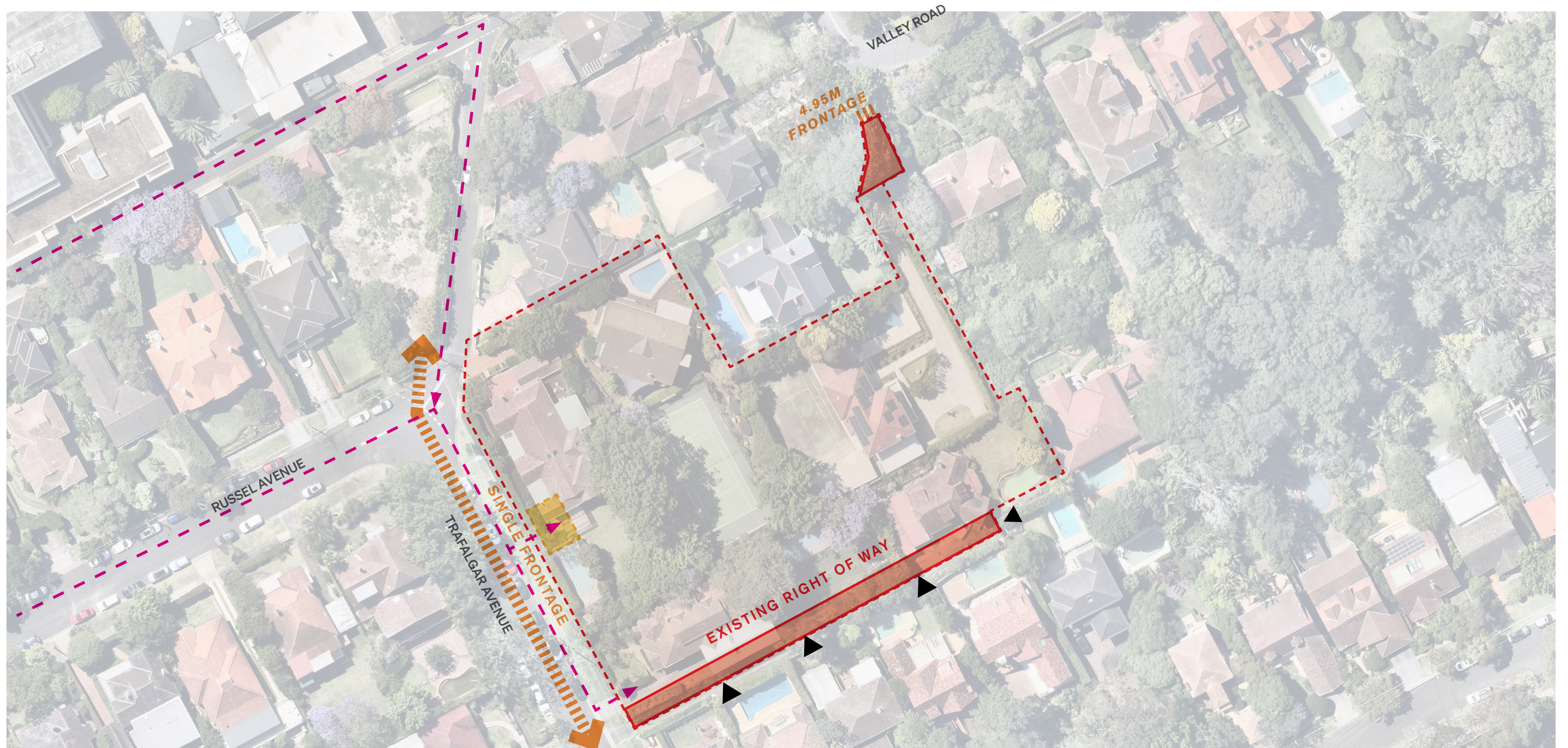
Draft - Floor Space Ratio



LOCAL CONTEXT - STREET HIERARCHY AND ACCESS



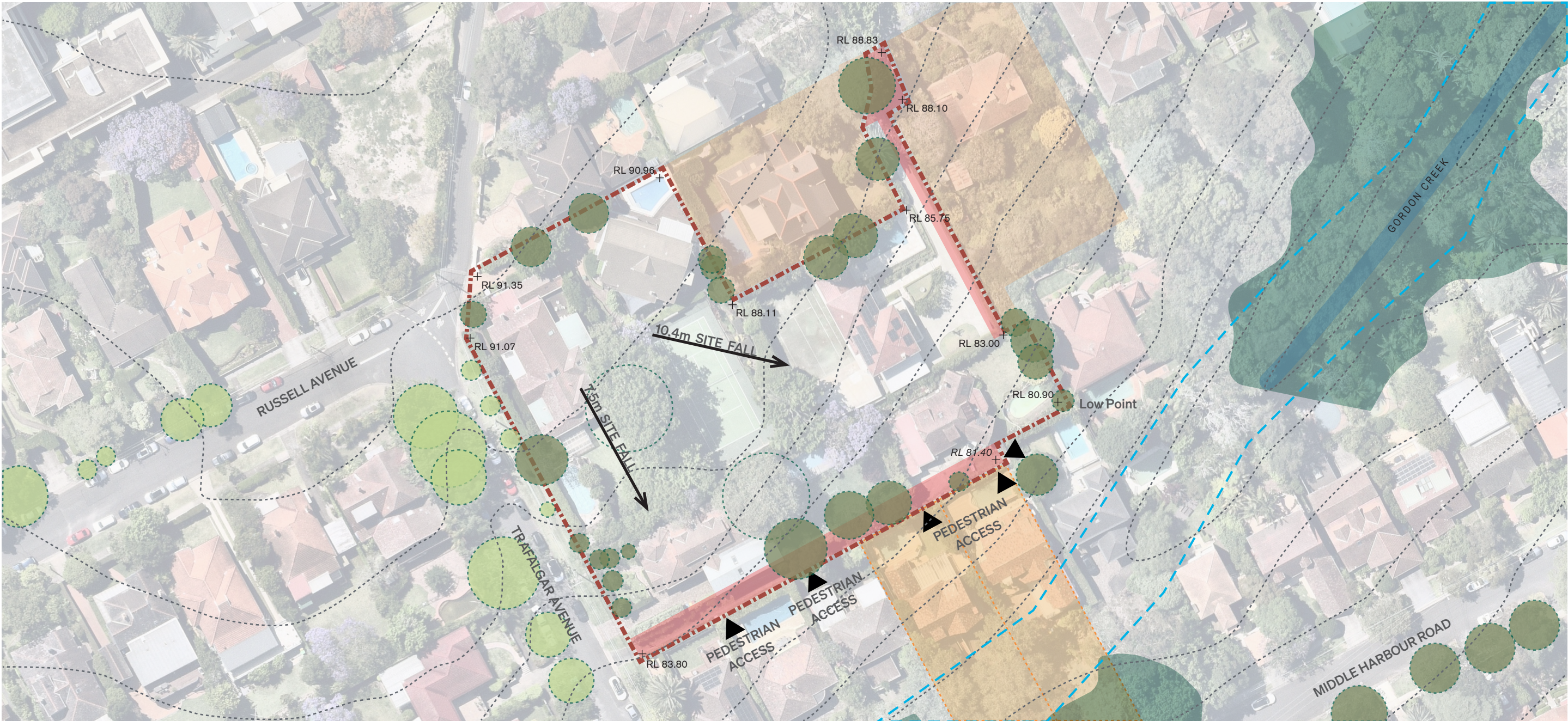
STREET FRONTAGE & RIGHT OF WAY



-  Right of Way
-  Entry Points
-  Pedestrian Access Path
-  Pedestrian movement from Station



TREE CANOPY



SOLAR ALIGNMENT

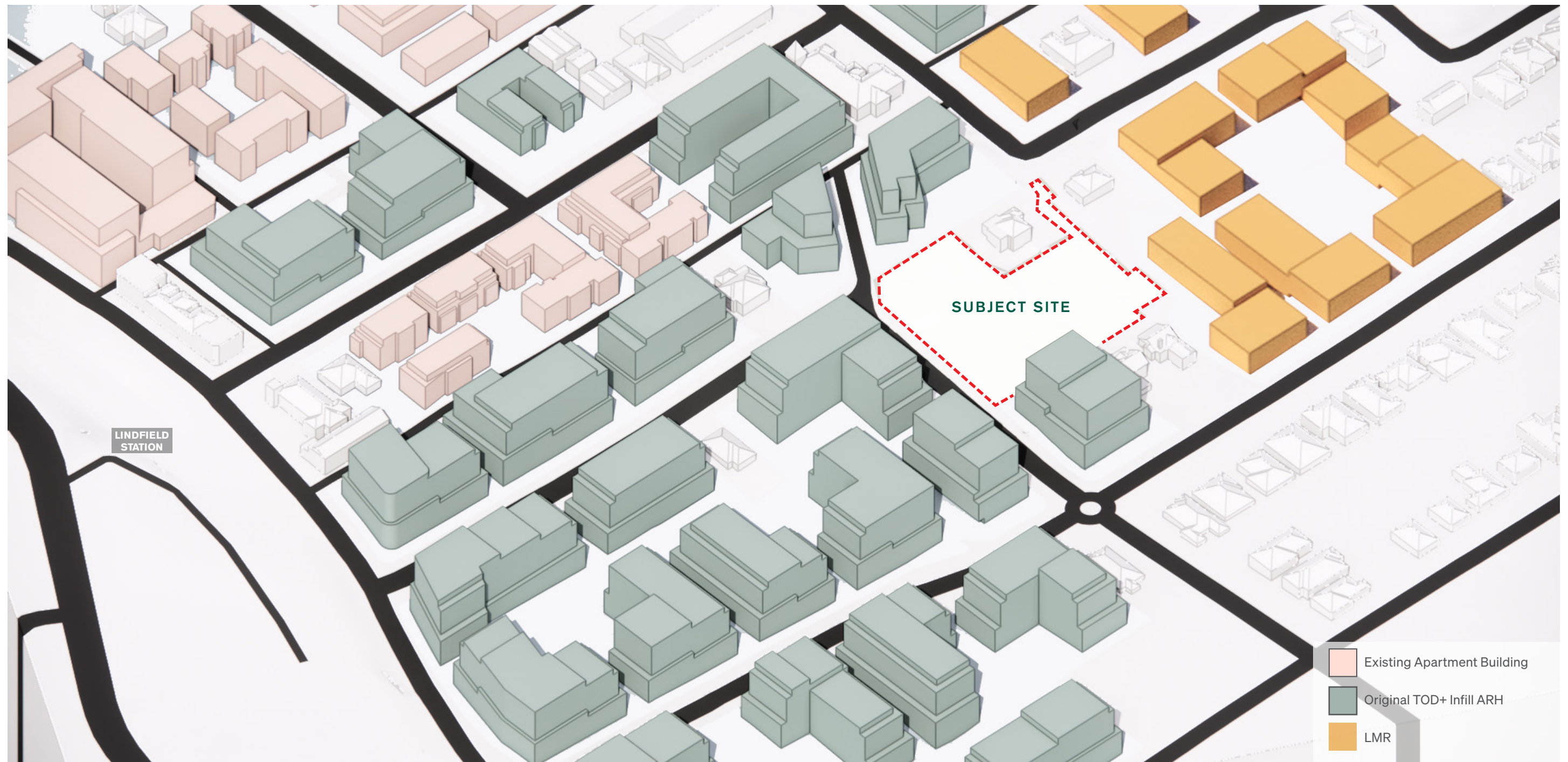


*Due to the site's orientation, there are constraints on achieving optimal solar access. As a result, solar access has been assessed over an extended period from 9:00am to 4:00pm.

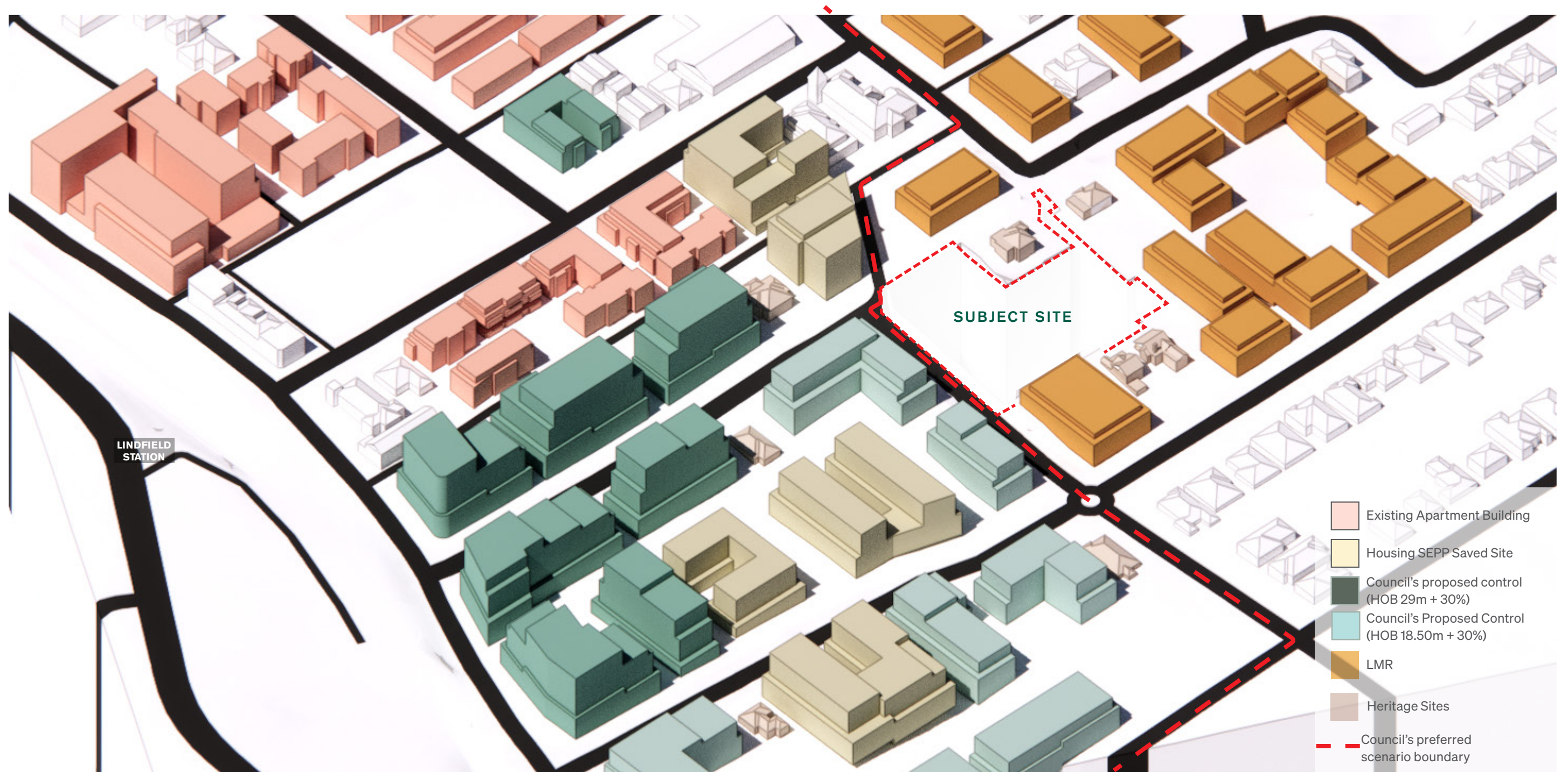


FUTURE BUILT FORM - SEPP HOUSING (2021)

ORIGINAL TOD + INFILL ARH

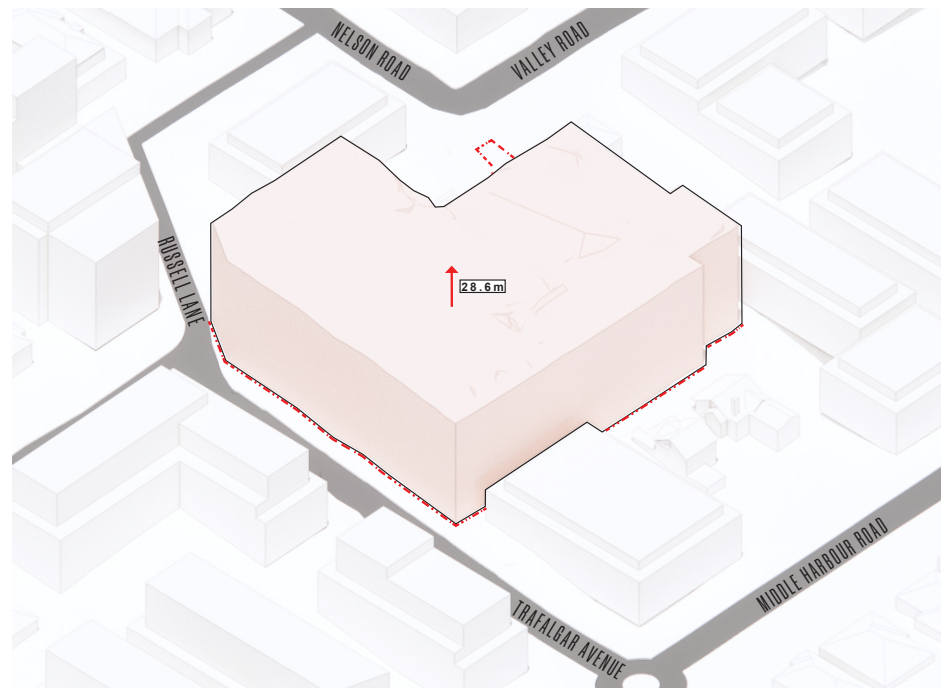


FUTURE BUILT FORM - KU-RING-GAI - PROPOSED CONTROLS



03. BUILT FORM & URBAN DESIGN RESPONSE

BUILT FORM EVOLUTION



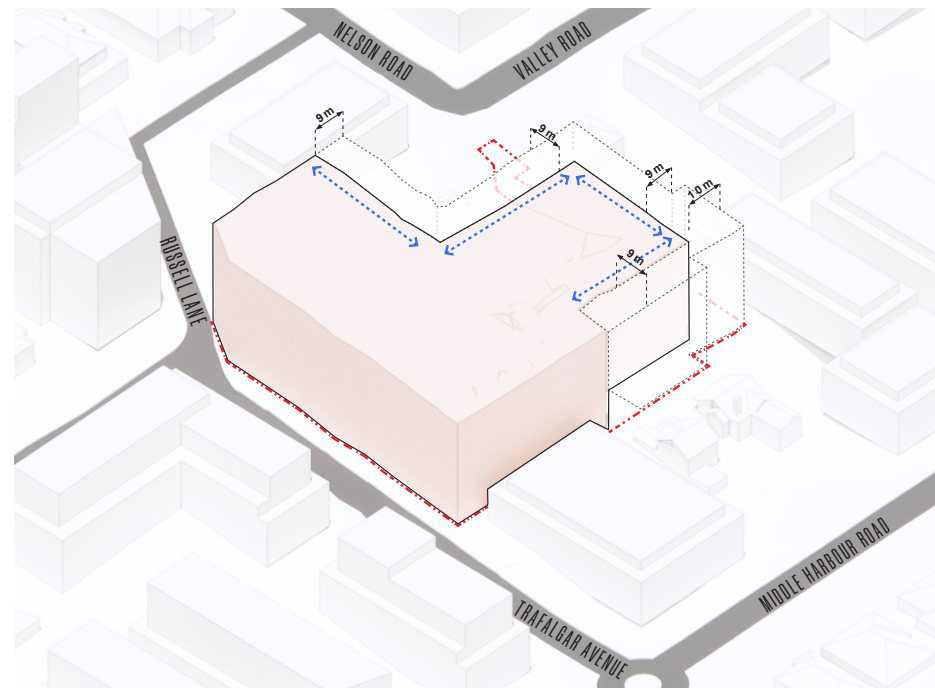
SITE MASS

Under Housing SEPP Chapter 5 / c155:

- FSR - 2.5:1
- HOB - 22m

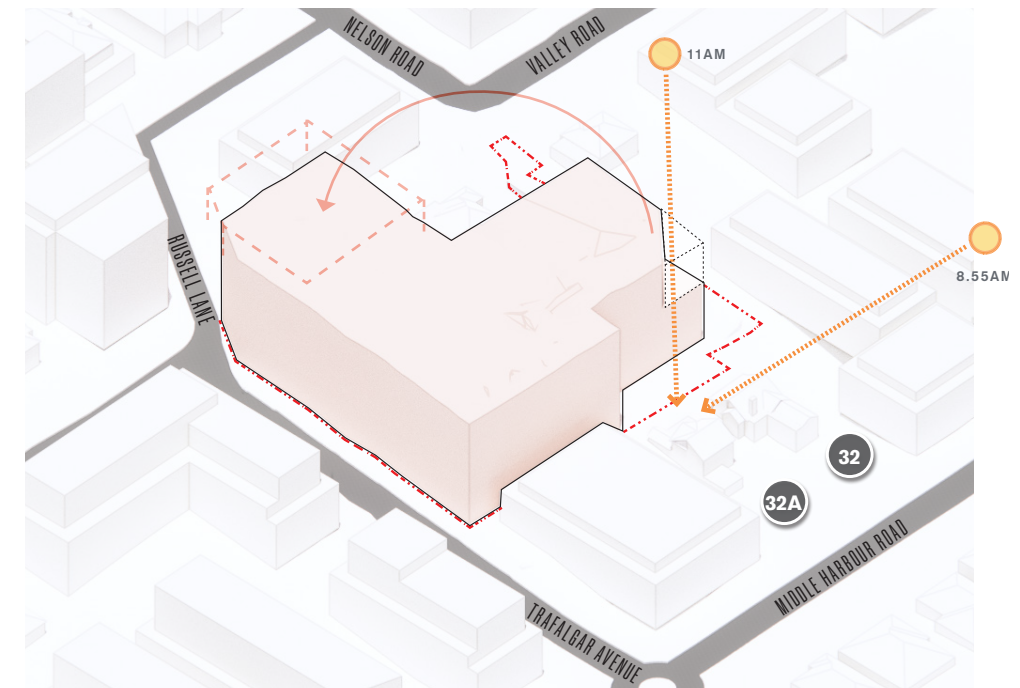
Under Housing SEPP Chapter 2 / c16 & c18

- Max. FSR - 3.25:1 (Additional 30%)
- Max. HOB - 28.6m (Additional 30%)



LOWER DENSITY INTERFACE

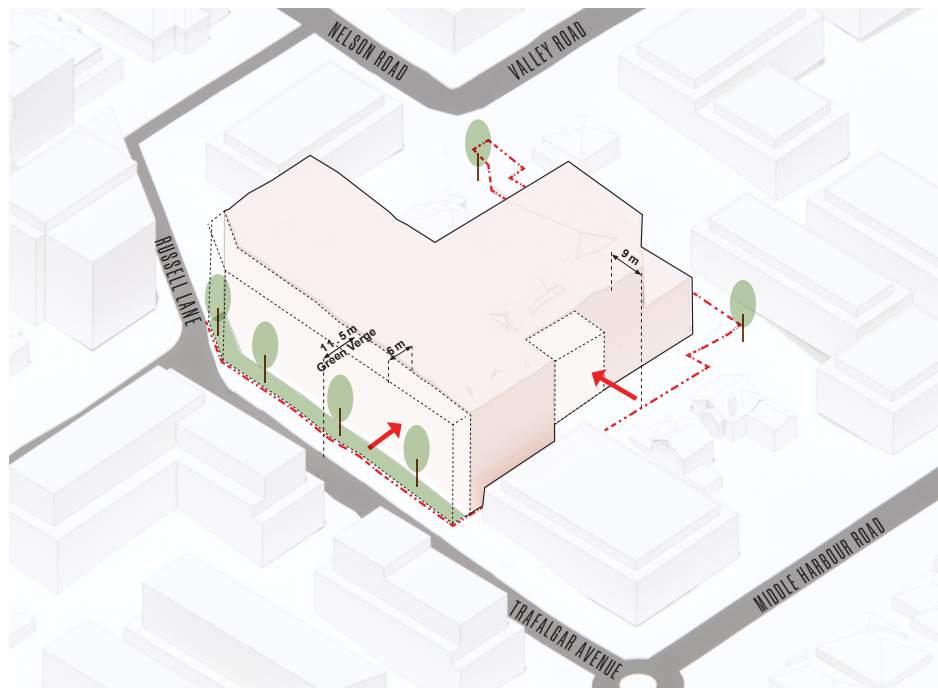
Provide increased setbacks where the building interfaces with adjoining lower-density residential zones, ensuring a sensitive transition in scale and maintaining neighbourhood character.



SOLAR ACCESS TO SOUTHERN NEIGHBOURS

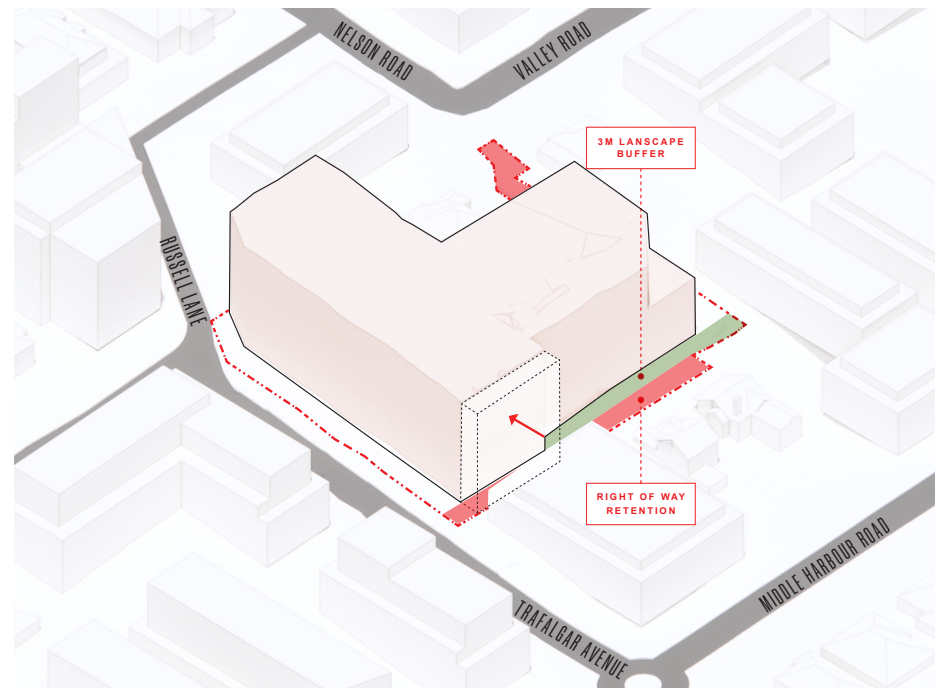
Reduce the building massing to preserve solar access for neighbouring properties to the south, ensuring compliance with overshadowing controls and maintaining residential amenity

BUILT FORM EVOLUTION



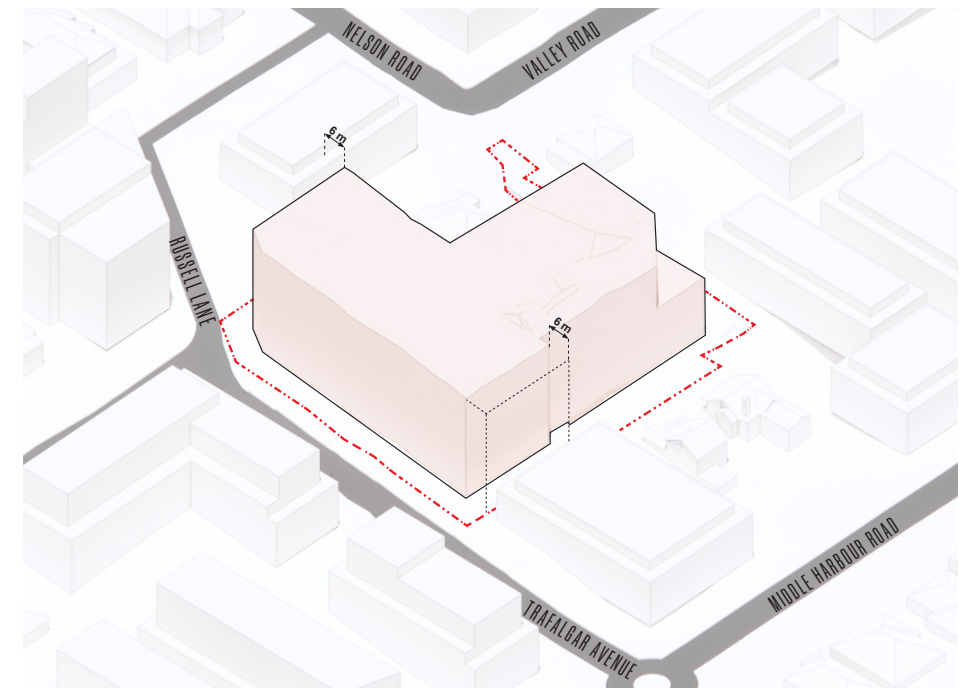
ENHANCE LANDSCAPE SETTING TO THE STREET

Setback the building massing to accommodate tree retention and designated deep soil zones, supporting long-term landscape health and urban canopy preservation



ROW RETENTION

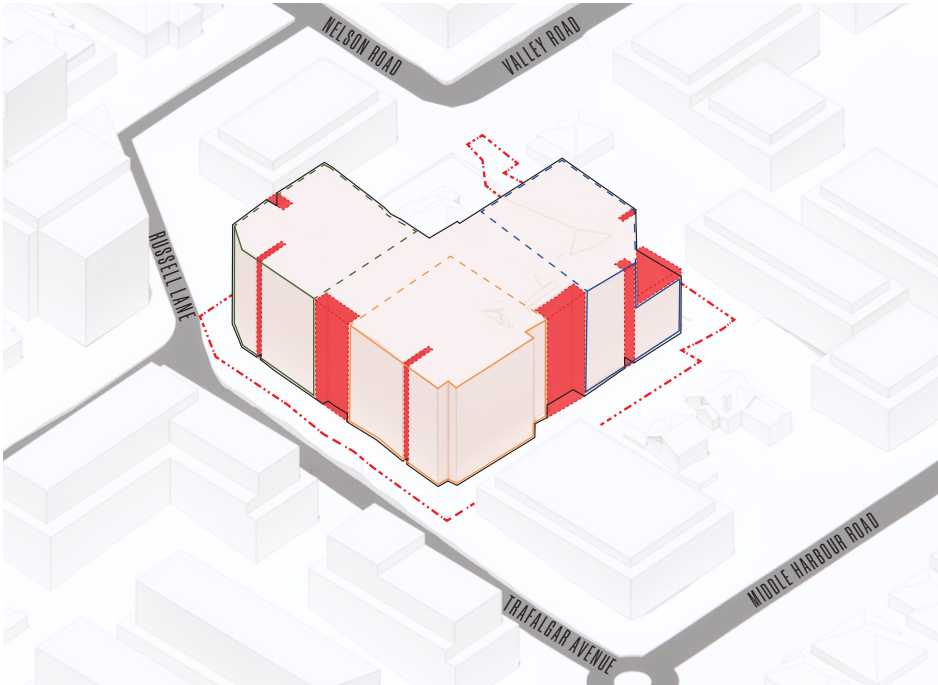
Setback the building to maintain the existing right of way, ensuring continued access and respecting site constraints



UPLIFT ZONE SETBACK

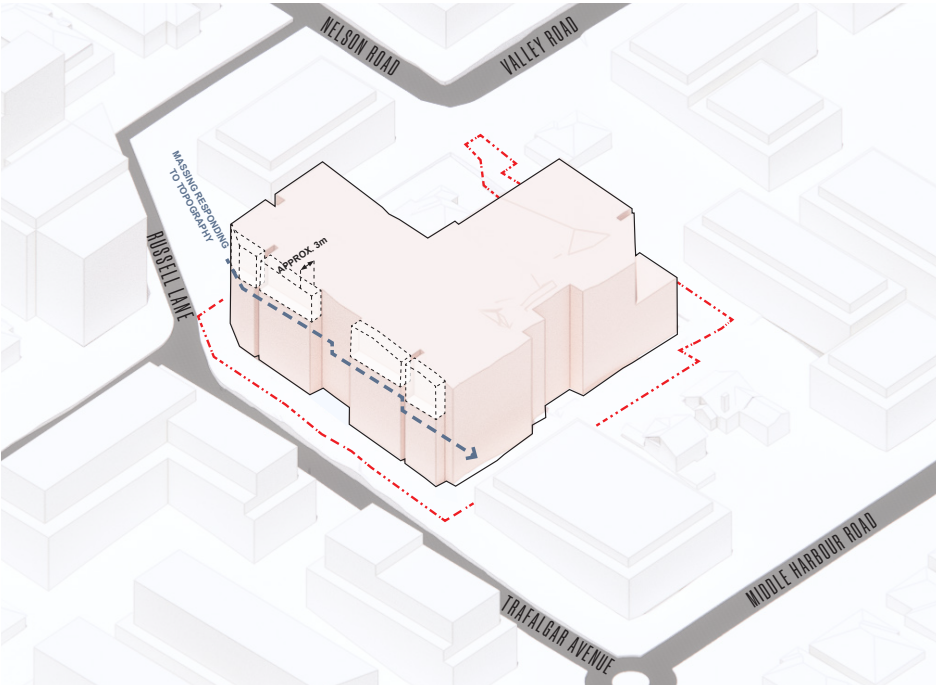
Introduce setbacks to the uplift zone to minimise overshadowing impacts on adjoining properties and enhance solar access

BUILT FORM EVOLUTION



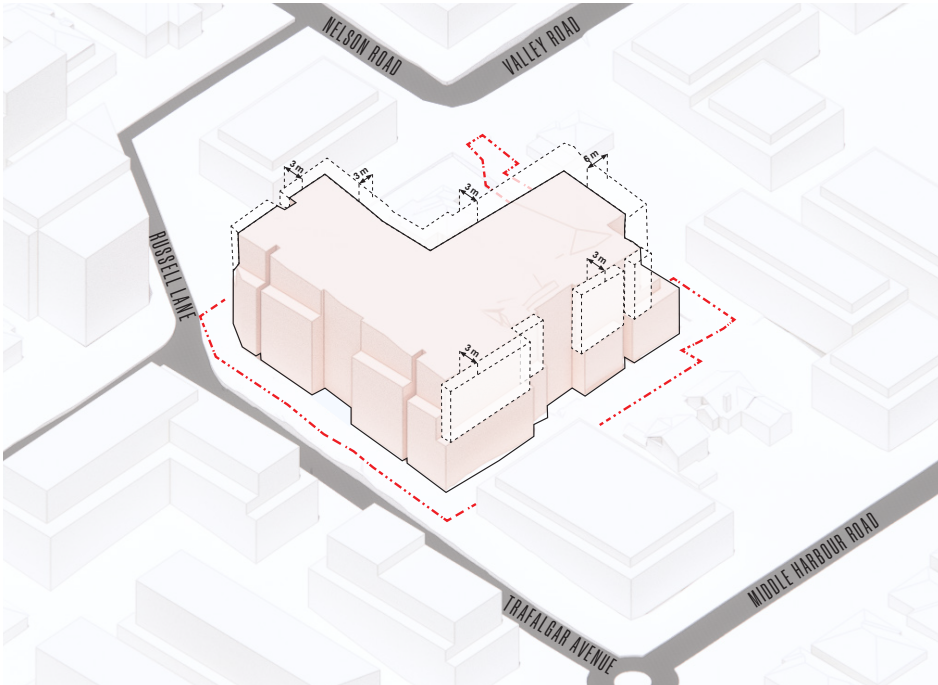
VERTICAL BUILDING ARTICULATION

Vertical articulation is introduced to break down the overall building mass and reduce visual bulk, enhancing the streetscape presence and perceived scale. This articulation defines three distinct building forms, creating a rhythmic and well-proportioned façade composition.



REFINING STREET CHARACTER

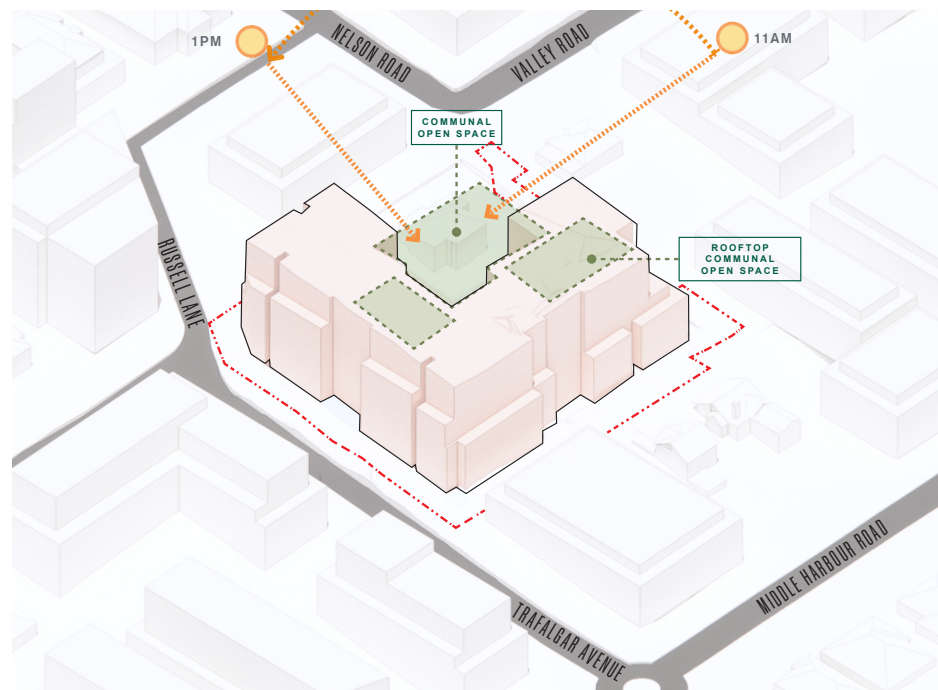
Introduce an additional setback to the podium along the street frontage to better respond to and align with the established street character



ABOVE 4 STOREY ADG SETBACK

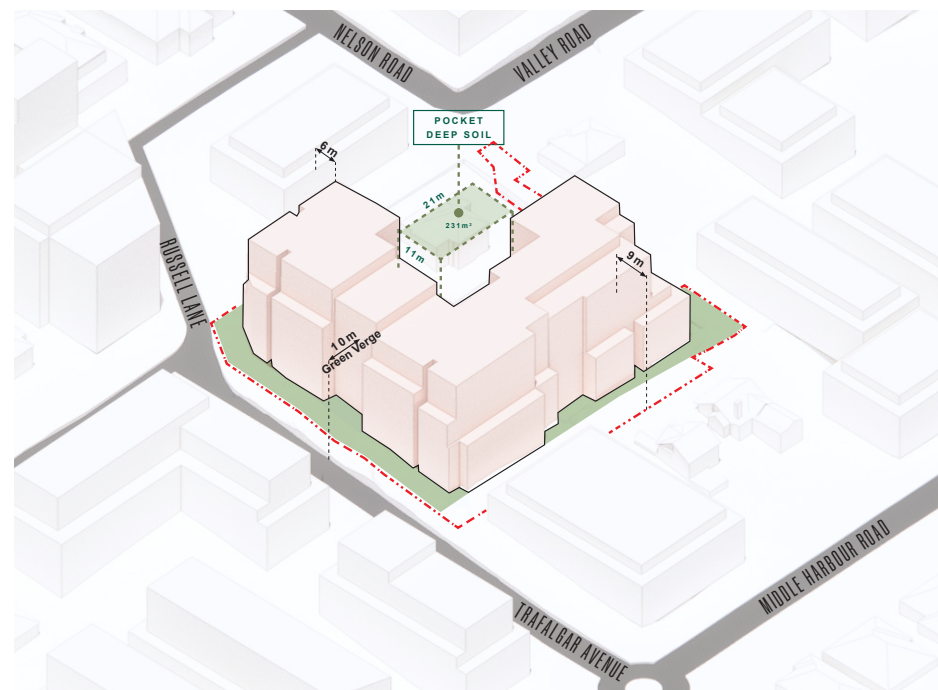
Apply ADG compliant setbacks above the fourth storey to maintain visual privacy for adjoining developments

BUILT FORM EVOLUTION



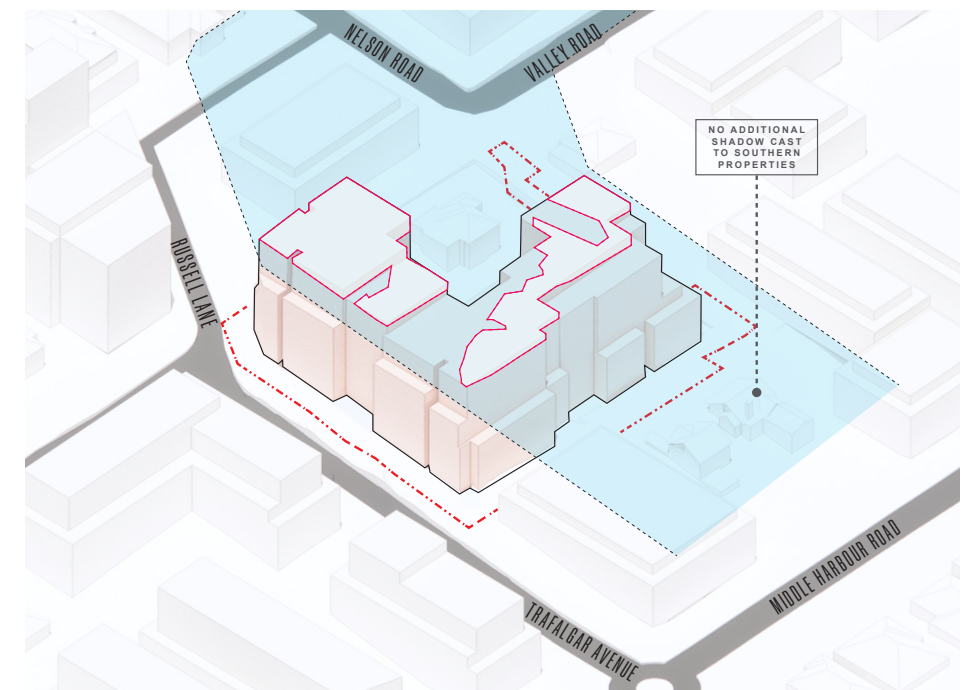
COMMUNAL OPEN SPACE

Establish communal open spaces within a central courtyard and on the rooftop to enhance resident amenity and encourage social interaction.



LANDSCAPE BUFFER

Provide a significant landscape buffer around the site, comprised largely of deep soil planting zones to enhance visual privacy and offer acoustic protection from surrounding developments and roadways



TOD HEIGHT ALIGNMENT

The stepped form is introduced to respond to the site's steep topography, ensuring a gradual integration with the landscape while minimizing the potential for additional shadow impact on neighboring properties.

04. ARCHITECTURE & MATERIALITY

FACADE PRINCIPLES

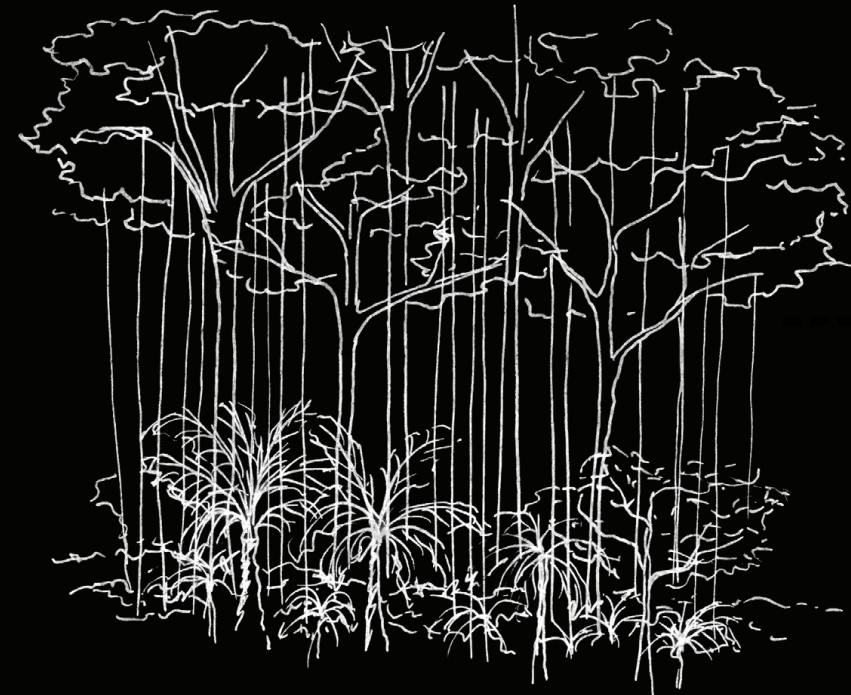
The façade strategy for the proposal is underpinned by a set of key design principles that promote a refined architectural expression, contextual sensitivity, and a human-scaled urban response. Central to this approach is a layered and sculptural composition, where massing, materiality, and depth are strategically modulated to create a dynamic and visually legible built form.

The architecture is defined by a clear hierarchical organisation: a robust, grounded podium provides a strong interface with the public realm, while lighter upper tiers recede into the skyline. This legibility supports both urban scale and human experience. The podium is expressed in tactile, enduring materials such as brick, establishing a sense of permanence and reinforcing the building's connection to the street. The material's texture and warmth offer a familiar and resilient character, contributing to a cohesive and contextually appropriate streetscape.

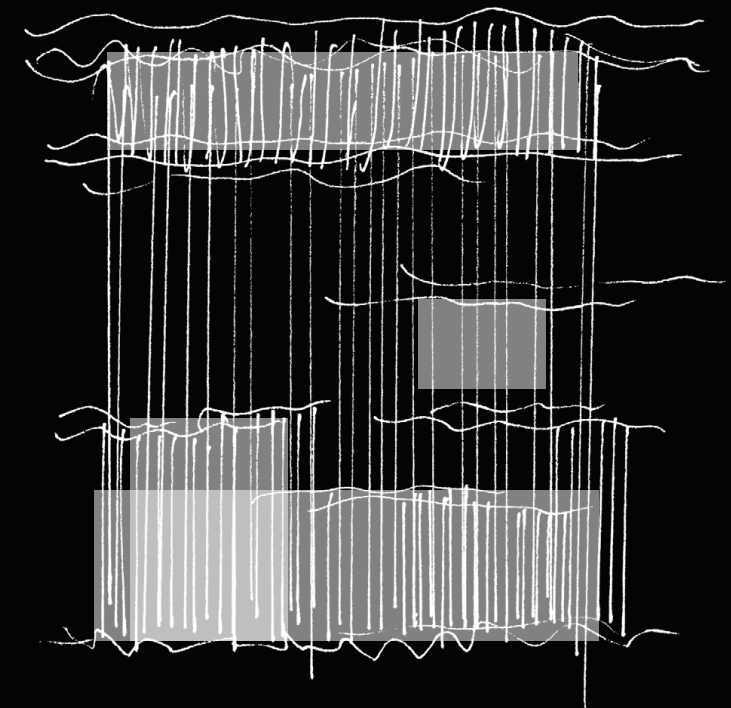
In contrast, the upper levels are treated with a lightweight architectural language, incorporating aluminium projections, smooth render, or lightweight framed systems. This transition in materiality and tone reduces perceived bulk, enhancing the building's integration into its surroundings. The upper façade is articulated through a deliberate and consistent rhythm of vertical and horizontal elements, creating visual order, proportion, and balance.

A critical design strategy is the introduction of a recessed negative tier, a design element that horizontally breaks the massing and adds depth to the architectural composition. Treated in shadow-toned finishes, this band introduces relief and sculptural contrast, helping to mitigate scale and contribute to a layered architectural presence. This negative space acts as a visual and spatial counterpoint, reinforcing the interplay of solid and void and enhancing the building's vertical and horizontal proportions.

These principles work together to deliver a façade that is contextually responsive, visually dynamic, and human scaled. The carefully considered balance between heavy and lightweight materials, shadow and light, and texture and smoothness ensure a rich and diverse architectural expression that strengthens the building's urban presence while meeting a high-quality development's functional and environmental demands.



Green Landscape Setting



Vertical Projection

BASE PODIUM



STRONG TACTILE MASONRY BASE

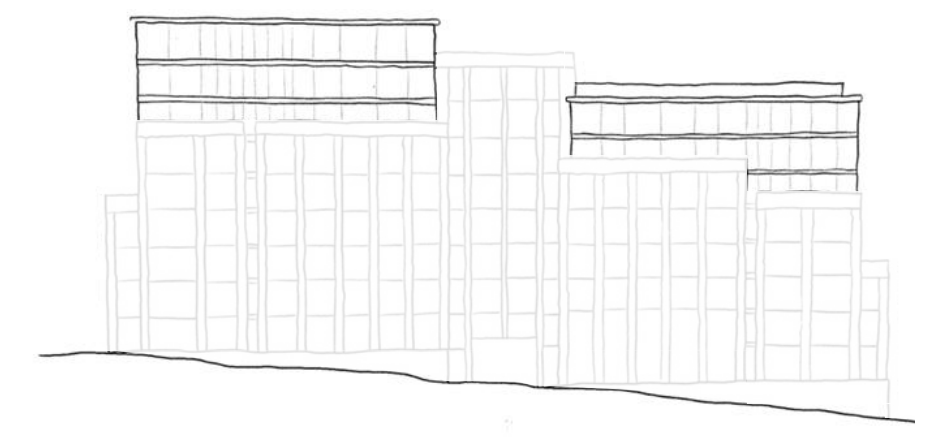


VERTICAL BANDING



SANDSTONE BASE

UPPER LEVEL



LIGHTWEIGHT UPPER TIER

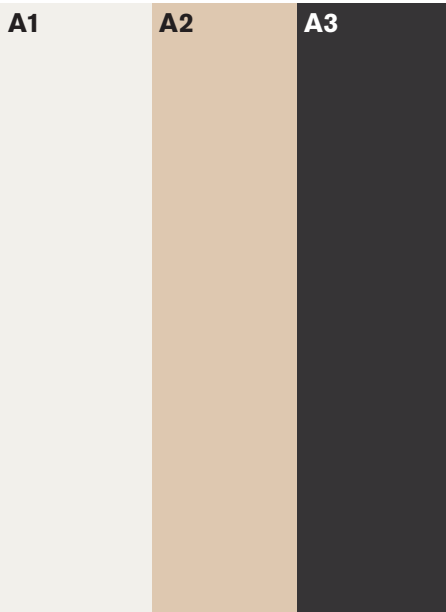


HORIZONTAL BANDING



RECESSED WINDOW HOODS

MATERIALITY



A. Fibre Cement



B. Aluminium Cladding



C. Brick - Dark Earth Tone



D. Sandstone

*Artistic impression only

PERSPECTIVES



*artistic impression only

05. GROUND PLANE & LANDSCAPE

LANDSCAPE VISION & PRINCIPLES

Connect with Country overview. The design solution has been arrived at after extensive coordination between the design consultants & relevant planning authorities. Integral to this has been the Connect with Country collaboration. The very early input of the local indigenous context (both historical and current) has been invaluable. This increased understanding through discussions with local elders has been facilitated through the guidance of JMP Aboriginal Consultancy. The plan reference codes indicate at a high level how these identified elements are weaved into the development’s design response. The imagery gives guidance to the proposed structural materiality & soft landscape elements.

A. The main red highlighted ridge line located where the Pacific Highway runs was the historical movement and trade route of the first nations people. The original importance of this route is carried on today with the principal north south vehicular movement continues to the current times.

B. From the main ridge line natural creek lines fall toward the east and make their way to the current large natural open space systems. These partially preserved creek lines and riparian zones exhibit a range of the indigenous vegetation fauna. It is along these lines that much of the first nations significant activities would occur. Significant events such as birthing places, meeting (Yarning) places, production of artworks occurred along these topographic lines. The day to day activities such as preparing shelters, teaching, food gathering, cooking occurred were a constant feature. The topography of ridges and valleys, exposed rock outcrops and dense vegetation provided a secure place of shelter away from the exposed coastlines to the east of the local area.

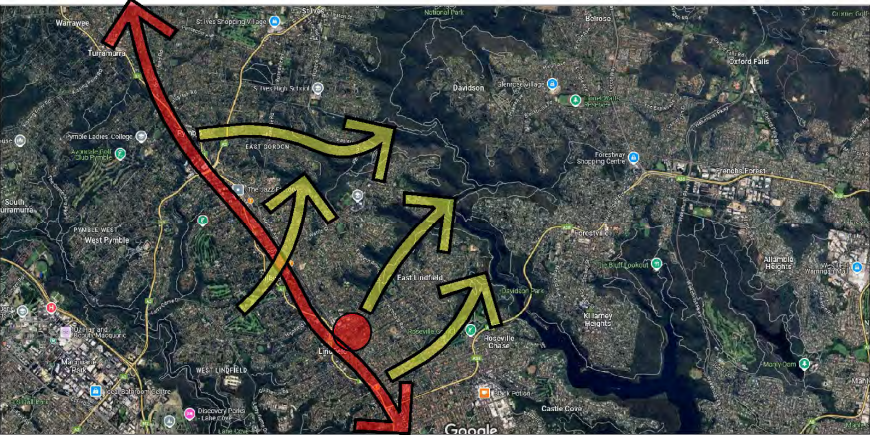
The yellow highlight lines show these creek line topographically and serves to emphasise the relationship of the development site to these important cultural and environmental features. The design response recognises this relationship and seeks to emphasise key features identified both in the local area walk around with the aboriginal elders and summarised in the Connect with Country report

C. The site has a number of pedestrian entry points that allow for meandering paths to move through and around the development. These areas provide ample opportunity to recognise the important cultural elements noted in the descriptions above. Paths are not just a means to get from one point to another. They present an opportunity for more private seating areas, use materials sourced from the local geology and environment such as sandstone, gravel, rock boulders, limber and woven elements to teach about the historical context of the site. It is envisaged that a wall mounted laser cut steel plaque will be installed that emphasises these elements and will be located near to the central northern courtyard shade structure./ The shade structure itself will have strong cultural visual cues.

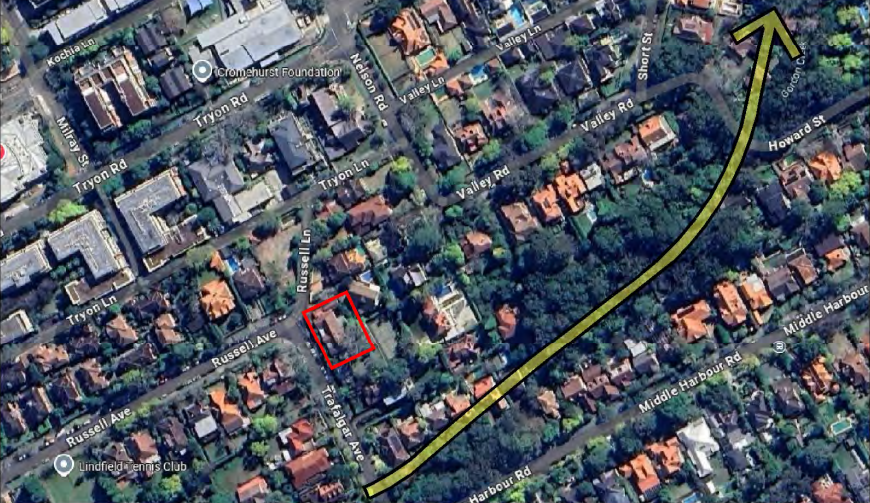
The level 7 Common Open Space area will likewise have a plaque that relates the observable local points of significance from the perspective of the first nations peoples. This high level terrace will have expansive views and provides an excellent teaching and visual interest opportunity

The southern boundary planting seeks to replicate the canopy form and overall species composition of the parallel original creek line evident to the south of the site. The multi layered predominantly indigenous plant scheme will reinforce the environmental importance of the adjacent creek line and the expansive open space reserves below and to the east of the site.

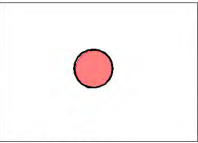
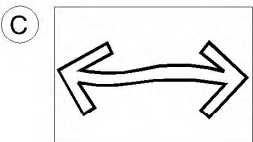
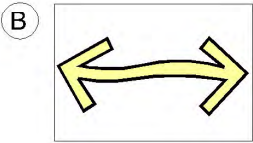
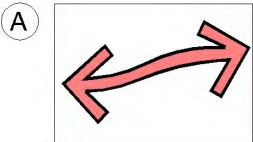
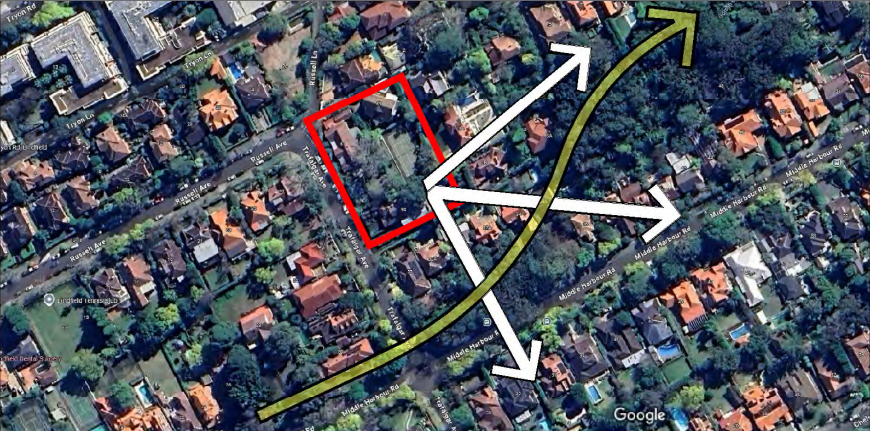
Regional context



Local context



Site location



Site location



PEDESTRIAN MOVEMENT & ACCESS

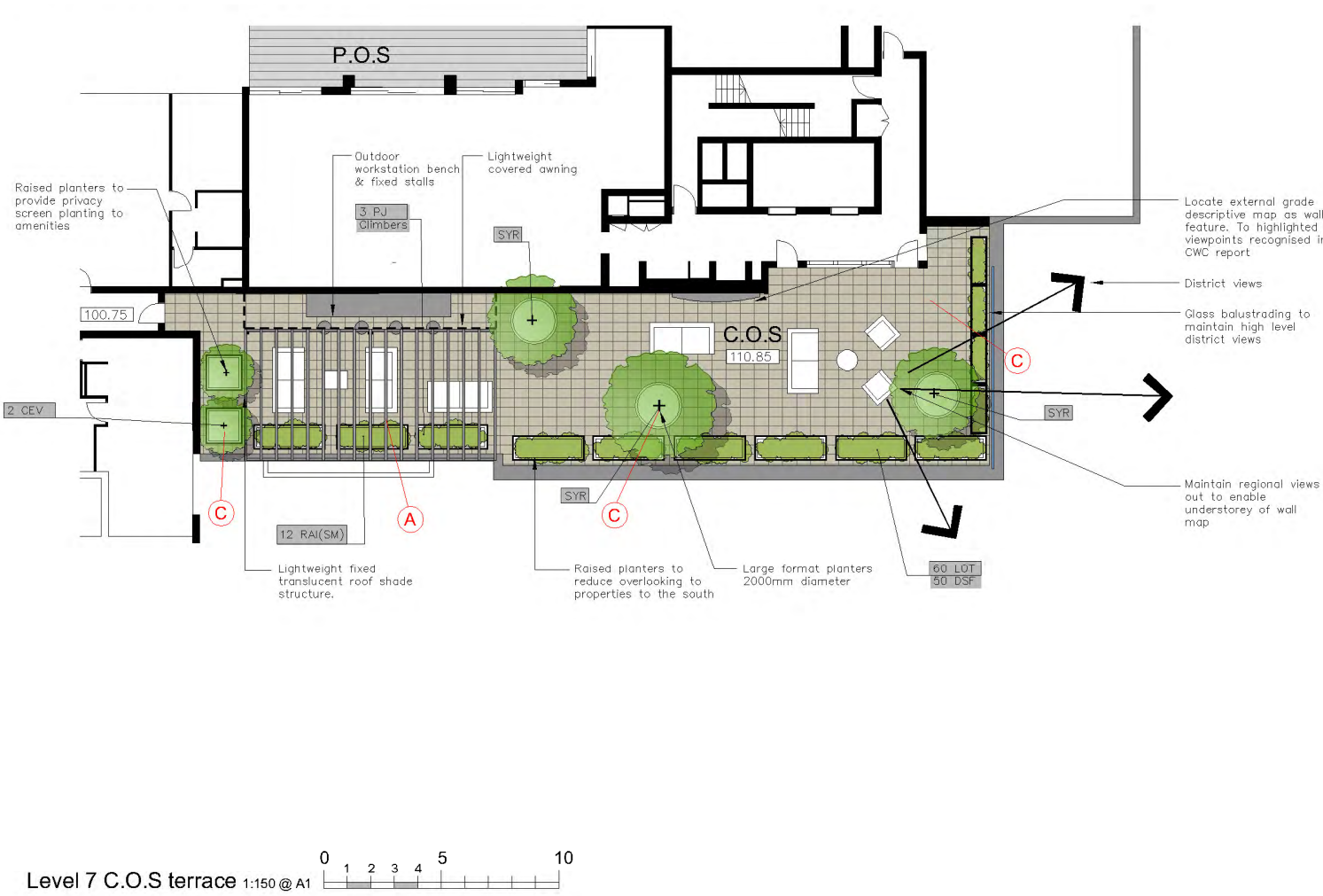
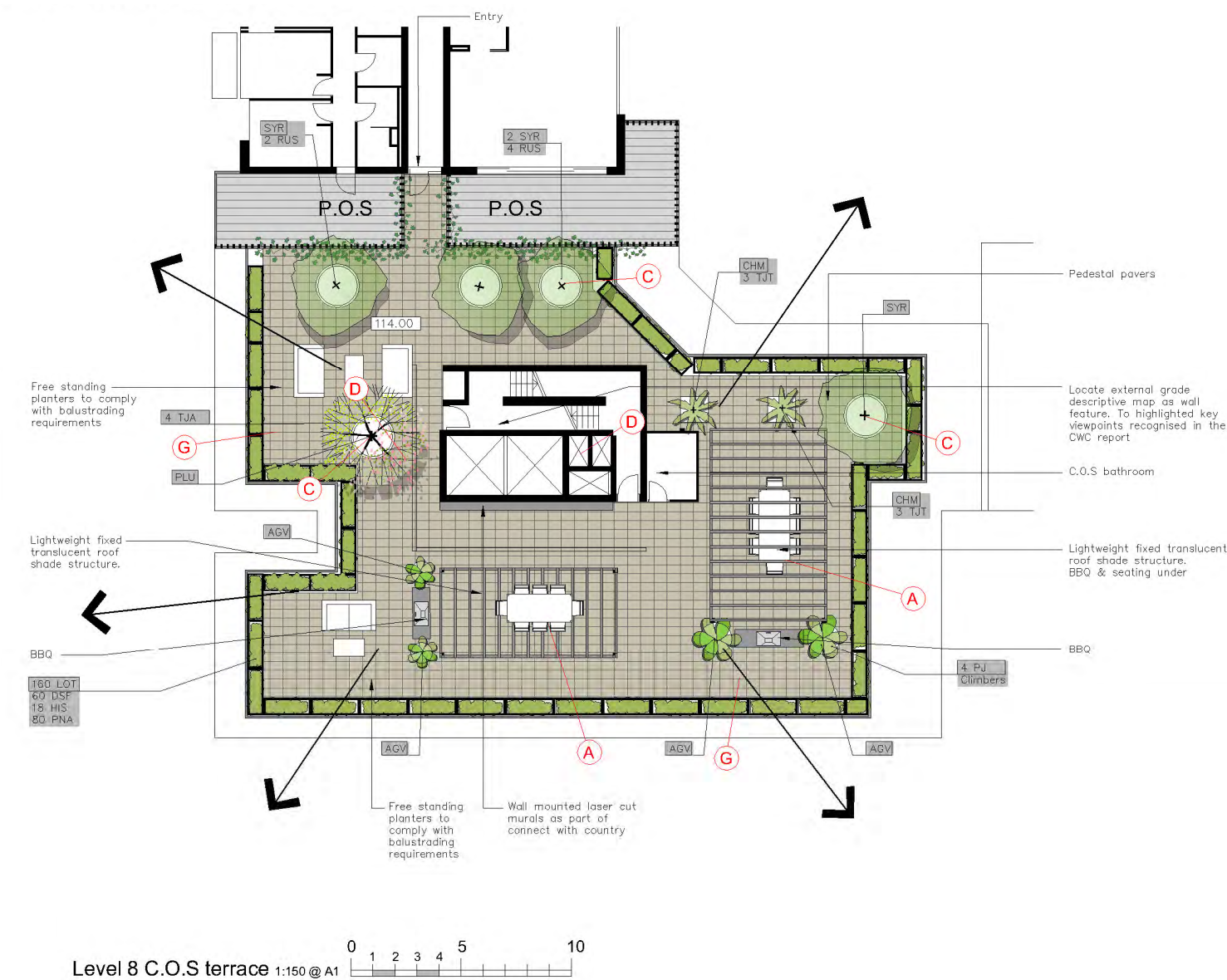


- Main Entry / Lobby Spaces
- Pedestrian Access Path
- Site Massing
- COS
- Pedestrian movement from Station





ROOFTOP COMMUNAL OPEN SPACE



06. ESD INITIATIVES

ESD INITIATIVES

Sustainability is a key component of the project. The proposed design for the residential project has been refined through one SRDP session and aims to incorporate sustainability initiatives that aligns with Lindfield’s vision.

SUSTAINABILITY TARGETS

The proposed targets for the project will comply with the regulatory requirements. A full table comparing the proposed targets against the minimum requirements is provided in the Sustainability Report prepared by SLR. Some key targets are:

- NatHERS: average of 7 stars and minimum of 6.5 stars
- BASIX: exceeds BASIX targets by achieving 42 points in Water (Target 40) and 61 points in Energy (Target 60).
- Solar Energy Generation: available roof area to be covered by PV
- LED energy-efficient lighting



WATER

- Water sensitive urban design strategies to reduce runoffs and filter rainwater.
- Harvest rainwater to be reused for irrigation and water features.
- Permeable paving integrated in the public realm.
- Efficient showers and taps to reduce water consumption.



ENERGY

- Passive design strategies to incorporate shading devices and natural ventilation.
- implement efficient lighting, building systems and appliances throughout the site to reduce energy usage.
- Solar PV on roofs to offset emissions.



WASTE

- Considered apartment design that encourages ease of waste separation and disposal
- Provision of 4 streams of waste including sufficient storage
- Diversion of 80% of construction and demolition waste



RESILIENCE

- Strategic use of low-maintenance materials and considered shading design to increase thermal performance of building.
- Using Light coloured materials.
- Optimised amount of glazing apertures utilising higher efficiency ratings to minimise heat gain and loss.
- Reduce project embodied carbon emissions by exploring recycled content, locally made materials, low carbon concrete.



MOBILITY

- Provision for on-site electric vehicle.
- Provision of bicycle spaces to reduce emissions and road congestion.
- Connection to existing street networks to allow easy access to public transport.



COMMUNITY

- Design guided by the aboriginal community and recognised Knowledge Leaders.
- Public offerings promoting shared outdoor spaces.
- Variety of large consolidated communal areas throughout the development, including a generous arrival lobby.



HEALTH

- Large communal plaza and outdoor open spaces with generous solar access.
- Maximising natural ventilation to reduce reliance of A/C.
- Highly pedestrianised and site.



REGENERATIVE DESIGN

- Maximise tree canopies + provision for low water use/native plants.
- Well-considered landscaped design with connected networks of soil across the site.
- Ecology design with connected networks of soil across the site.
- Regeneration and rejuvenation of ecological zone with endemic species.

DAYLIGHT ACCESS (APARTMENT DEPTH)

The apartments are designed as open plan layouts, with the living room located on the external face of the building to maximise sunlight to primary livable spaces. The apartments have a maximum habitable room depth of 8m.

APARTMENT & ROOM SIZE AND LAYOUT EFFICIENCY

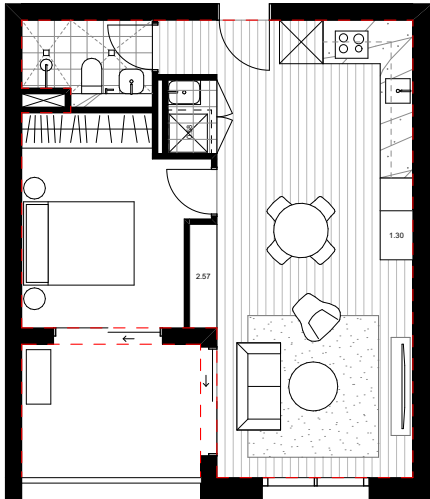
Living rooms and bedrooms have been designed to meet the ADG requirements. The layouts aim to separate access to bedrooms, bathrooms, and laundries from the living areas to minimise direct openings between living areas and service areas.

PRIVATE OPEN SPACE PROVISION

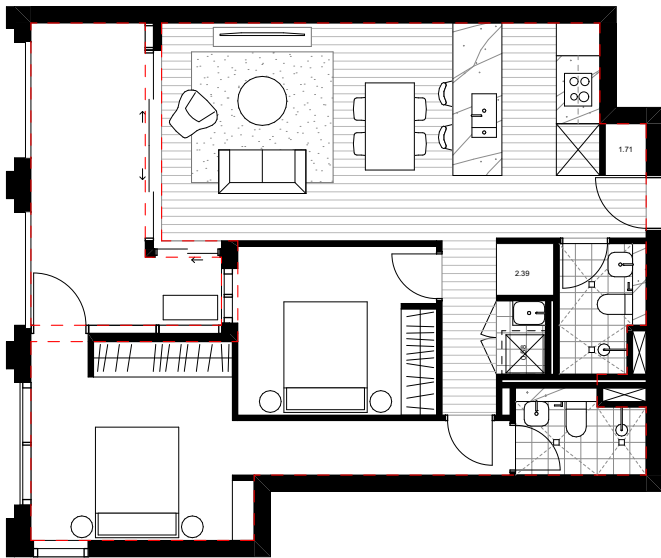
Apartment balconies have been designed to meet ADG requirements.

STORAGE

Apartment storage has been designed to comply with ADG storage requirements.



TYPICAL 1 BED APARTMENT



TYPICAL 2 BED APARTMENT



TYPICAL 3 BED APARTMENT

AFFORDABLE HOUSING OPPORTUNITY

There is an urgent and growing need for affordable housing across the Ku-ring-gai Local Government Area (LGA), where escalating property prices and rising rents are making it increasingly difficult for essential workers to live locally. Nurses, teachers, aged care workers, and other key workers are being forced to relocate away from their communities due to the area’s high cost of living.

Expanding the supply of affordable housing in Ku-ring-gai not only supports vulnerable and lower-income households but also strengthens the fabric of local communities—enabling essential workers to live close to their jobs.

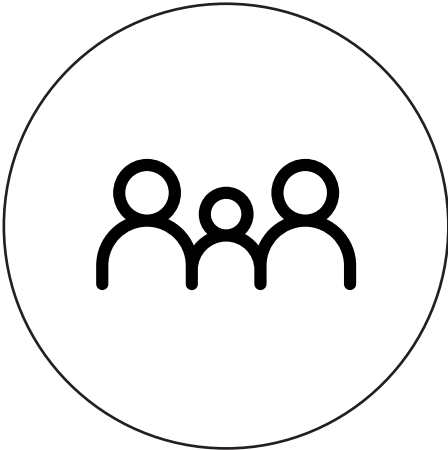


AGE

Median age **41** years old.

20.8% Adults aged 20-39
(VS **27.5%** for NSW)

28.8% Adults aged 40-59
(VS **25.2%** for NSW).



HOUSEHOLD COMPOSITION

80.5% Family household
(VS **71.2%** for NSW)

17.6% Single (or lone) person household
(VS **25%** for NSW)



EMPLOYMENT STATUS

58% Worked Full Time
(VS **55%** for NSW)

30% Worked Part Time



MORTGAGE & RENT

\$3,600 Median mortgage repayment
(VS **\$2,167** for NSW)

\$620 Median weekly Rent
(VS **\$420** for NSW)

HOUSING PRICE

\$4,010,000 Median House Price
(Last 5 years)– one of the highest in NSW

\$1,188,000 Median Apartment Price
(Last 5 years) – one of the highest in NSW



TENURE TYPE

73% Dwellings owner occupied
(VS **64%** for NSW)

24% Dwellings Rented
(VS **33%** for NSW)

*Reference Australian Bureau of Statistics 2021 Census

SOCIAL SUSTAINABILITY

HOUSING DIVERSITY

A diverse mix of housing is provided to cater to a variety of housing needs.

1 Bed	20%
2 Bed	37%
3 Bed	8%
1 Bed + Study	7%
2 Bed + Study	16%
3 Bed + Study or Over	13%
Total Apartments	212 apartments
Affordable Housing	22% (46 apartments)

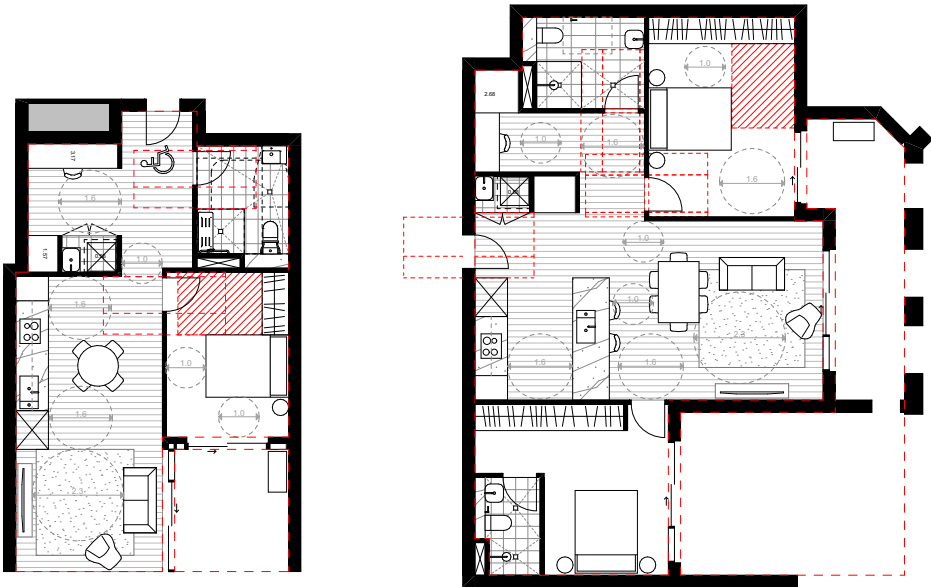
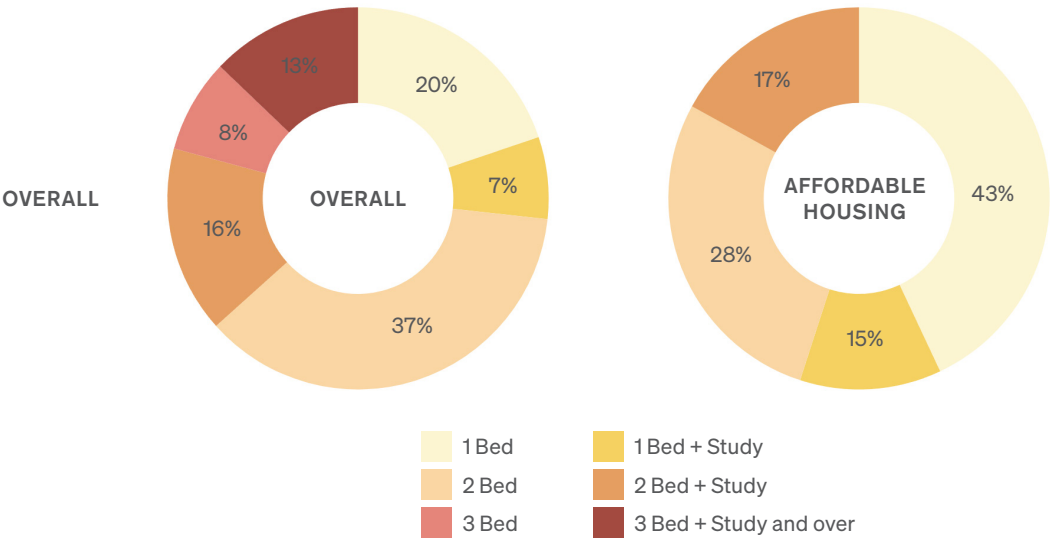
ACCESSIBLE HOUSING

Silver level	20% (43 apartments)
Adaptable Housing	11% (23 apartments)

SOCIAL INTERACTION

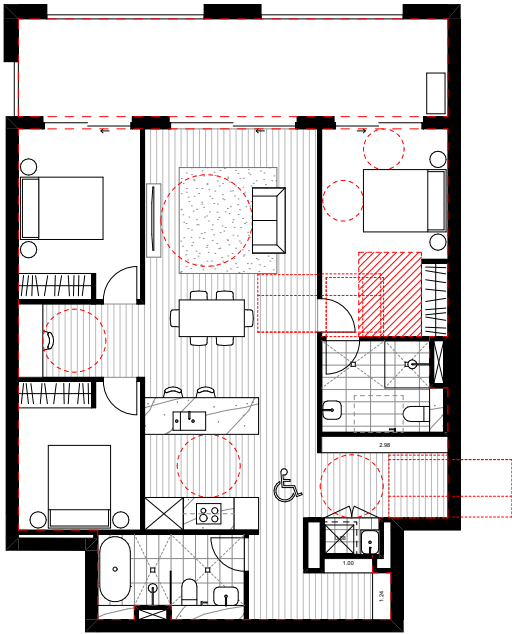
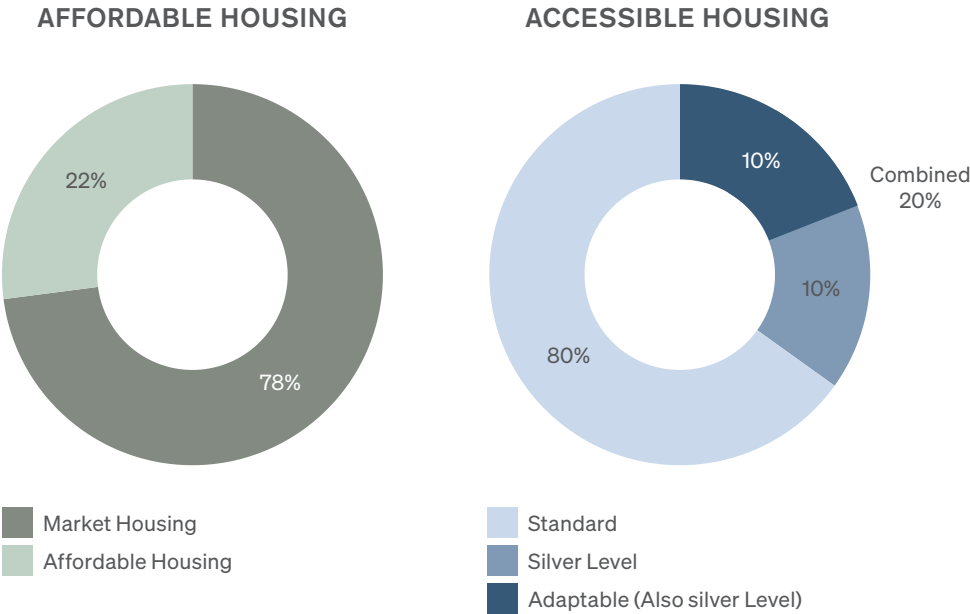
The design proposes communal open spaces to promote social interaction and foster a sense of community within the development and Lindfield community. Refer to Section 05 Ground Plane & Landscape.

UNIT SIZE MIX



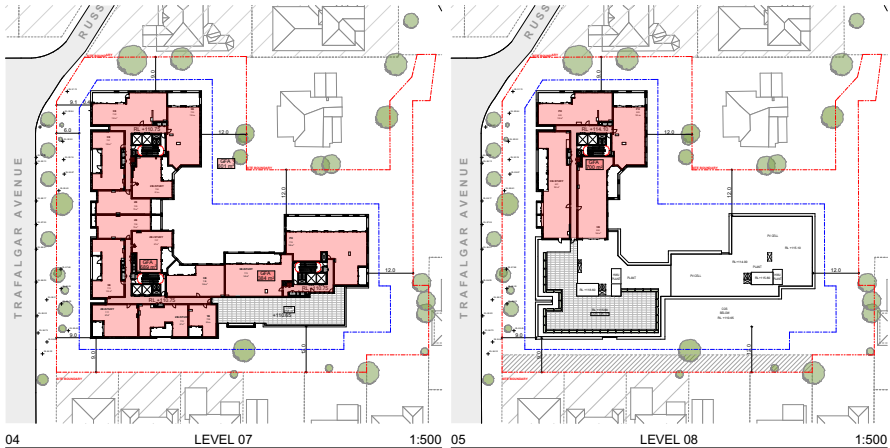
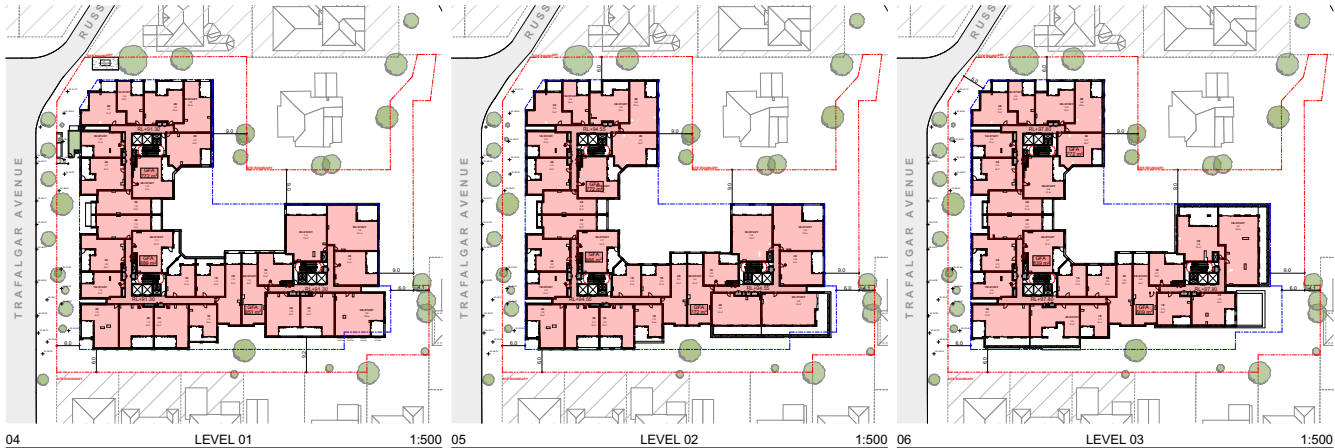
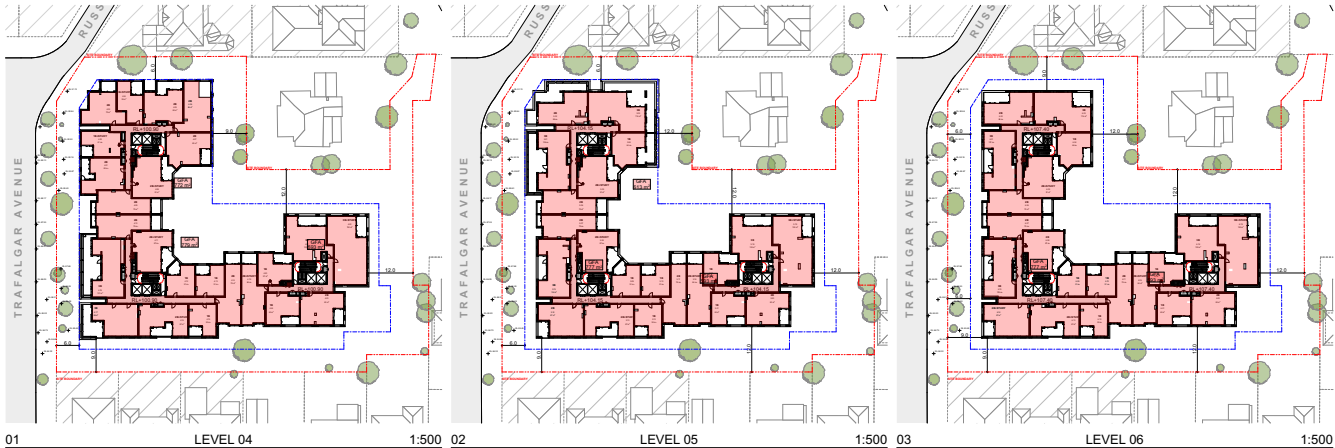
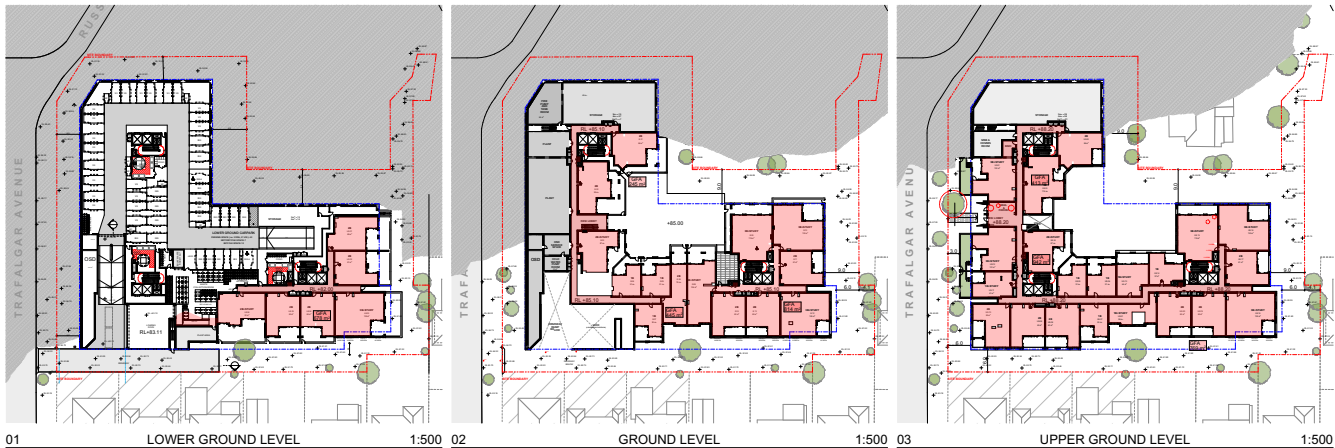
1 BED - TYPE 1
POST-ADAPTABLE

2 BED - TYPE 3
POST-ADAPTABLE



3 BED - TYPE 1
POST-ADAPTABLE

RESIDENTIAL AMENITY. GFA



GFA Calculations		
GFA		
Site Area	6672m ²	
Allowable FSR	2.5:1	
Maximum GFA	16,700 m ²	
Allowable + 30% AH BONUS	21,684 m ²	
30% Bonus FSR	3.25:1	
Proposed GFA	19,952 m ²	
Proposed FSR	2.99:1	

Building A	
GROUND LEVEL	245
UPPER GROUND LEVEL	413
LEVEL 01	772
LEVEL 02	772
LEVEL 03	772
LEVEL 04	772
LEVEL 05	613
LEVEL 06	611
LEVEL 07	601
LEVEL 08	700
TOTAL	6,271 m ²

Building B	
GROUND LEVEL	445
UPPER GROUND LEVEL	942
LEVEL 01	889
LEVEL 02	886
LEVEL 03	839
LEVEL 04	779
LEVEL 05	777
LEVEL 06	777
LEVEL 07	691
TOTAL	7,025 m ²

Building C	
LOWER GROUND LEVEL	678
GROUND LEVEL	814
UPPER GROUND LEVEL	769
LEVEL 01	851
LEVEL 02	772
LEVEL 03	609
LEVEL 04	593
LEVEL 05	593
LEVEL 06	593
LEVEL 07	384
TOTAL	6,656 m ²

TOTAL

19,952 m²

APPENDICES

TO ACCOMPANY ARCHITECTURAL DESIGN REPORT PREPARED BY

DKO Architecture
Telephone +612 8346 4500
info@dko.com.au
42 Davies Street, Surry Hills NSW 2010

REVISION	COMMENT	DATE	WRITTEN BY / REVIEWED BY
A	Issue for SSDA Submission	17.04.2025	GK, AL, MA / NB
B	RFI Response	06.11.2025	HN,JW, GK / DF

APPENDIX AP1. HOUSING SEPP

HOUSING SEPP 2021 - CHAPTER 4 - DESIGN PRINCIPLES

HOUSING SEPP 2021 - CHAPTER 4: DESIGN OF RESIDENTIAL APARTMENT DEVELOPMENT

Superceeding the former SEPP 65 - Design Quality of Residential Apartment Development, the purpose of Chapter 4 of the Housing SEPP 2021 is to improve the design of residential development to ensure it contribution to a number of sustainability, social, contextual, housing provision and community factors.

DESIGN PRINCIPLES

Clause 147 identifies the requirement for development to be evaluated (and thus show demonstration of) the design principles for residential apartment development set out in Schedule 9. The following text identifies these principles as well as how the proposed development demonstrates them.

APARTMENT DESIGN GUIDE (ADG)

As identified in Clause 147 of the Housing SEPP, for development consent to be grated for a residential apartment building, consideration is required of the ADG. Housing SEPP’s clause 149 further states that the requirements, standards and controls set out within the ADG prevail over any within adevelopment control plan. The table on appendix 3 provides a summary comparison of the proposed development against key ADG design objectives and criteria.

DESIGN PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER	RESPONSE
(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	The subject site is located in Lindfield, an established suburb currently experiencing gradual transformation through increased medium-density residential development. It benefits from close proximity to public transport, existing vehicle access, and is situated near significant green open spaces, including parks and recreational areas that enhance the site’s residential appeal The proposal has undergone a comprehensive design process, including one SDRP review, which provided favourable support for the masterplanning approach, site strategy, architectural expression, and material palette. The design is informed by the site’s natural topography, local Country, surrounding context, and the broader Lindfield neighbourhood. It sensitively mediates the transition between the denser residential developments near the town centre and the lower-density suburban character of the surrounding area.
DESIGN PRINCIPLE 2: BUILT FORM AND SCALE	RESPONSE
(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. (2) Good design also achieves an appropriate built form for a site and the building’spurpose in terms of the following. a) building alignment and proportions, b) building type, c) building articulation, d) the manipulation of building elements (3) Appropriate built form: a) defines the public domain, and b) contributes to the character of streetscapes and parks, including their views and vistas, and c) provides internal amenity and outlook	The proposed building forms are considered contextual responses that addresses the future streetscape, orientation, views, planning and density requirements. The massing of the proposed built form consists of 3 buildings ranging between 9-10 storeys. The massing steps with the site’s topography preventing built form to breach above the TOD + Affordable Housing Bonus height plane. The proposed buildings respond to the urban character of Beaconsfield Parade through distinctive architecture and the use of contextually appropriate materials that complement the surrounding environment. The façade facing Beaconsfield Parade has been carefully articulated to break down building mass, reduce visual bulk, and enhance permeability and engagement with the public domain. The site masterplan has been designed to create a north facing visual link making it possible to create a future link to the northern neighbour site once developed.

HOUSING SEPP 2021 - CHAPTER 4 - DESIGN PRINCIPLES



DESIGN 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

RESPONSE

The development density on the site is guided by the maximum permissible Floor Space Ratio under the TOD SEPP and the Infill Affordable Housing SEPP. The proposed density is considered appropriate in response to the site's strategic location, with access to existing and future amenity, public transport, local services, and employment opportunities within the evolving urban context.

The proposal delivers a diverse range of 1 Bed to 3+Bed apartment typologies to meet market demand. Some apartments are larger than minimums and fitted with studies as well as larger external areas.

Generous communal amenities are provided on ground and roof levels which are supported by an expansive public domain that is accessible to all residents.



DESIGN 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.

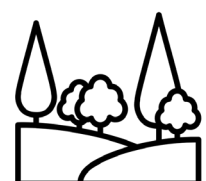
RESPONSE

Our proposal strives for optimal sustainability outcomes through strong environmental performance of the building, future-proofing and water and ecology. The key targets of proposed design includes:

- 7 Star NATHERS for residential
- BASIX energy reduction
- BASIX water reduction
- Efficient water and waste management
- WSUD incorporated into the central shared zone

Strategies are implemented for sustainable lifestyle, water, waste, energy, materials, social and community impact. Low maintenance native species are reintroduced into the proposed landscape to preserve and rejuvenate the ecology of the area.

Further information refer to ESD Report by SLR.



DESIGN 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) the local context,
 - b) co-ordinating water and soil management,
 - c) solar access,
 - d) micro-climate,
 - e) tree canopy,
 - f) habitat values,
 - g) preserving green networks.
- (4) Good landscape design optimises the following:
 - a) usability,
 - b) privacy and opportunities for social interaction,
 - c) equitable access,
 - d) respect for neighbours' amenity.
- (5) Good landscape design provides for practical establishment and long term management.

RESPONSE

Landscape is a key component of the proposal, and has been integrated throughout the built form to provide significant amenity to residents. The narrative of Country is integral to the landscaping concept and the design of the communal spaces.

In addition to retaining existing trees where possible, additional vegetation is used to create diverse spaces and micro-climates to enhance habitat and biodiversity. The landscape contributes to the sharing of First Nation perspectives of place and site, exclusively using Indigenous species.

The public domain interface promotes activation through a fine-grain design approach that supports a vibrant and engaging streetscape. A variety of thoughtfully designed communal open spaces ensure equitable access, usability, and opportunities for social interaction. The landscape strategy includes a well-considered future potential through site link between Beaconsfield Parade and the northern site. A generous deep soil zone is proposed along the all boundaries, functioning as a green buffer that contributes to urban ecology and residential amenity

Further information refer to Landscape Report by Paul Scrivener.

HOUSING SEPP 2021 - CHAPTER 4 - DESIGN PRINCIPLES



DESIGN 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:
 - a) appropriate room dimensions and shapes,
 - b) access to sunlight,
 - c) natural ventilation,
 - d) outlook,
 - e) visual and acoustic privacy,
 - f) storage,
 - g) indoor and outdoor space,
 - h) efficient layouts and service areas,
 - i) ease of access for all age groups and degrees of mobility.

RESPONSE

The apartments have been meticulously designed to achieve both efficiency and functionality. Apartments are designed to meet ADG standards of cross-ventilation, solar access and storage.

The proposal provides 20% of the units to be livable which includes 10% of the adaptable units.

Furthermore, an abundance of natural light is spread throughout the building including in corridors, lobbies, apartments and internal amenity.



DESIGN 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.

RESPONSE

The proposed development positively contributes to the safety of the neighbouring streets, as well as creating a welcoming and safe place to live for future residents.

The proposal introduces a high degree of passive and public surveillance along its central communal space, optimising clear sight lines without obstacles.

All building entries and ground level spaces will be well-lit at night time and designed to meet relevant Australian Lighting Standards.

There is a clear separation between the vehicular and pedestrian access points to the building.



DESIGN PRINCIPLE 9: 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.
- (3) 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.

RESPONSE

The proposal is comprised of 212 apartments in total with a mix of 1, 2 and 3 bed apartments as suitable to the future housing context.

The breakdown is as follows:

- 1 Beds: 56 units (26%)
- 2 Beds: 112 units (53%)
- 3 Beds+: 44 units (21%)

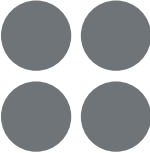
All apartments are compliant minimum sizes.

A high level of amenity is afforded to the building with a livable apartments for the future aging residents.

APPENDIX AP2. BETTER PLACED ASSESSMENT

BETTER PLACED - GOOD DESIGN OBJECTIVES

The following table provides a summary of how the proposed development, as illustrated by the Architectural Design Report, achieves the good design outcomes (identified by the Design Objectives for NSW) of GANSW’s ‘Better Placed’ policy. As the table shows, the elements of the proposed design have overlapping achievement of the objectives.

DESIGN OBJECTIVES FOR NSW		ARCHITECTURAL DESIGN REPORT SECTIONS					
		CONTEXT & PLACE	DESIGNING WITH COUNTRY	BUILT FORM & URBAN DESIGN RESPONSE	PUBLIC DOMAIN & COMMUNAL SPACE	ARCHITECTURE & MATERIALITY	ESD & RESIDENTIAL AMENITY
	1. BETTER FIT Contextual, local and of its place	✓	✓	✓	✓	✓	
	2. BETTER PERFORMANCE Sustainable, adaptable and durable				✓	✓	✓
	3. BETTER FOR COMMUNITY Inclusive, connected and diverse	✓	✓	✓	✓	✓	
	4. BETTER FOR PEOPLE Safe, comfortable and liveable	✓		✓	✓		✓
	5. BETTER WORKING Functional, efficient and fit for purpose			✓	✓	✓	✓
	6. BETTER VALUE Creating and adding value			✓	✓	✓	
	7. BETTER LOOK AND FEEL Engaging, inviting and attractive	✓	✓		✓	✓	

APPENDIX AP3.

SDRP RESPONSE TABLE

SDRP #1 DESIGN ADVICE

SDRP 1 (FEBRUARY 2025) COMMENTS		SSDA SUBMISSION RESPONSE
Connecting with Country		
1	Develop and refine a list of key opportunities that can be delivered and will be enduring and impactful for Country, e.g. opportunities for connection to the broader landscape (beyond site boundaries), hydrology relative to the riparian zone or initiatives with an environmental / sustainability focus.	A walk on Country and a design input session with Elders were conducted to enrich the project’s design process. Working closely with JMP and Paul Scrivener, our co-design process embraces a Landscape- and Country-led approach, which has been integral in shaping key design moves and responses. This collaborative process ensures that cultural knowledge and connection to Country remain central throughout the development.
2	Demonstrate how these opportunities are manifest in the design	Pathways and spatial arrangements are shaped by natural topography and cultural narratives, creating meaningful connections between people, land, and water. Locally sourced sandstone and native timbers are repurposed to honour sustainable practices and local identity. Public art and interpretive elements are woven into the landscape as storytelling tools, complementing but not defining the cultural expression. Through this holistic approach, the design ensures that the relationship with Country is embedded in every layer of the project—from ecological function to user experience.
3	Consider Connecting with Country responses that are integral to the whole project and not limited to surface applications, signage and art.	The design response to Country has been developed in collaboration with local aboriginal elders through meetings facilitated by JMT. The design response has been endorsed by the local aboriginal elders.
4	The project team is encouraged to refer to the recently finalised Connecting with Country framework (2023) and case studies available on the GANSW website.	Noted
Site Strategy and landscape		
5	Conceive the proposal as a ‘village’ of inter-connected buildings in lieu of a large singular building by addressing the points below: a. Maximise the site address and building entries for pedestrians, including both the north and south right-of-ways and the Russell Avenue corner. b. Test scenarios of up to 3 or 4 buildings, including differing interstitial spaces. c. Improve building-to-building and site circulation / wayfinding. d. Revisit the visual legibility of the built form in the streetscape and heritage context; by providing clear and separate building forms. (Refer to Built form below for expanded commentary) e. Provide distinct building entries and identities f. Consider individual building naming to assist wayfinding. g. revisit floor-level height datums as necessary.	The design introduces distinct building forms connected through landscaped interstitial spaces that encourage movement, interaction, and permeability across the site. The built form has been refined by increasing setbacks to property boundaries by a further 3m on most interfaces. The increase in setbacks provides a more sensitive response to heritage properties while providing for greater landscaped buffers to adjoining neighbours and improved view lines to sky. The setback to Trafalgar Ave has been increased to enable greater deep soil planting, further enhancing the landscape setting to Trafalgar Avenue. The increase in street setback also provides more opportunity celebrate the primary building entry for pedestrians. While maintaining a singular form, the built form is broken down into three distinct building forms through deliberate floor plate planning and building materiality. Supported by carefully curated landscape design, the holistic design response achieves a sense of independent building identities while maintaining clear pedestrian circulation and legibility. Pedestrian access has been maximised by providing clear and direct entires at the centre of the building, ensuring strong address and activation to front. The continuous circulation on ground level and level 1 ensuring all residents have clear and equitable access to lifts, mail rooms, amenity and storage areas. Providing a single consolidated and generous arrival experience is preferred to smaller segmented building entries. Floor level datums have been reviewed and adjusted where necessary to ensure cohesive connections between buildings, landscape, and the surrounding public realm. Refer to Building height on Appendix 3 [Page 66 of this report]
6	Approach the site as two different character zones and apply principles appropriate to the context of each. Optimise and balance outcomes at each zone by including or omitting GFA and other elements as necessary to achieve good design outcomes.	The setback has been increased from 6 metres to 9 metres where two different character zones meet, providing improved amenity and visual separation for the surrounding neighbours. The increase in setback also provides for a greater landscape buffer to adjoining properties and an enhanced landscape setting overall.
7	At the west zone along Trafalgar Avenue - continue to respond to the streetscape, including street trees and the future character of the TOD rezoning.	The increased setback along Trafalgar Avenue enhances the landscape setting, allowing the development to better integrate with Lindfield’s established landscape character. The additional setback space is shared between communal landscaping and private courtyards, promoting greater street activation and a more engaging public realm.

SDRP #1 DESIGN ADVICE

SDRP 1 (FEBRUARY 2025) COMMENTS		SSDA SUBMISSION RESPONSE
8	At the east zone close to the riparian zone and heritage items: - Improve the response to the TOD Perimeter and heritage context via height transitions, landscape buffering and appropriate setbacks. - Test GFA options for the east zone to demonstrate an optimal interface with the TOD perimeter and heritage context.	The eastern zone has been refined to respond sensitively to the riparian corridor and nearby heritage items by increasing the setback to 9m on podium levels and 12m on upper levels. This has allowed for a stronger landscape buffer to adjoining properties to soften the built edge and strengthen the visual connection to the natural and heritage context. Option test shown on Desired future Character of Appendix 3 [Page 63 of this report]
9	Further respond to the Lindfield landscape and street character, by: - Ensuring deep soil is optimised at setbacks, the right-of-ways and other shared outdoor spaces. This will support generous, thriving planting and landscape buffer zones to neighbours. - Maintaining the proposed deep soil at the proposed street setbacks to enable the tree retention.	The design responds to the Lindfield landscape and street character by increasing the front setback to 6 metres and optimising deep soil areas within right-of-ways, shared outdoor spaces, and street setbacks. These interventions support generous planting, landscape buffers, and the retention of mature trees, enhancing amenity, privacy, and the verdant streetscape character.
10	Develop all pedestrian links and site access points to enable the following: - Optimised neighbourhood integration and physical connections. - Maximised site connectivity, safety, and street activation. - Links that contribute to place character and promote landscape opportunities. e.g a develop the Valley Road right-of-way as a deep soil and green pedestrian link.	Pedestrian pathways are designed for clear circulation, safety, and street activation, while enhancing place character and providing landscaped, green connections. Circulation has been provided to the periphery of the development with access directly to private courtyards as well as common areas. Circulation is integrated seamlessly into the landscape design, achieved through a combination of circulation paths, dense planting and seating areas. The design response ensures all corners of the development are passively surveyed while encouraging quiet immersion into the landscape setting.
11	Develop the Trafalgar Avenue right-of-way as a pedestrian-friendly shared zone, that promotes access for residents of both Middle Harbour Road and the new ground floor dwellings.	The landscape design maximises a pedestrian-friendly shared zone at the Trafalgar Avenue right-of-way to minimise impacts on neighbours, while also extending to provide access to ground-level dwellings. The waste collection area has been reorganised to enable a meaningful landscape buffer to be provided between the Right of Way and the built form. This reorganisation prioritises pedestrian circulation to the south of the development. This reorganisation also allows for the introduction of meaningful landscape buffer to assist with softening the relationship between built form, Right of Way and adjoining neighbours to the south.
12	At the central outdoor space, address following: - Provide a variety of spaces to ensure a balance between dwelling and circulation. - Develop the key landscape to building interfaces, - Optimise the limited deep soil zone.	The central outdoor space has been designed to provide a variety of spaces that balance private dwelling areas and circulation such as Children’s play area and seating area. With the increased setback, the deep soil zone is optimised to support planting, enhance amenity, and improve the overall environmental quality of the space. This central area was also a key element in the designing with Country response.
13	Develop all pedestrian links and site access points to enable the following: - Support all residents via their layouts, amenity and facilities and capacity for dwelling and gathering. - Are complimentary to shared spaces at the ground floor.	All pedestrian links and site access points have been designed to support residents by providing convenient layouts, amenity, and facilities that accommodate both dwelling access and communal gathering.
Built Form		
14	Continue to develop the built form in response to local character by ‘breaking-down’ the form and mass into recognisable and distinctive built forms/buildings.	The built form is broken down into three distinct building forms through deliberate floor plate planning and building materiality. Supported by carefully curated landscape design, the holistic design response achieves a sense of independent building identities while maintaining clear pedestrian circulation and legibility.
15	Use this grouping of buildings and intersitial spaces to: - Improve solar access and cross-ventilation to meet the objectives of the Apartment Design Guide. - Promote views to sky and integration of greenery.	The proposed design meets cross-ventilation requirements; however, due to site constraints, it achieves 64.1% of solar access requirements between 9am and 3pm on the shortest day of the year, and 73.6% between 9am and 4pm. The landscape design and apartment layouts are oriented to maximise views toward greenery, including both the internal courtyard and Garigal National Park.

SDRP #1 DESIGN ADVICE

SDRP 1 (FEBRUARY 2025) COMMENTS		SSDA SUBMISSION RESPONSE
16	Consider how these groupings are seen from various key locations. e.g. from the hertiage items, streets, neighbouring properties and within the site.	The development is located where the zoning transition from medium density to low density. The increased setback of the site around this transitional zoning reduce the impact to the visual privacy with landscaping buffer. Also, this buffer enhanced the landscaping to fit into the local context. Massing views shown on Desired future Character of Appendix 3 [Page 63 of this report] and VIA report.
17	As part of the built from testing, include options for increased affordable 3 and 4-bed dwellings.	The development provides a diverse mix of housing opportunities including 1B / 2B and 3B apartments.
18	Increase the number of dwellings with a right-of-way or ground floor street address.	The design has been developed to provide ground-floor access for as many dwellings as possible, either directly to the street or from the circulation path provided around the periphery of the development.
19	Continue to look at local precedents to inform massing, colour and materials strategies. Consider the following: a. for local bungalows, look beyond horizontal strata and include other proportions and symmetries. b. 25 Tyron Road is identified as a good materials precedent.	The local context was carefully analysed, and the amended façade design was inspired by the character of surrounding bungalows. Materials for the façade were thoughtfully selected to complement the local context of Lindfield, ensuring the development responds appropriately to its surroundings. Masonry base was chosen to integrate with local context and heritage character of Lindfield while the upper level was treated with the lighter tone of material to reduce the visual bulkiness.
Sustainability and climate change		
20	Provide sustainability and Net Zero targets.	The design integrates passive solar orientation, natural ventilation, and high-performance building fabric to minimise energy demand. Energy-efficient appliances and all-electric systems will be adopted to support a transition toward net-zero operation. Sustainable materials and water-sensitive landscaping further reduce the building’s embodied carbon and environmental footprint, contributing to long-term sustainability outcomes. The design’s key targets are as follows; – NatHERS: average of 7 stars and minimum of 6.5 stars – BASIX: exceeds BASIX targets by achieving 42 points in Water (Target 40) and 61 points in Energy (Target 60). – Solar Energy Generation: available roof area to be covered by PV – LED energy-efficient lighting
21	Investigate opportunities for sustainability and Net Zero appropriate to residential development of this scale and complexity, including; a. Testing Water Senstivie Urban Design options in response to the local hydrology b. Testing roof-top capacity for PV cells. c. Integrating sustainability with Country-led opportunities.	Sustainability and Net Zero opportunities appropriate to the scale and nature of the residential development was investigated. The local hydrology was carefully considered with landscaping and maximise the PV panel installation on the rooftop to support renewable energy generation. Early engagement with the elders to identify the opportunites for Country-informed landscape design, native species selection, cultural wayfinding and long-term custodianship.
22	Ensure sustainability drives the architecture, e.g. building facades responsive to passive design and sun-shading relative to orientation.	The building façade is carefully designed to optimise passive design strategies, including cross-ventilation and natural lighting by the creation of dual aspect apartments and by brining the glazing line of living areas to the building’s facade line.
23	Refer to ‘NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030’ for further information.	Noted

APPENDIX AP4.

ADG CRITERIA COMPLIANCE TABLE

ADG CRITERIA COMPLIANCE TABLE

Summary of compliance with the key Apartment Design Guide ‘Design Criteria’ – 59 – 63 Trafalgar Avenue, 1A & 1B Valley Road, Lindfield NSW 2070			
Control	ADG Design Criteria	Compliance	Complies?
3D Communal Open space	Minimum of 25% of the site area should be devoted to communal open space.	Site area: 6,672 m² Required Communal open space: 1,668 m² (25 %) Proposed Communal open space : 1,833m² (27.4 %) Communal open space is provided at both the Ground Level, Level 7 and Level 8 as illustrated on drawing D403.	Compliance Achieved
	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).	50% of the principal communal open space is proposed to receive 2 hours of direct sunlight between 9am and 3pm mid winter as highlighted on DA413 from 10am to 12pm.	Compliance Achieved
3E Deep Soil Zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: - greater than 1,500m² – 6m	Site area: 6,672 m² Required Deep soil: 467m² (7 %) Proposed Deep soil : 1,745m² (26.2%) Refer to Drawing DA403	Compliance Achieved
3F Visual Privacy	Up to four storeys/12 meters 6 meters to the boundary between habitable rooms/balconies 3 meters to the boundary between non-habitable rooms Five to eight storeys /up to 25 meters 9 meters to the boundary between habitable rooms/balconies 4.5 meters to the boundary between non-habitable rooms Nine storeys and above/ over 25 meters 12 meters between habitable rooms/balconies 6 meters between non-habitable rooms	Overall, visual privacy is achieved throughout the development. The design complies with the ADG requirements for building separation to ensure visual privacy.	Compliance Achieved
3J Bicycle and Car Parking	The minimum car parking rates from Housing SEPP are as follows: Minimum for affordable housing – 0.4 space per 1 bed, 0.5 spaces per 2 bed, 1 spaces per 3 bed, Minimum for non-affordable housing – 0.5 space per 1 bed, 1 space per 2 bed, 1.5 space per 3 bed,	Parking provision exceeds the minimum requirements to appropriately respond to anticipated local demand	Compliance Achieved
4A Solar + Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	Minimum number of apartments with 2hrs solar access required: 149 units Due to the site's orientation and irregular shape, an additional six units do not receive compliant solar access. The solar access measure needs to extend to 4pm. Proposed (9am – 3pm): 132 units (61.8%) Proposed (9am – 4pm): 161 units (75.9%)	Variation Sought
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	A maximum of 32 apartments is permitted to not receive solar access Due to the site's orientation and irregular shape, an additional two units do not receive compliant solar access. Proposed: 34 (16%)	Variation Sought
4B Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	Number of Apartments in the first 9 storeys - 191 Cross ventilated apartments: 120/191 units (60%)	Compliance Achieved
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Compliance Achieved Proposed maximum depth: 16m	Compliance Achieved
4C Ceiling heights	Minimum ceiling heights are as follows: 2.7m for habitable rooms 2.4m for non-habitable rooms - double storey apartments – 2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area - attic spaces – 1.8m at edge of room with a minimum 30degree slope in mixed use areas – 3.3m for ground and first floor	Proposed 2.7m habitable Proposed 2.4 m non-habitable	Compliance Achieved

ADG CRITERIA COMPLIANCE TABLE

Summary of compliance with the key Apartment Design Guide ‘Design Criteria’ – 59 – 63 Trafalgar Avenue, 1A & 1B Valley Road, Lindfield NSW 2070			
Control	ADG Design Criteria	Compliance	Complies?
4D-1 Apartment Size + layout	Minimum Apartment sizes: 70m² for two bedrooms; and 90m² for three bedrooms. Add an 5m² for additional bathrooms Add an 12m² for additional bedrooms	All apartments comply with minimum ADG apartment sizes. 1 bed - Varies from 50m² to 64m² 2 bed - Varies from 75m² to 102m² 3 bed or more - Varies from 100m² to 195m²	Compliance Achieved
	Every habitable room must have a window in an external wall with a total minimum glass area of no less than 10% of the floor area of the room. Day light and air may not be borrow from another room	Compliance Achieved	Compliance Achieved
4D-2 Apartment Size + layout	Habitable room depths are limited to a maximum of 2.5 x the ceiling height. Open plan layouts (where living, dining and Kitchen are combined habitable room depth form the window is 8m	Compliance Achieved	Compliance Achieved
4D-3 Apartment Size + layout	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	Compliance Achieved	Compliance Achieved
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Minimum dimensions provided	Compliance Achieved
	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	3.6m and 4.0m are provided for 1 bed apartments 4.0m minimum provided for 2 & 3 bed apartments	Compliance Achieved
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	The widths of all cross-over apartments have been designed to exceed a minimum internal requirement of 4 meters.	Compliance Achieved
4E Private open space and balconies	Apartments are to have the following balcony dimensions: - Studio – 4 sqm 1br – 8sqm with min.2m depth 2br – 10sqm with min. 2m depth 3br – 12sqm with min. 2.4m depth	Compliance Achieved	Compliance Achieved
	Ground level apartments should contain a minimum of 15m² of open space, with a minimum dimension in one direction of 3m.	Compliance Achieved	Compliance Achieved
4F Common circulation and spaces	The maximum number of apartments off a circulation core on a single level is eight.	The maximum number of apartments accessed from a single core per level is 11, which occurs only in Core B. Core A maintains a maximum of 9 apartments per level and Core C is at 8 apartments. The proposal still achieves compliance with the design guidance. Daylight and natural ventilation is provided [window provided adjacent to the lift core]. Additionally the corridor is design to reduce its length as it is not linear and finally and most importantly the number of apartments of a this circulation core is under the 12 apartments maximum set out under the design criteria.	Partial compliance
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	The proposed development is less than 10 storeys.	Compliance Achieved
4G Storage	- Studio apartments require 4m² of storage area - One bedroom dwellings require 6m³ of storage area - Two bedroom dwellings require 8m³ of storage area. - Three bedroom dwellings require 10m³ of storage area.	At least 50% of the storage can be provided on the apartments. Zones for basement storage have been included on the basement levels	Compliance Achieved

APPENDIX AP5.

ARCHITECTURE DESIGN VERIFICATION STATMENT

DESIGN VERIFICATION STATMENT

SUBJECT
Architect Statement - DA

ATTENTION
Jeff Mead
Managing Director

DATE
06.11.2025

Dear Jeff,

**Re: Architectural Design Verification Statement
59 – 63 Trafalgar Avenue, 1A & 1B Valley Road,
Lindfield NSW 2070**

Pursuant to Clause 29 of the *Environmental Planning and Assessment Regulation 2021*, effective from 14 December 2023;

I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the *Architects Act 2003*. I directed the design of the residential development stated above and to the best of my information, knowledge and belief, the architectural documentation prepared for this Development Application achieves the aims of Housing SEPP 2021 *Chapter 4 Design of residential apartment development* and the objectives in Parts 3 and 4 of the *Apartment Design Guide*. Further detail on how the objectives are addressed is provided in the Design Report accompanying this Development Application.

In accordance with Clause 29 of the *Environmental Planning and Assessment Regulation 2021*, as the Development Application is accompanied by a BASIX Certificate for the building, this certificate does not address the design quality principles to the extent to which they aim—

- (a) to reduce consumption of mains-supplied potable water or greenhouse gas emissions in the use of—
 - (i) the building, or
 - (ii) the land on which the building is located, or
- (b) to improve the thermal performance of the building, or
- (c) to quantify and report on the embodied emissions attributable to the development.

Yours sincerely,

DKO Architecture (NSW) Pty Ltd.
per:



Nicholas Byrne
Registration No NSW ARB #7806
Architect

DKO

APPENDIX AP6. RTS RFI RESPONSE

DESIRED FUTURE CHARACTER

DEPARTMENTS COMMENTS:

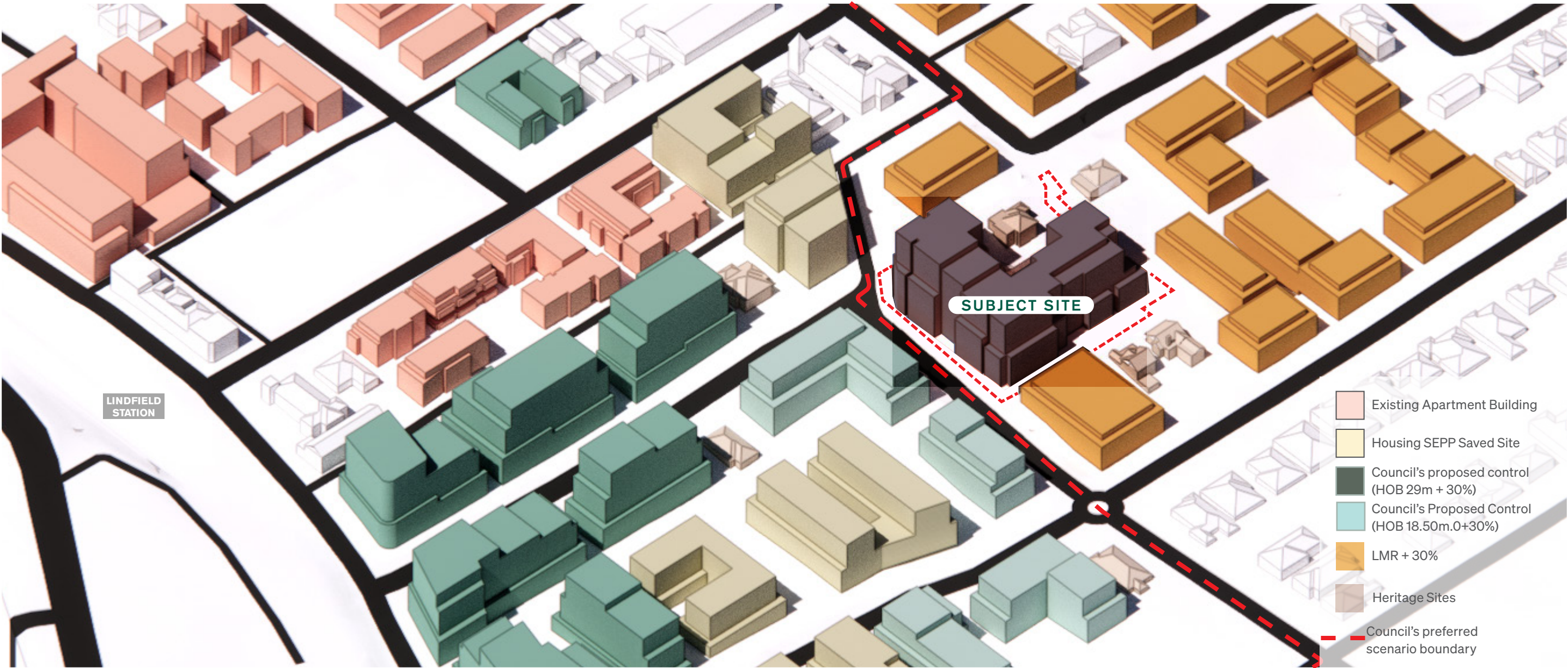
1. Demonstrate how the proposal is consistent with the desired future character of the area, including alignment with State and local plans and strategies as well as further analysis and design response to the specific local character of the area.

RESPONSE:

The site and site's surrounds initially formed part of the SEPP Housing Chapter 5: Transit Oriented Development, which permitted a maximum floor space ratio of 2.5:1 and a maximum building height of 22m for a residential flat building in a Transit Oriented Development Area. When applying Division 1 of Chapter 2 In-fill Affordable Housing to the same, the maximum floor space ratio and maximum height of building could benefit from a further 30% each (3.25:1 and 28.6m respectively). In this context, the initial proposed was entirely consistent with the desired future character of the area. Notwithstanding, the proposal has since been reviewed in light of the draft alternate controls proposed by Ku-ring-gai as well as the application of Chapter 6 (Low and Mid Rise Housing) of the SEPP Housing.

The subject site is positioned between a potential future TOD context area and the LMR +30% zone. The proposed massing provides a gradual transition from higher to medium building heights, with setbacks that respond to the change in zones. Additional upper-floor setbacks have been incorporated to enhance amenity for the southern neighbouring dwellings, ensuring the design aligns with both the desired future character and the local context.

Setbacks to the street frontage have been increased to enhance the landscaped setting and accommodate larger trees, supporting local character and urban canopy preservation. The podium is expressed in brick, reinforcing connection to the streetscape while providing familiarity and durability. Upper levels are articulated with a lightweight architectural language. This approach reduces perceived bulk and improves integration with the surrounding context.



DESIRED FUTURE CHARACTER

DEPARTMENTS COMMENTS:

4. Provide a detailed response, showing how the proposal responds to the matters raised by SDRP in the meeting held on 5 February 2025. Please note that a number of SDRP comments were not listed or responded to in the Design Report, including items 5, 6, 8, 15, 16, 17, 18 and 20.

SDRP COMMENTS:

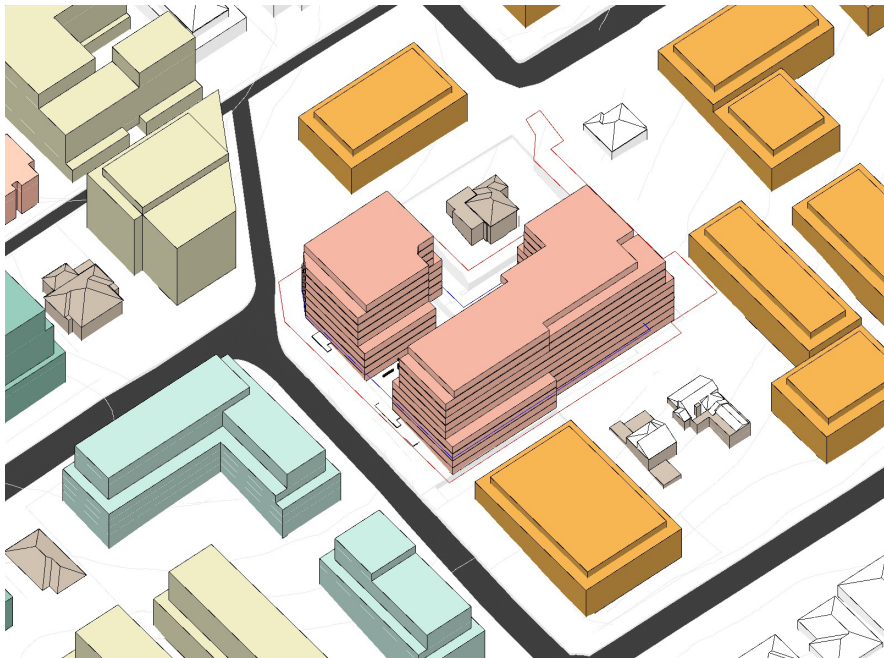
- 5. Conceive the proposal as a ‘village’ of inter-connected buildings in lieu of a large singular building by addressing the points below:
 - b. Test scenarios of up to 3 or 4 buildings including differing interstitial spaces
 - d. Revisit the visual legibility of the built form in the streetscape and heritage context; by providing clear and separate building forms (refer to built form below for expanded commentary)

RESPONSE:

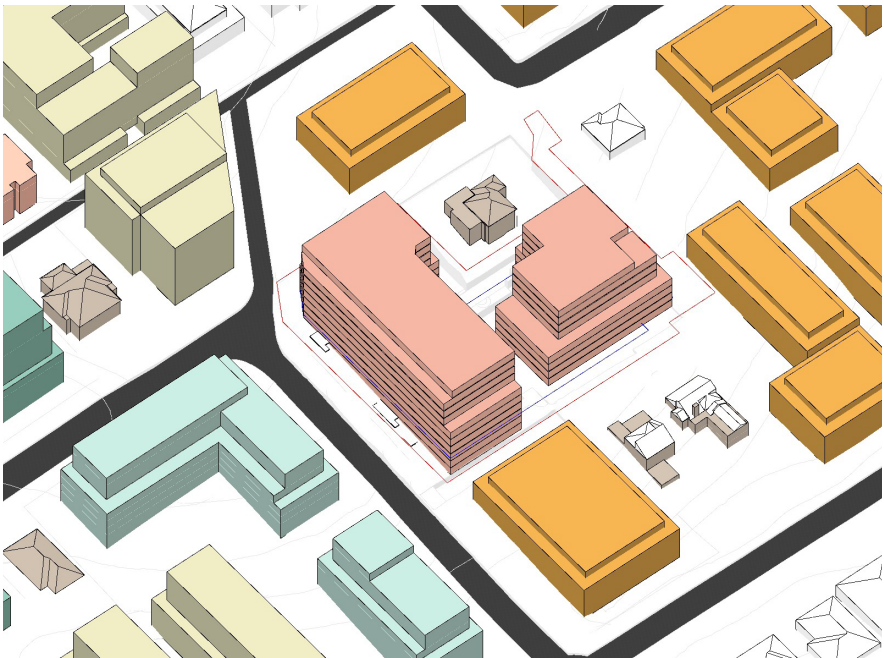
5. While the proposal appears as a single building, it has been designed as a composition of interconnected forms, rather than a singular monolithic block. This is achieved through a clear podium and tower strategy, with the podium establishing a human-scaled street interface with recessed breaks through the cross through units and upper storeys setback by 3 metres to reduce perceived bulk. Street, boundary and tower setbacks at podium levels have been increased, particularly to heritage items and lower-density zones, improving the relationship to surrounding development and allowing for substantial deep soil planting around the site. The building steps down toward the southeast in response to topography and surrounding built form, minimising visual impacts on northward views to heritage items and reinforcing a clustered, graduated massing typical of village environments.

5b/d. As shown below, additional massing tests were undertaken as part of the initial built form exploration to assess scenarios that break the proposed built form. Two options were tested: Option 1, which breaks the Trafalgar Avenue frontage into two distinct forms, and Option 2, which introduces a central separation to the southern volume. While these options introduce formal breaks, tested demonstrated that they did not result in a meaningful reduction in perceived bulk or scale from key public viewpoints; rather, Option 1 fragmented the primary street frontage, creating a weakened and unresolved urban edge and accentuating the bulk and street wall in relationship with the neighbouring properties on Trafalgar Avenue, while Option 2 introduced a separation that is largely obscured from the public domain due to site depth, topography offering little perceptible benefit. In both cases, the breaks were found to highlight and reinforce the overall massing through larger street walls rather than visually decompose the massing, resulting in poorer urban design outcomes. Additionally, both options considerably reduced development feasibility (both achieving circa 2.5:1 FSR).

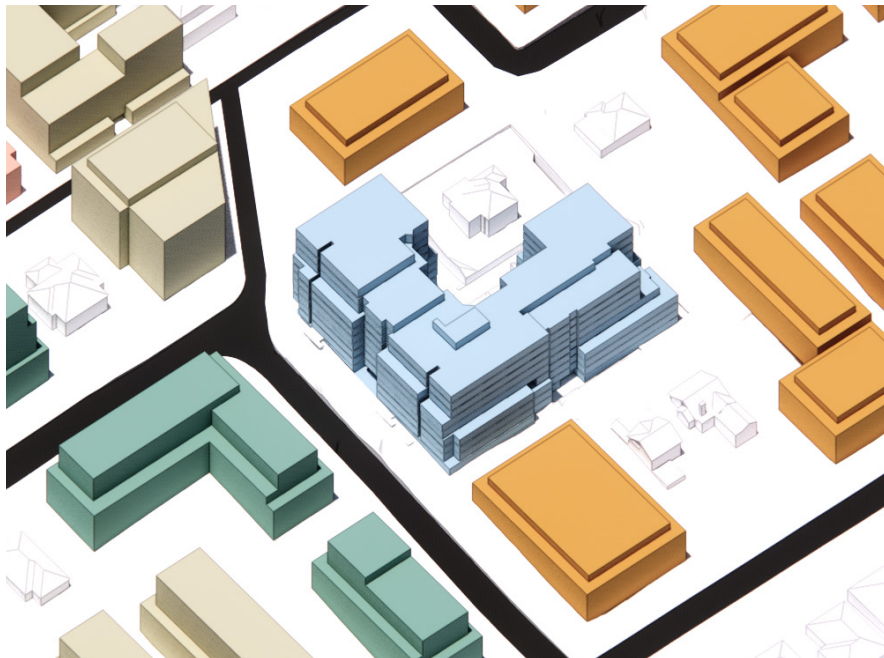
The preferred scheme more effectively reduces perceived bulk through the use of three distinct vertical cores and the inclusion of cross-through apartments, which introduce articulation, visual porosity and recesses through the depth of the building. This allows the built form to be read as a series of smaller, identifiable components rather than a consolidated mass, and enables a reduction in street wall height to provide a more appropriate transition to the surrounding low-scale heritage context, without a corresponding loss of FSR. Deep façade recesses and stepping further break down building length, introducing shadow, depth and rhythm and avoiding the appearance of a flat or continuous form. A robust brick podium and familiar material palette reference the character of the area, while a balanced solid-to-void ratio and refined detailing ensure visual diversity within a cohesive whole. Collectively, these measures ensure the development reads as a composition of interconnected buildings within a landscaped framework, addressing the comment by presenting a clearly broken-up form rather than a single large block.



OPTION 01



OPTION 02

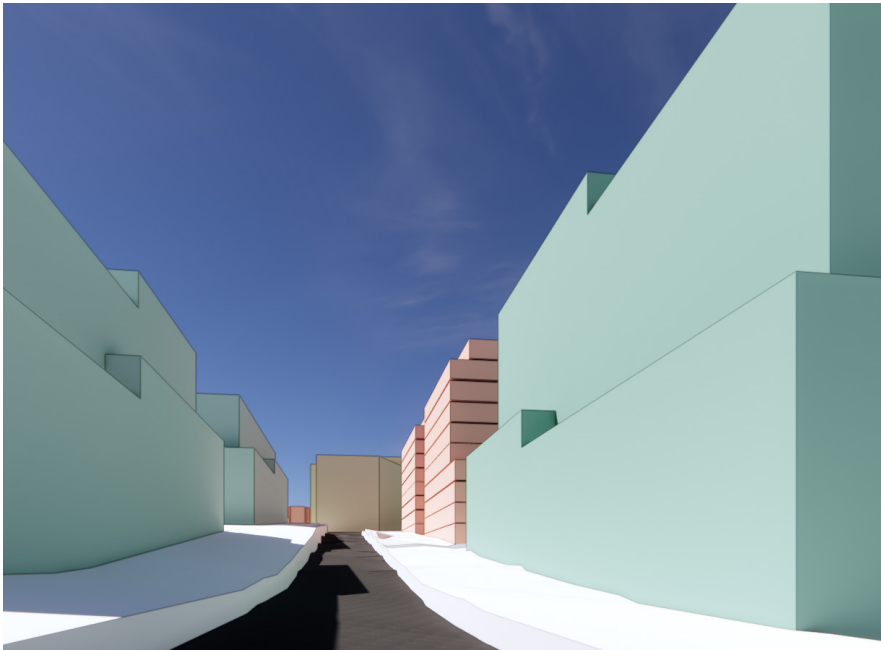
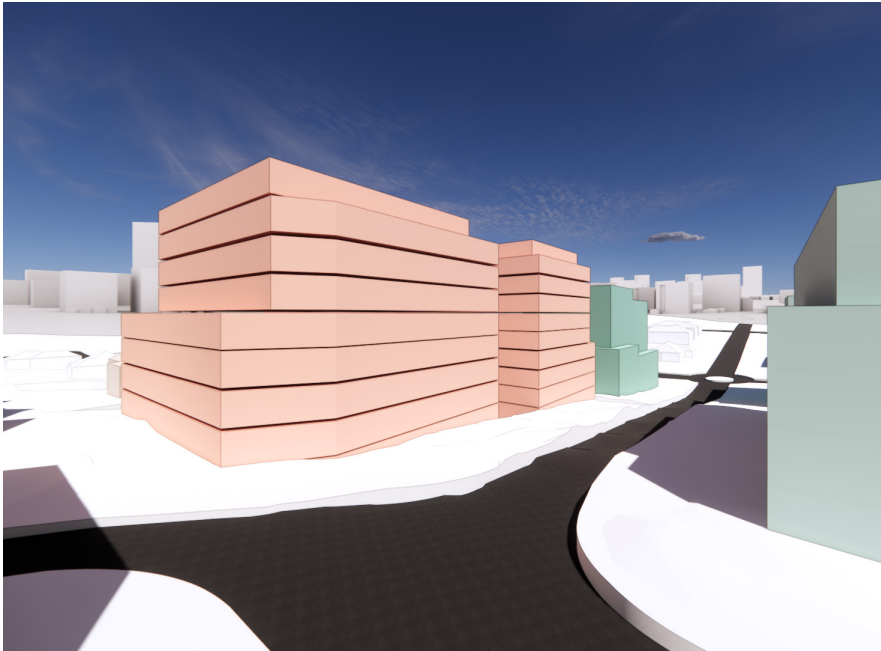


PROPOSED

DESIRED FUTURE CHARACTER

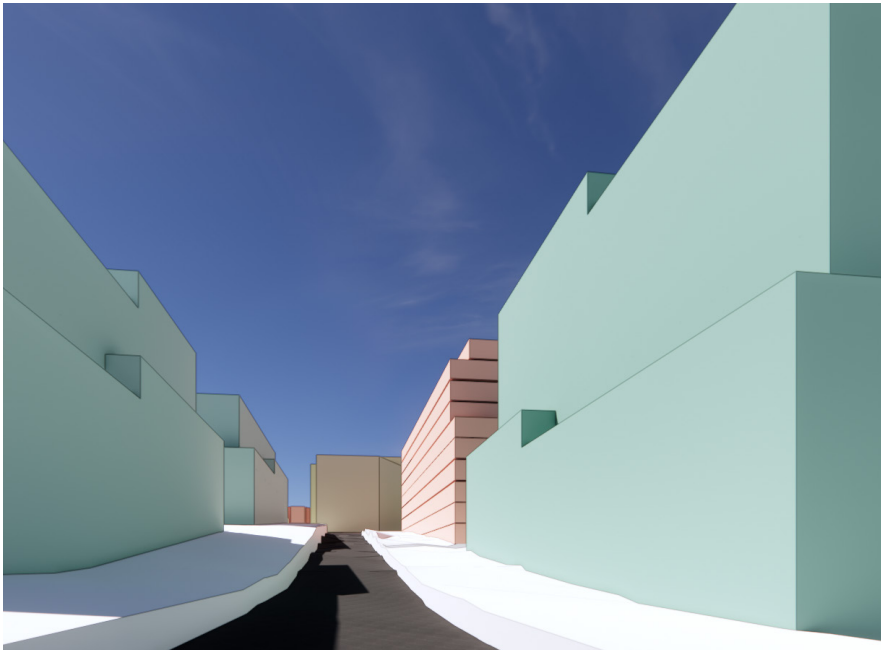
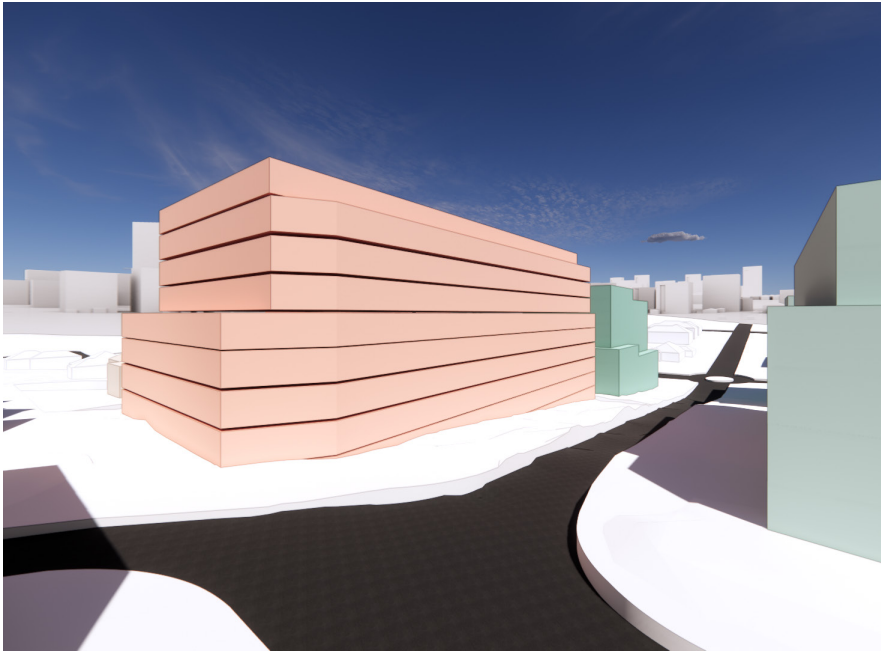
OPTION 01

Taller Street wall creating multiple bulky forms.



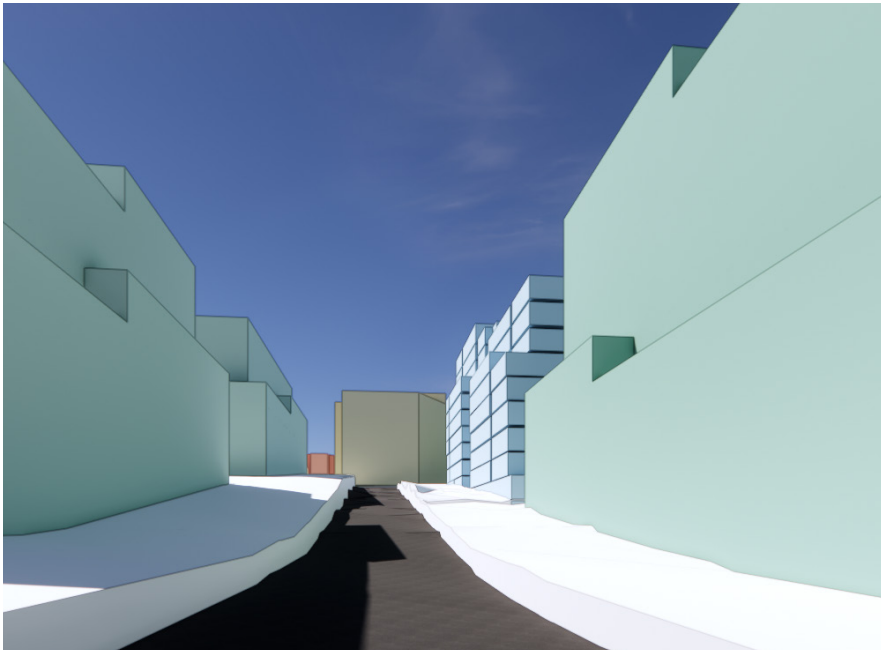
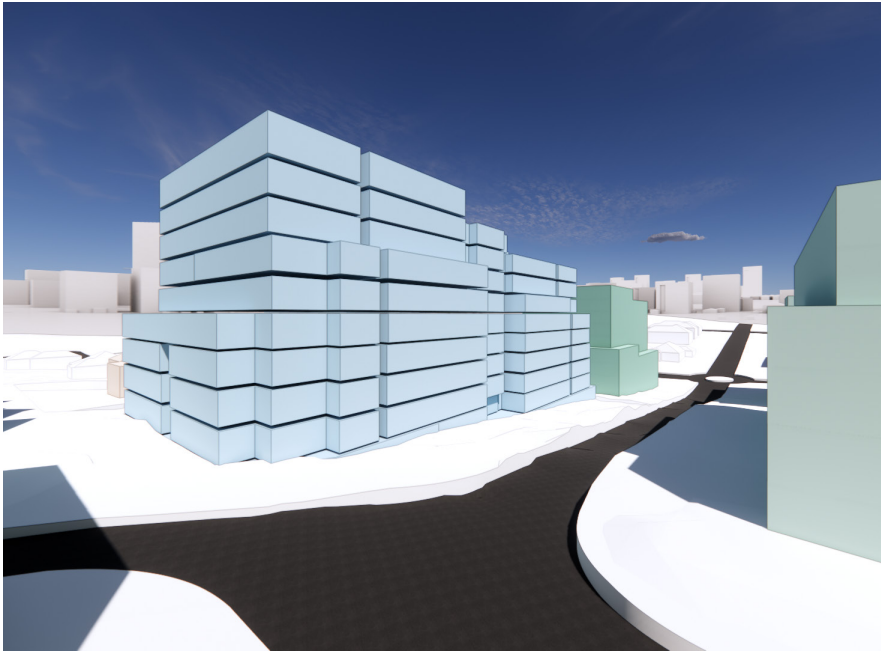
OPTION 02

Break not visible from Street. No perceived benefit from this option



PROPOSED

Family of building forms articulated through the topography.



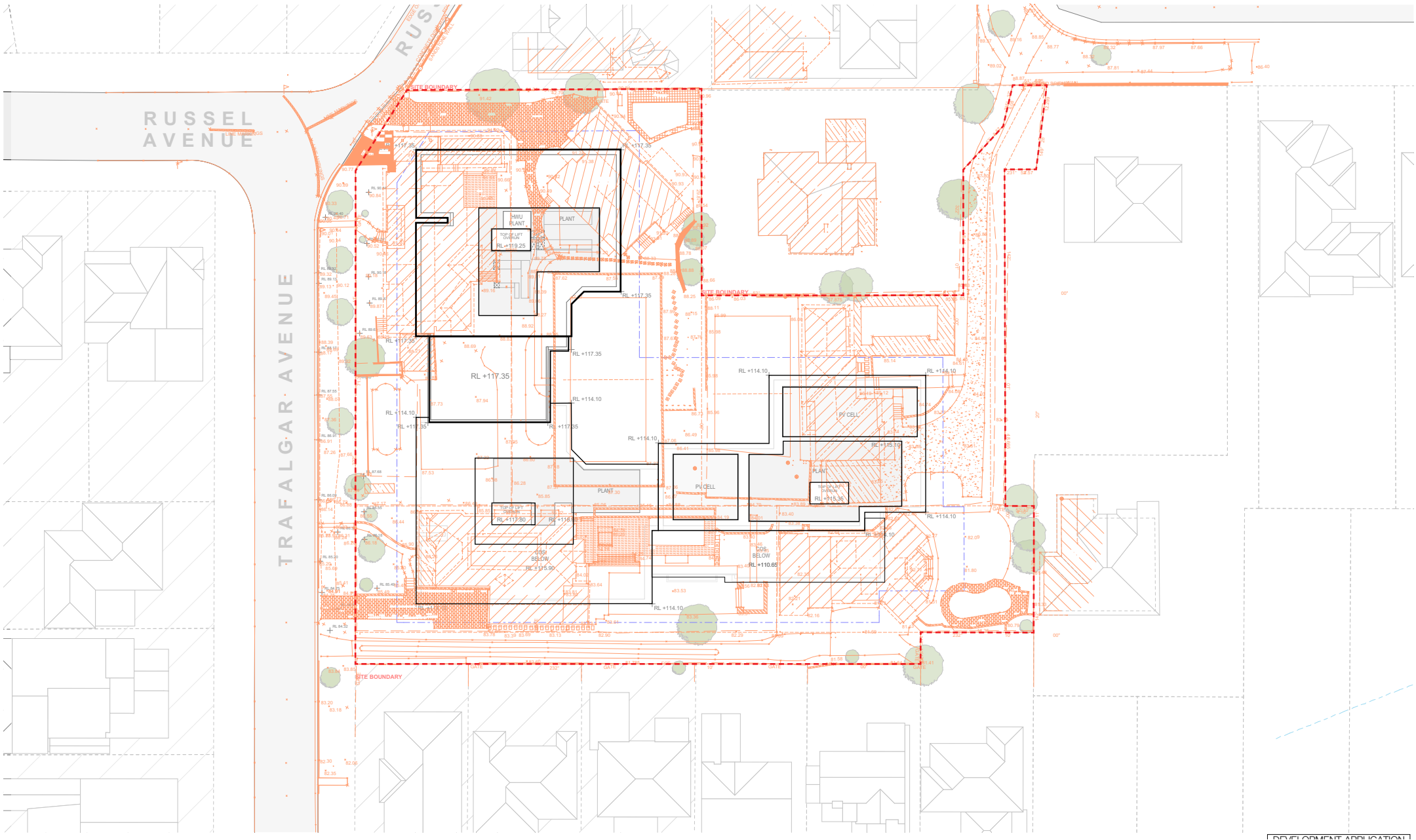
BUILDING HEIGHT

DEPARTMENT COMMENTS:

5. Provide further detailed plans and documentation in relation to the proposed building height, and how it corresponds with the existing ground level across the site to enable an accurate assessment of compliance with the maximum permissible building height under the Housing SEPP. The proposal should be refined as necessary to be compliant with the maximum permissible building height of 28.6m.

RESPONSE:

Although there are some height exceedances on the roof, these are the result of a built form which responds to the steep slope in topography and seeks to maintain solar access to the southern properties. Updated drawings now include survey plans aligned with building RLs and shadow analysis. From the exhibited scheme there is a reduction from the top of the building. Refer to architectural drawing DA310, DA311 and DA505.



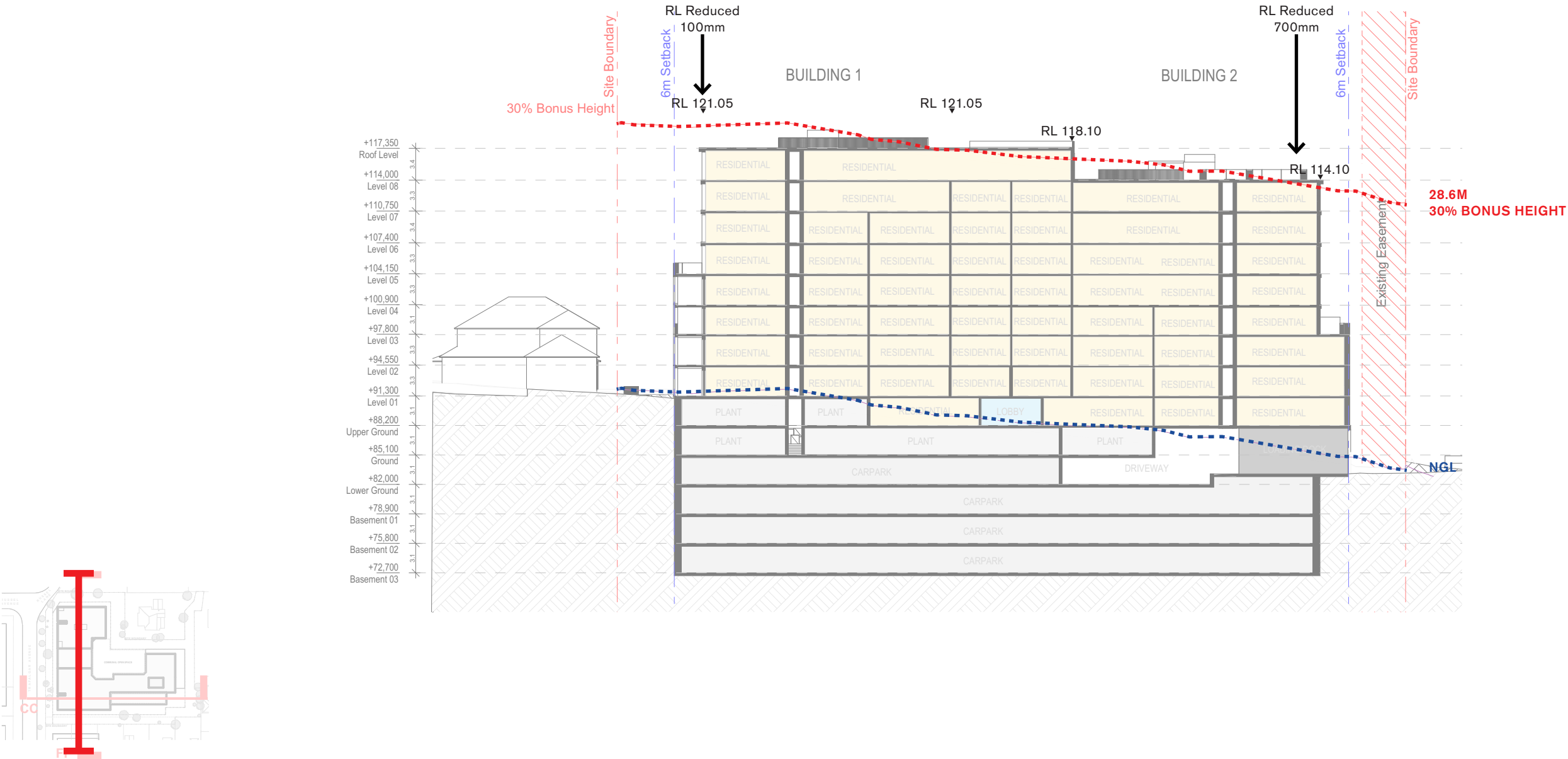
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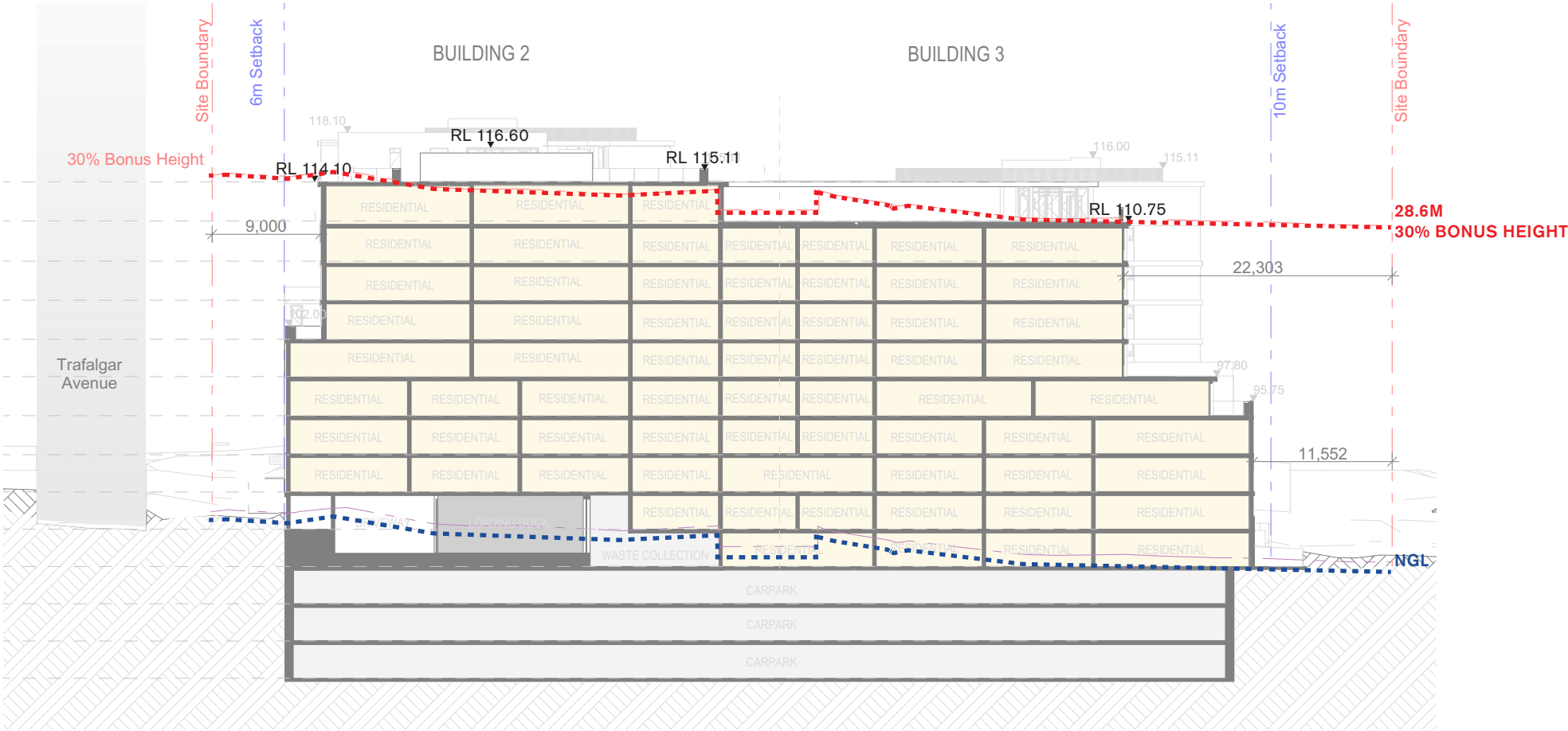
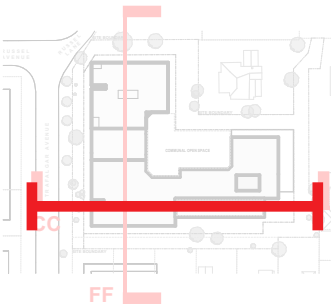
BUILDING HEIGHT

DEPARTMENT COMMENTS:

5. Provide further detailed plans and documentation in relation to the proposed building height, and how it corresponds with the existing ground level across the site to enable an accurate assessment of compliance with the maximum permissible building height under the Housing SEPP. The proposal should be refined as necessary to be compliant with the maximum permissible building height of 28.6m.

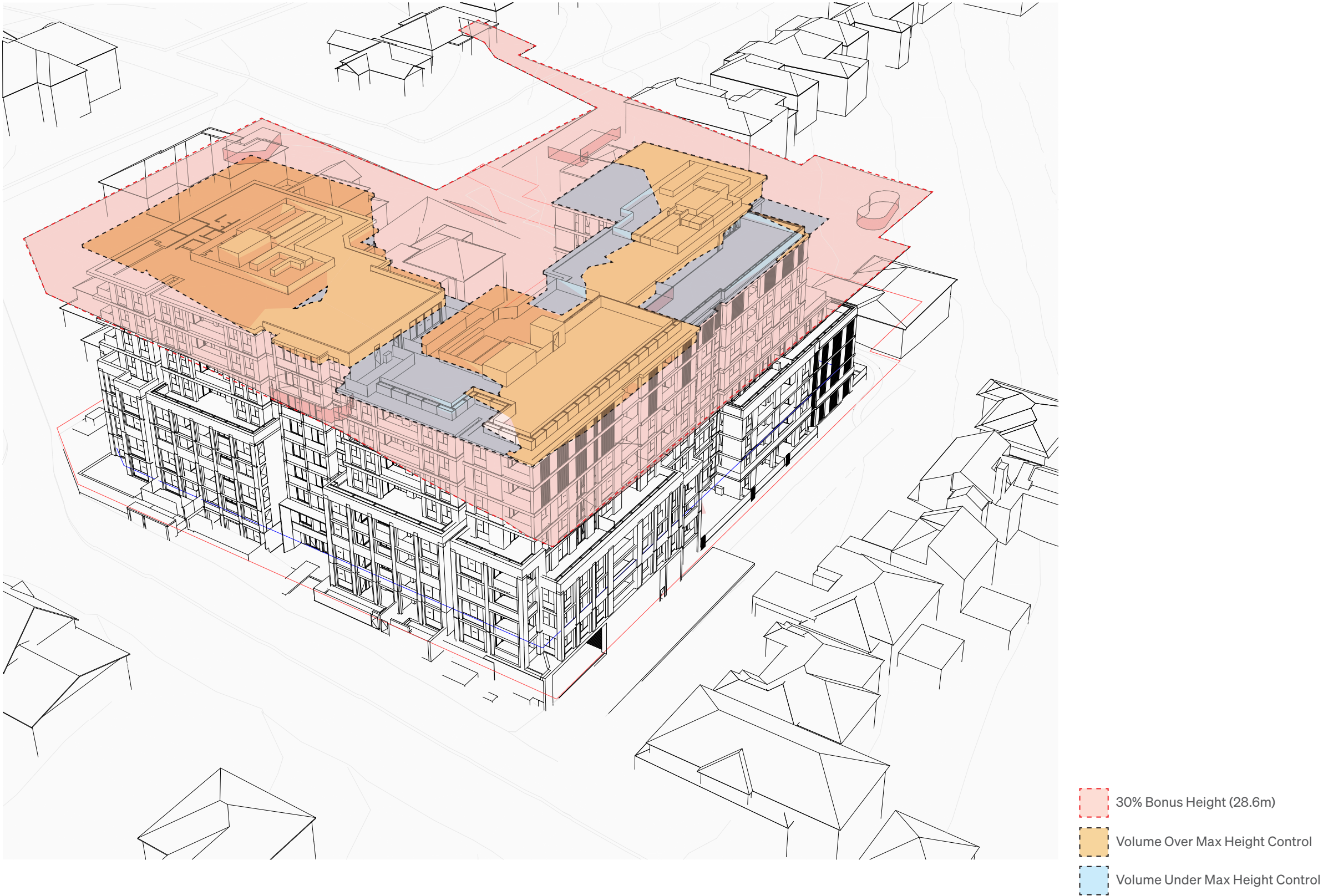
RESPONSE:

Although there are some height exceedances on the roof, these are the result of a built form which responds to the steep slope in topography and seeks to maintain solar access to the southern properties. Updated drawings now include survey plans aligned with building RLs and shadow analysis. Refer to architectural drawing DA310, DA311 and DA505.

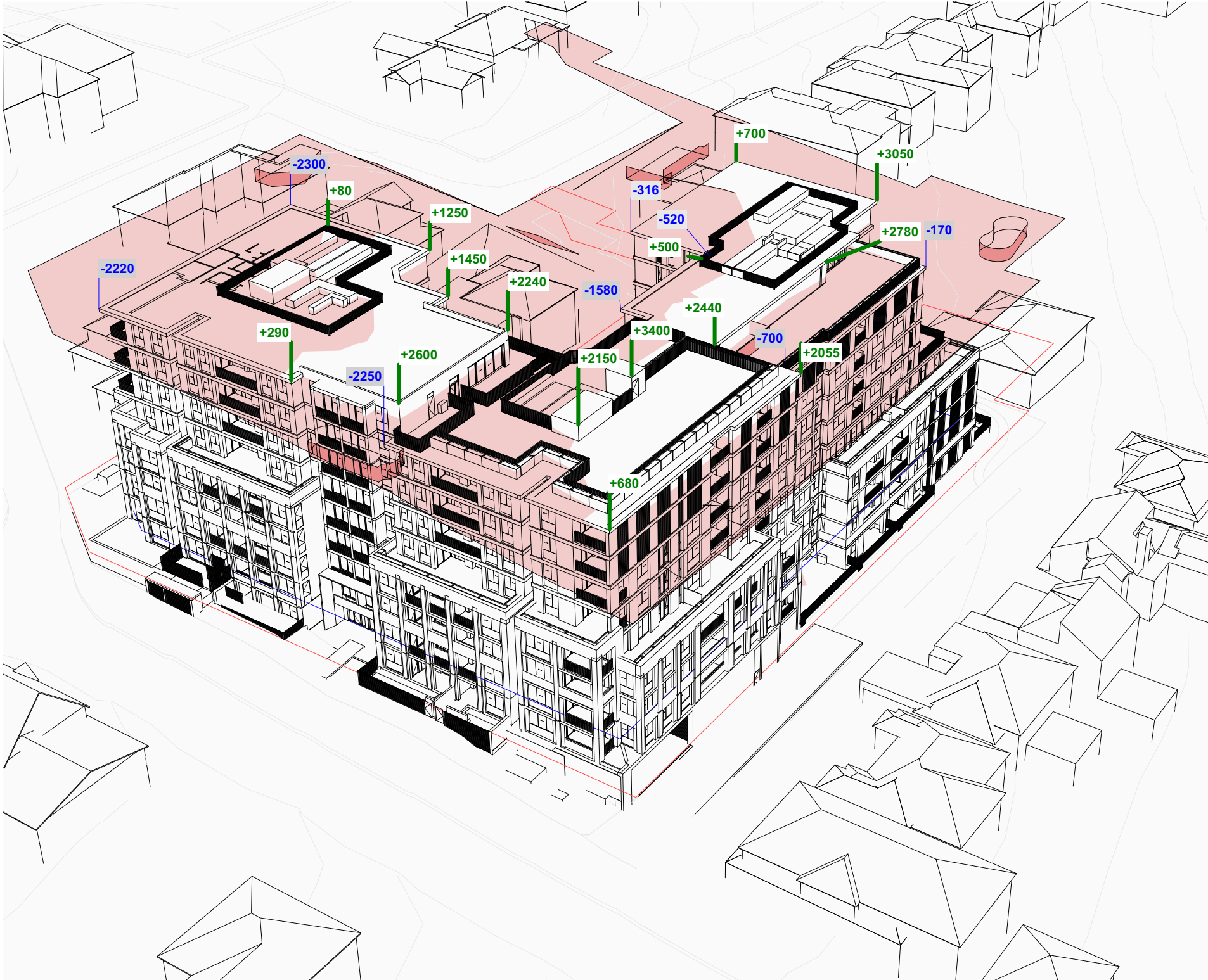


SECTION CC

BUILDING HEIGHT



BUILDING HEIGHT

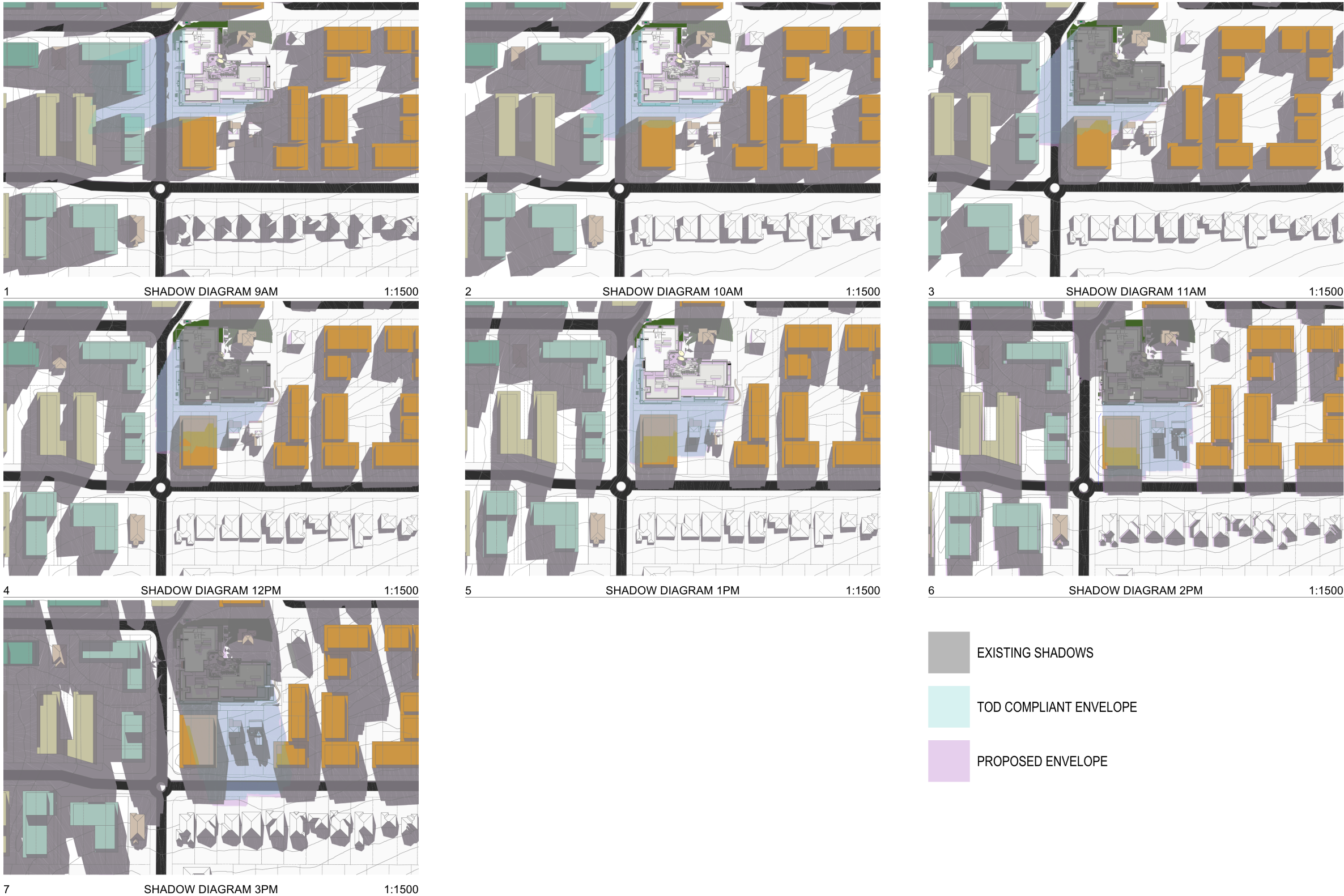


- 30% Bonus Height (28.6m)
- +0000 Height Difference Over Max Height
- 0000 Height Difference Under Max Height

BUILDING HEIGHT - EXISTING CONTEXT



BUILDING HEIGHT - FUTURE CONTEXT



BUILT FORM AND DESIGN

DEPARTMENT COMMENTS:

7. Consistent with the advice provided by the SDRP, consider and test options to reduce the perceived bulk and scale of the buildings from the public domain and neighbouring properties.

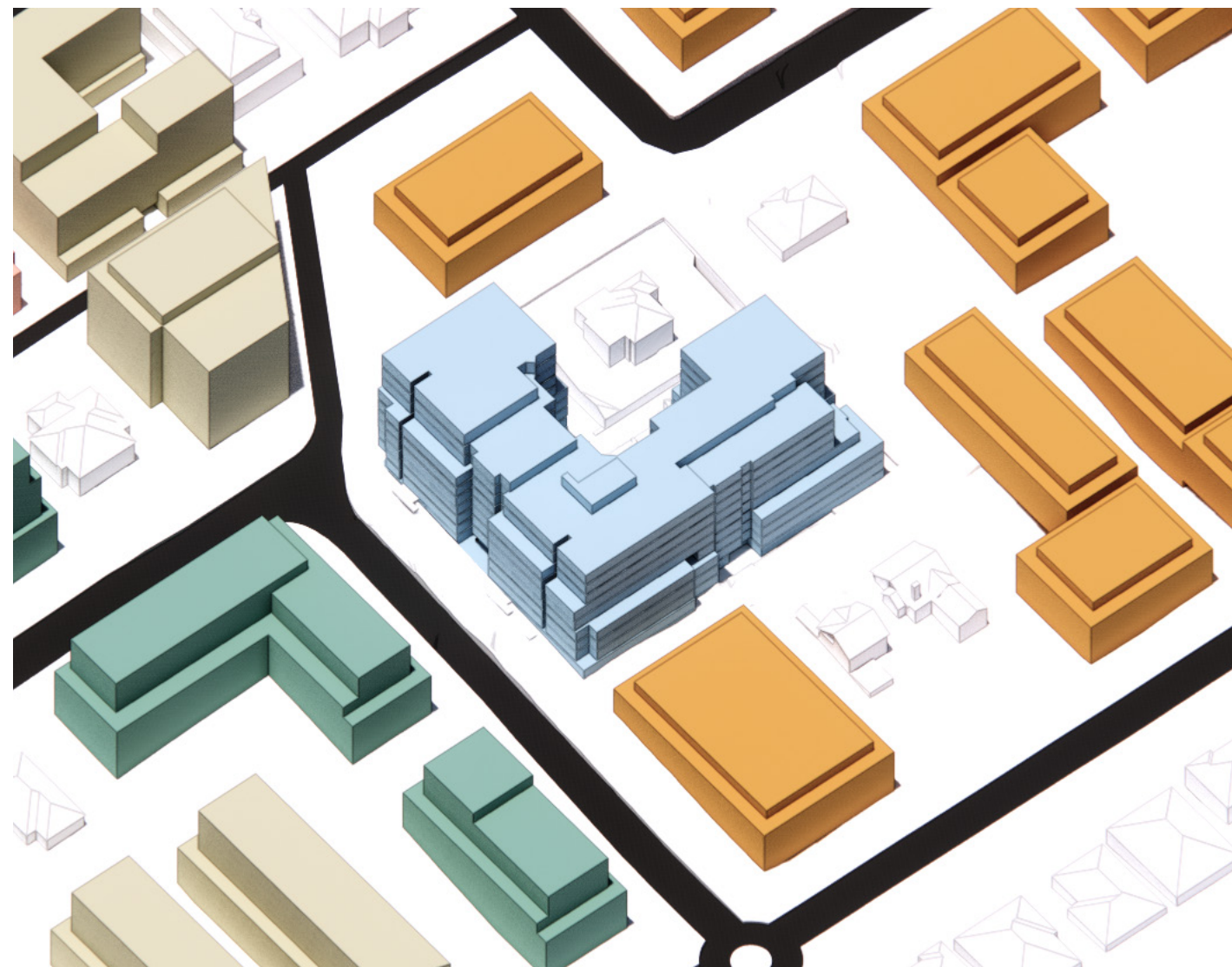
This should include:

- a. breaking down the form and mass of the development to avoid a large single consolidated form
- b. increased street, side and rear landscaped setbacks (see points 8 -11 below)
- c. further articulation of building facades to assist in providing a transition to the surrounding low scale heritage residences.
- d. visually breaking the development into smaller architectural facades, buildings or elements and other facade treatments, as recommended in the heritage impact statement (HIS).

RESPONSE:

7. The proposed built form incorporates increased street, boundary and tower setbacks to enhance the landscape character of the area and respond sensitively to adjoining heritage items and lower-density zones. The massing has been carefully carved at the south-east corner to improve solar amenity for southern dwellings, while a larger setback at the heritage interface provides a generous landscaped buffer and a smoother transition to surrounding development. Cross-through apartments are used to modulate the building envelope, creating the perception of three distinct buildings and reducing visual bulk. Collectively, these increased setbacks improve the relationship to surrounding properties and enable significant deep-soil planting around the site periphery, with no feasible alternative built form given the extent of the setbacks provided.

The proposal also aligns with broader strategic planning objectives. Under the National Housing Accord, Ku-ring-gai Council is required to deliver 7,600 well-located homes by 2029, with targets prioritising a greater diversity of housing in areas with existing infrastructure capacity, including transport and water services. Lindfield has been strategically identified under the TOD program as meeting these criteria, supported by independent review from Infrastructure NSW.



BUILT FORM AND DESIGN

DEPARTMENT COMMENTS:

7. Consistent with the advice provided by the SDRP, consider and test options to reduce the perceived bulk and scale of the buildings from the public domain and neighbouring properties.

This should include:

- a. breaking down the form and mass of the development to avoid a large single consolidated form
- b. increased street, side and rear landscaped setbacks (see points 8 -11 below)
- c. further articulation of building facades to assist in providing a transition to the surrounding low scale heritage residences.
- d. visually breaking the development into smaller architectural facades, buildings or elements and other facade treatments, as recommended in the heritage impact statement (HIS).

RESPONSE:

7a. Breaking the building into smaller consolidated volumes would reduce the achievable gross floor area and floor space ratio, resulting in an outcome that does not optimise the sites capacity to deliver much needed housing. This would be inconsistent with the strategic planning objectives for the area and Ku-ring-gai Councils obligations to facilitate housing supply and diversity within well-located centres. Refer to Desired future charater on page 63.

The proposed building form represents an efficient use of the site while remaining compliant with the applicable planning controls. Rather than fragmanting the envelop, the design employs architectural articulation, facade modulation, material variation and upper level setbacks to reduce preceived bulk and scale from the public domain and neighbouring properties achievin visual relief and an appropriate human scale without compromising housing yeild.

7b. Noted. Setbacks have been increased as outlined in item 8.

BUILT FORM AND DESIGN

DEPARTMENT COMMENTS:

7. Consistent with the advice provided by the SDRP, consider and test options to reduce the perceived bulk and scale of the buildings from the public domain and neighbouring properties.

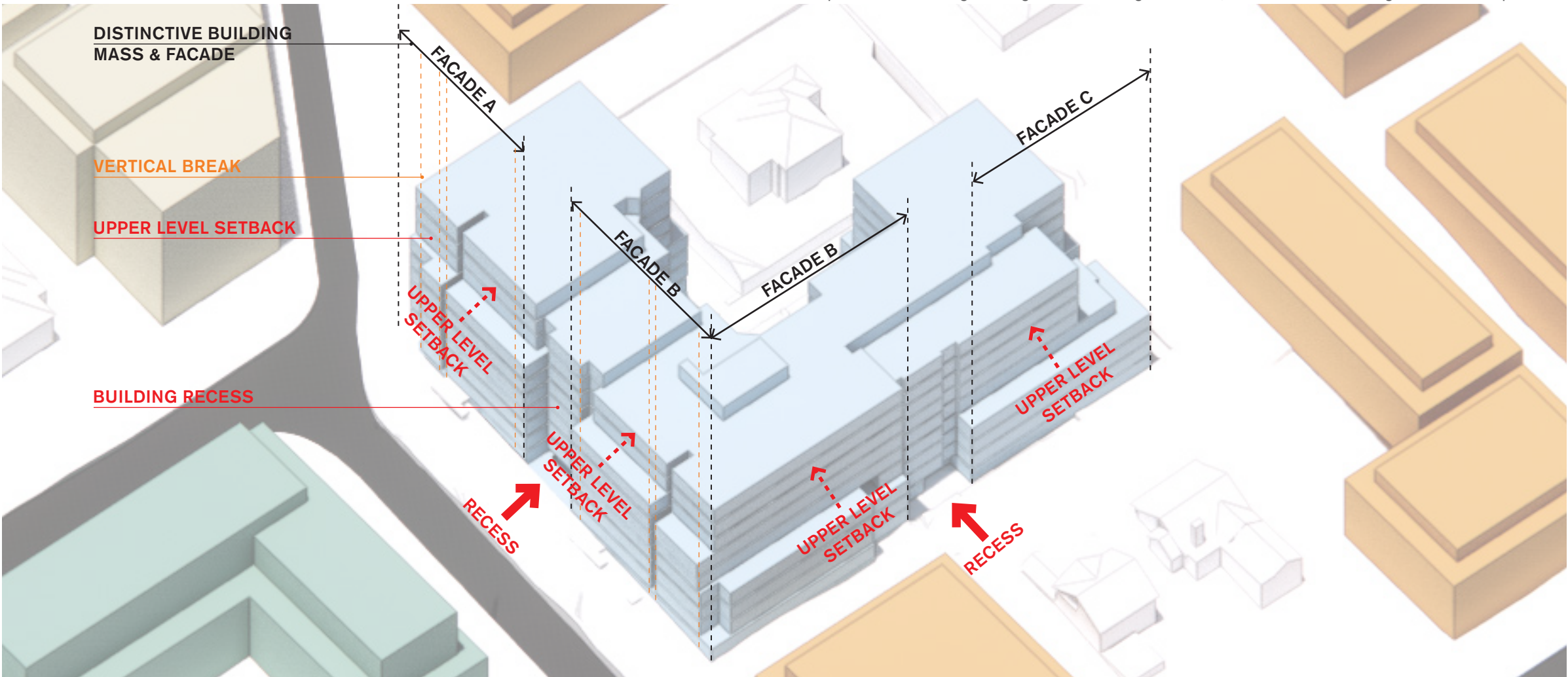
This should include:

- a. breaking down the form and mass of the development to avoid a large single consolidated form
- b. increased street, side and rear landscaped setbacks (see points 8 -11 below)
- c. further articulation of building facades to assist in providing a transition to the surrounding low scale heritage residences.
- d. visually breaking the development into smaller architectural facades, buildings or elements and other facade treatments, as recommended in the heritage impact statement (HIS).

RESPONSE:

7c. The podium is a key massing device that substantially reduces the perceived scale of the development at street level. Upper storeys are recessed by 3 metres to clearly reinforce a human-scaled streetscape and establish a strong visual transition between the podium and the taller built form above. The façade is deliberately articulated through modulated projections and deep recesses set behind the primary façade line, breaking down building length, softening geometry and introducing shadow and depth. The incorporation of cross-through apartments enables a recessive massing strategy that splits the western and southern elevations into two distinct stepping forms, significantly reducing visual bulk and avoiding the appearance of a flat, monolithic façade.

7d. The building's stepped form responds to both the rhythm of surrounding development and the site's natural topography, stepping down toward the southeast to minimise visual impacts on northward views to heritage items within the Heritage Conservation Area. While articulated in a contemporary architectural language, the proposal incorporates a familiar brick podium and a robust, contextually responsive material palette that references the established character of the HCA and nearby heritage buildings. This considered use of materials, combined with a balanced solid-to-void ratio, articulated façades and refined detailing, ensures the development respects and complements its heritage setting while delivering a sensitive, cohesive and well-integrated streetscape outcome.



SETBACKS

DEPARTMENT COMMENTS:

8. The minimal street setback to Trafalgar Avenue is insufficient to mitigate the visual impacts of the development and is inconsistent with the landscaped ‘garden’ character of Lindfield. The street setback should be increased to be more sympathetic to the surrounding context and provide a greater landscaped buffer to contribute to the character of the area.
10. In conjunction with exploring alternative built form options in point 7, consider options to further increase building setbacks to heritage items in line with the Apartment Design Guide (ADG) recommendation that setbacks should be increased where a residential flat building adjoins low density zoned development. Updated plans and details, including building separation diagrams with dimensions, are required to demonstrate that the proposal provides:
- a. ground level building separation at the interface to neighbouring heritage items which meets or exceeds ADG recommendations
 - b. additional setbacks at the top levels to assist in transitioning and reducing visual impacts
 - c. dense landscaping within setbacks to protect the setting and views from heritage items.
11. The extent of basement should be reduced so it does not encroach into the front, side or rear setbacks. This would allow more deep soil planting to contribute to the landscaped character of the area and mitigate the visual impacts of the development from the public domain and neighbouring properties.

RESPONSE:

The updated scheme incorporates an increased street setback of 6m - 9m. This allows ground-level units facing Trafalgar Avenue to accommodate private courtyards, aligning with the ‘garden’ character of Lindfield. The wider setback also enables the planting of mature, denser landscaping, providing enhanced privacy and acting as a buffer to reduce noise.

The setback along the heritage interface has been increased, exceeding ADG recommendations, to maintain the stepped character typical of medium-density apartments in Lindfield as the building height transitions. Dense landscaping within this setback further protects the adjoining heritage setting while enhancing visual privacy. Additionally, the recess at the southeast corner of the upper level ensures a minimum of two hours of solar access to the adjoining private open space.

At the top level, additional setbacks have been introduced along the southern edge to provide a more generous transition and reduce visual impacts on neighbouring properties. Planters along the perimeter of the rooftop communal open space further soften the building’s upper edge, creating a greener, more visually cohesive frame that complements the surrounding landscape character.

The basement extent has been reduced to remain fully within the building envelope, avoiding encroachment into the front, side, and rear setbacks. This adjustment increases deep soil areas, contributing to Lindfield’s landscaped character while significantly reducing visual impacts from both the public domain and neighbouring properties.

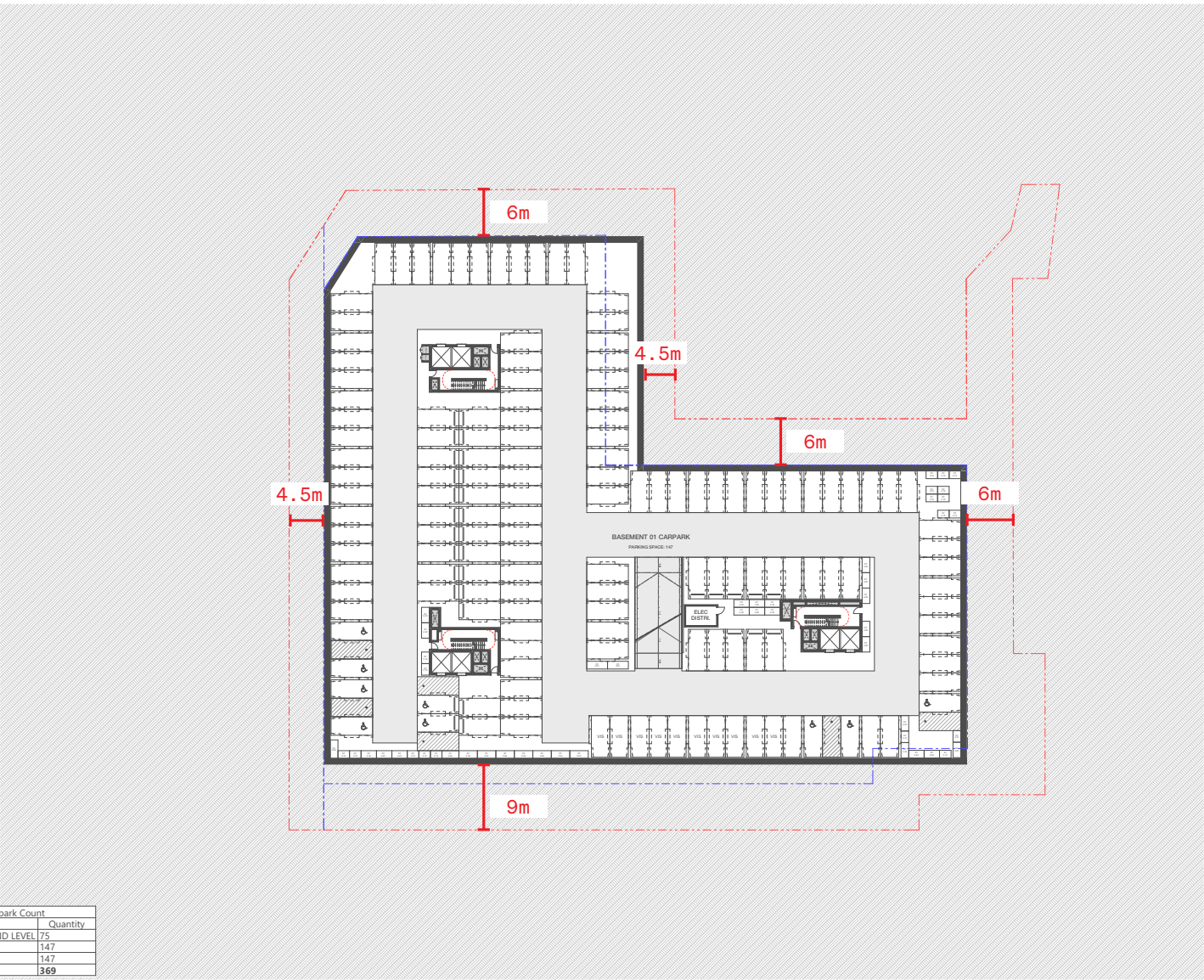
Despite the increased building setbacks, all private open spaces continue to comply with the ADG minimum 6-metre building separation requirements. Privacy is further reinforced through the provision of boundary fencing and dense landscaping within deep soil zones, ensuring effective screening and separation from adjoining properties.

Refer architectural drawing DA200 - DA215.

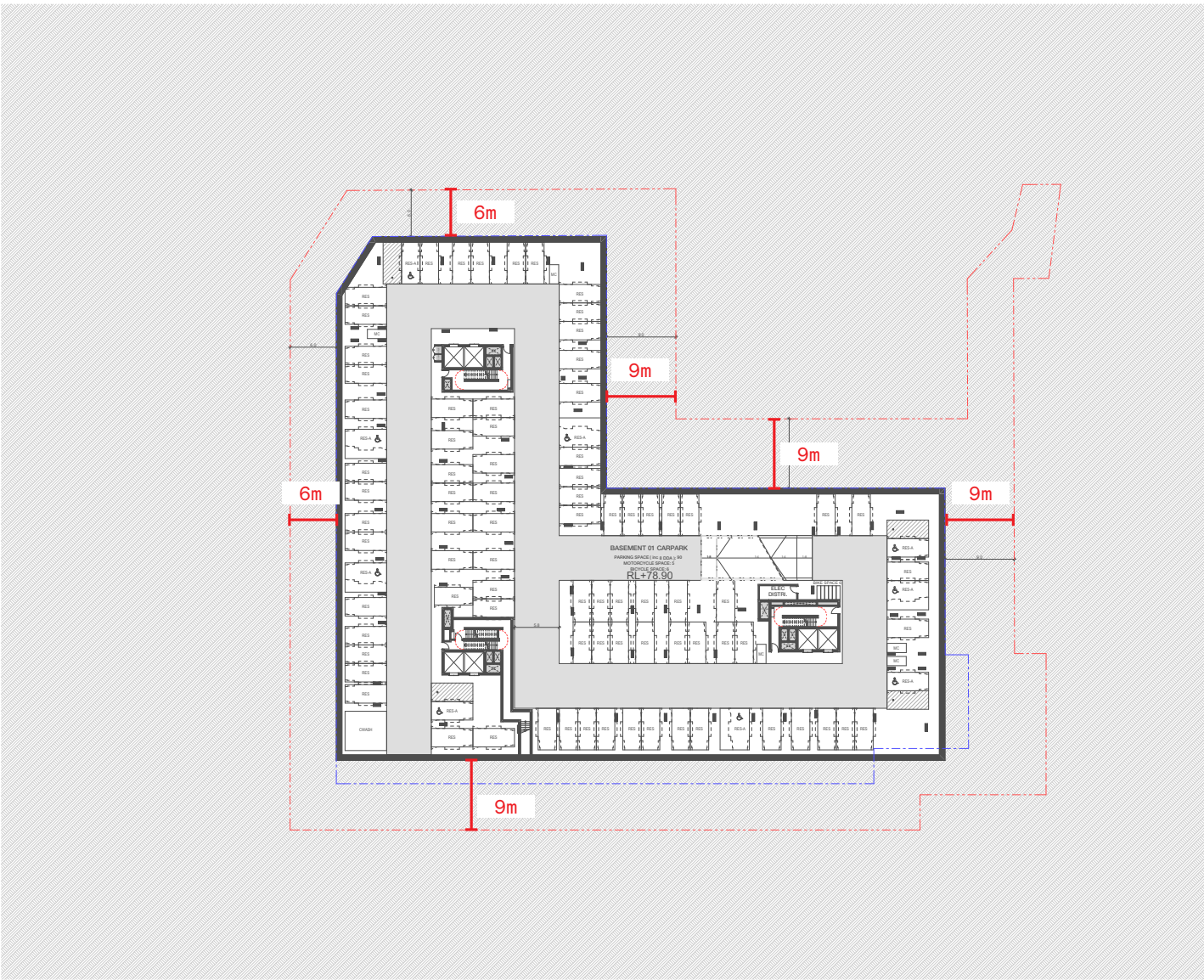
SETBACKS - TYPICAL BASEMENT

Summary of amendments

- Communal open space is increased from 1,687m² (25.3%) to 1,833m² (27.4%).
- Deep soil area is increased from 1,135m² (23.1%) to 1,745m² (29.4%).
- GFA is decreased from 21,684m² (3.25 : 1) to 20,750m² (3.11 : 1).



SUBMITTED SSDA

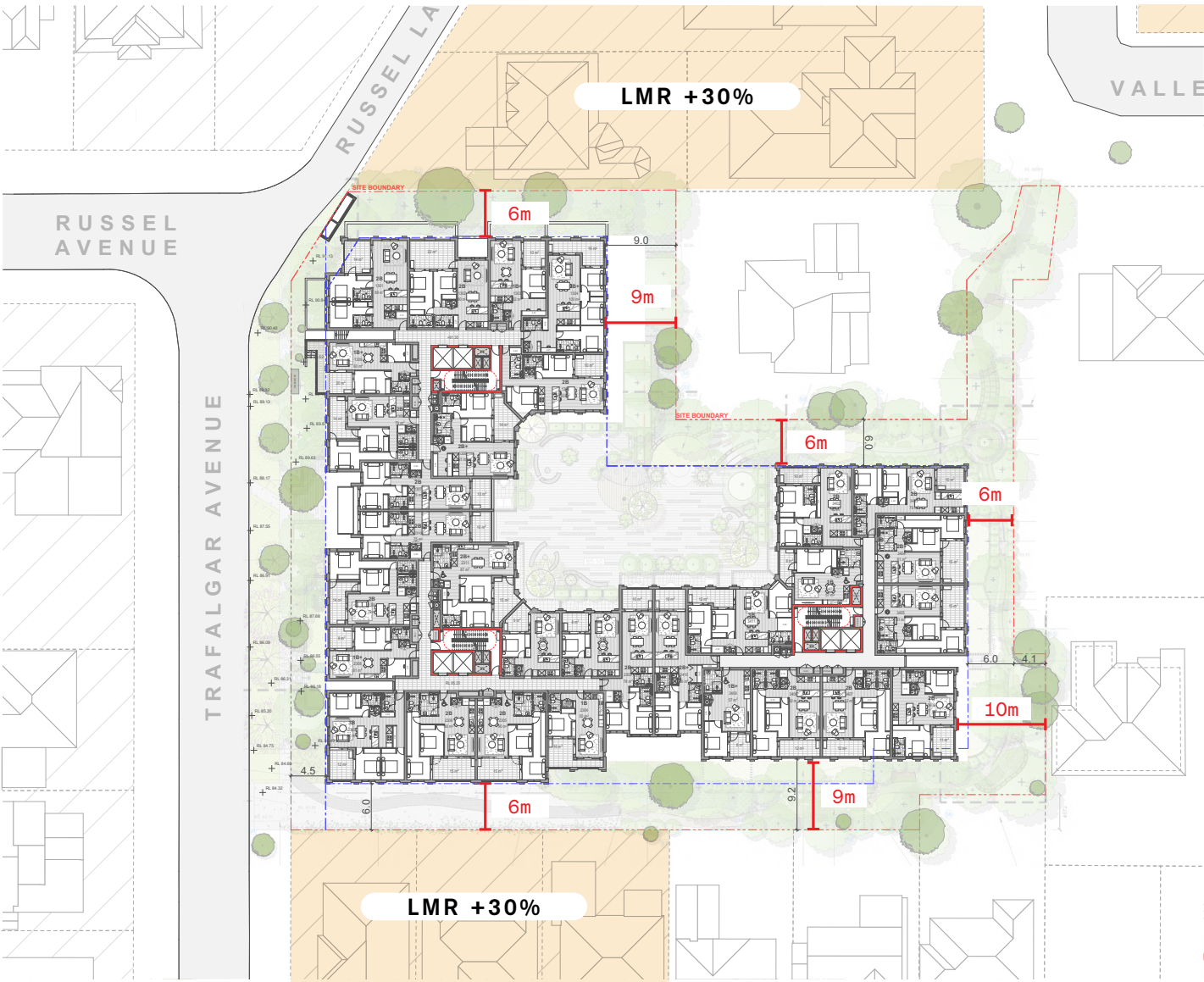


PROPOSED AMENDMENTS

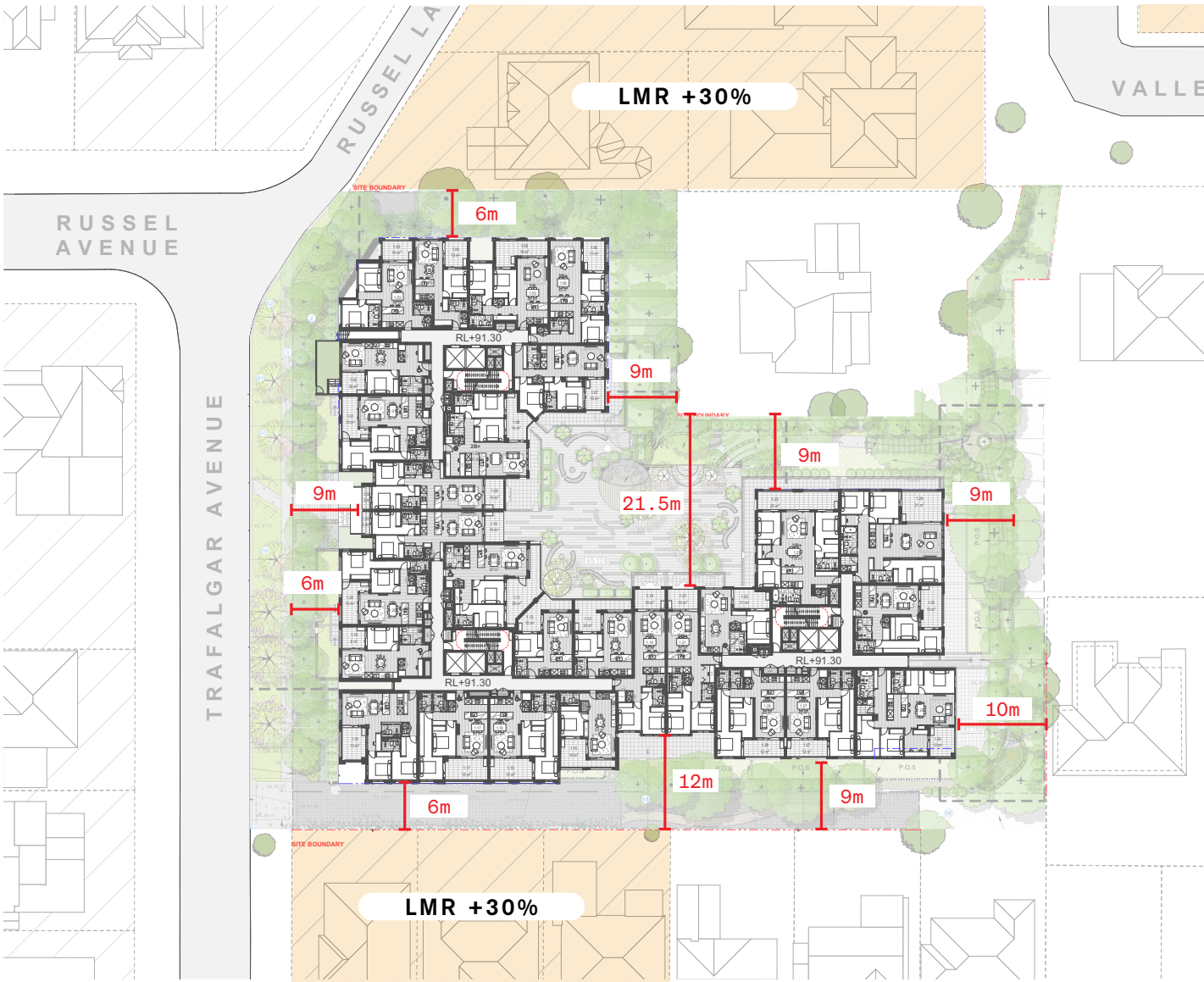
SETBACKS - TYPICAL PODIUM

Summary of amendments

- Communal open space is increased from 1,687m² (25.3%) to 2,340m² (35.1%).
- Deep soil area is increased from 1,135m² (23.1%) to 1,745m² (29.4%).
- GFA is decreased from 21,684m² (3.25 : 1) to 20,750m² (3.11 : 1).



SUBMITTED SSDA

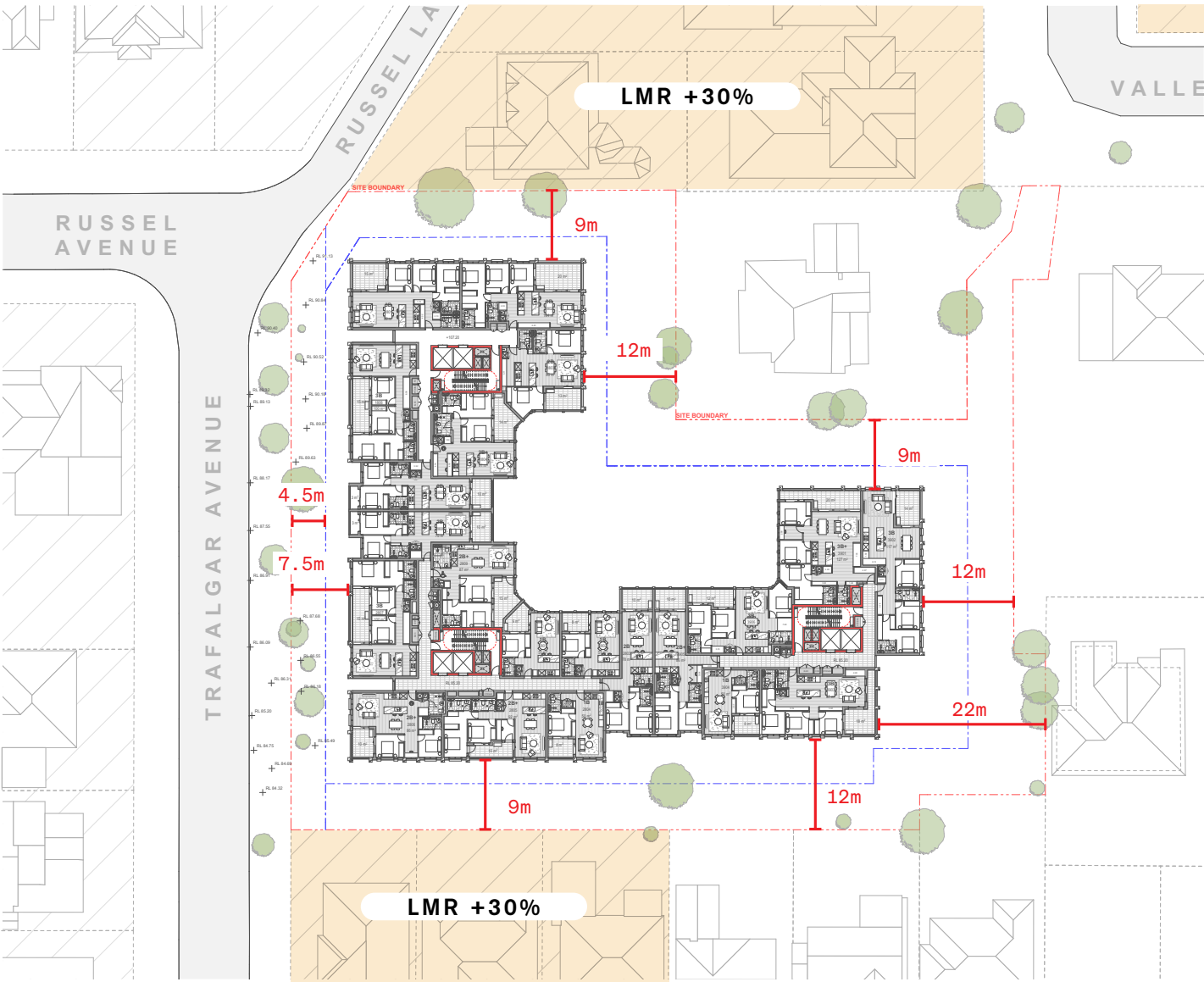


PROPOSED AMENDMENTS

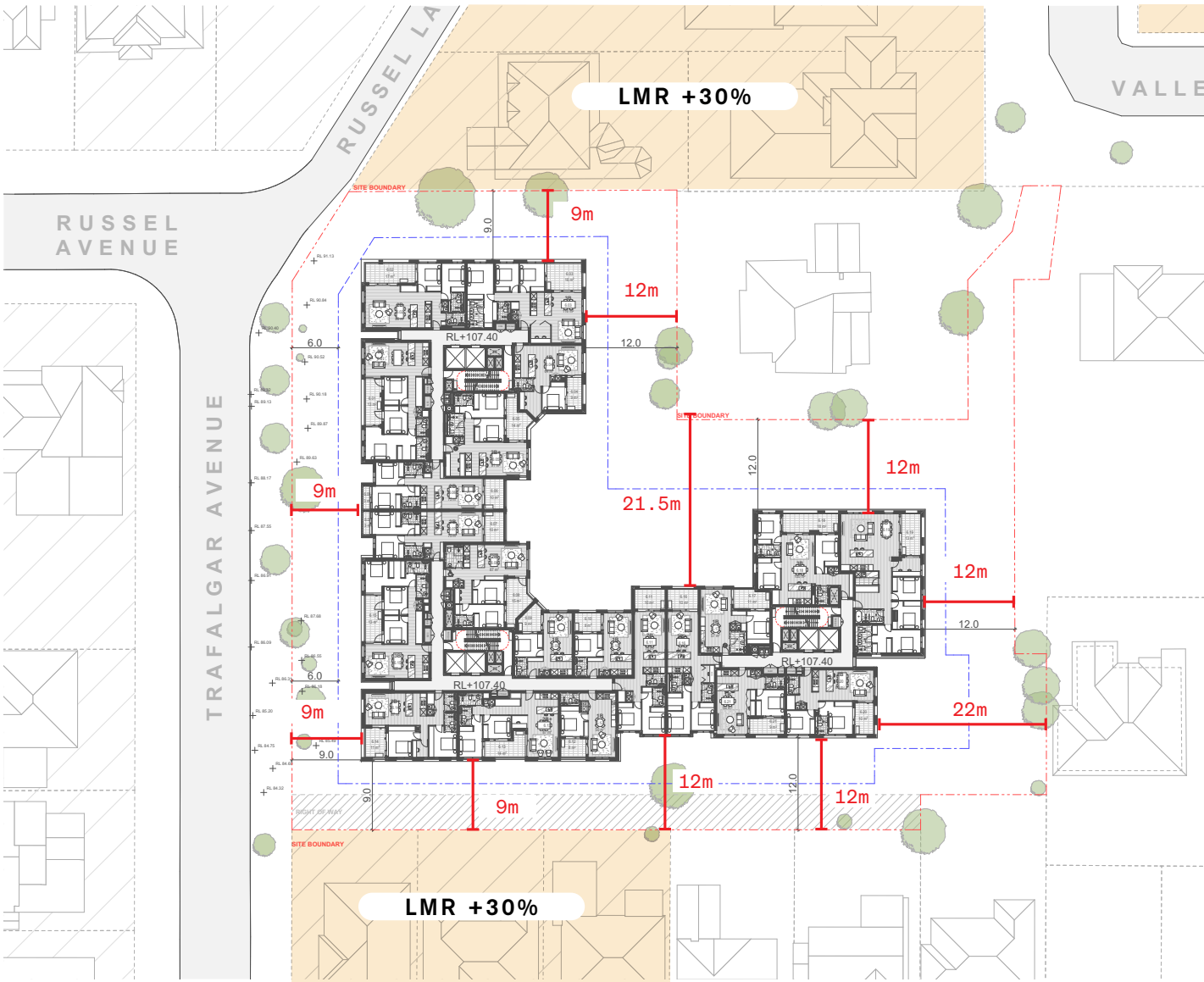
SETBACKS - TYPICAL TOWER

Summary of amendments

- Communal open space is increased from 1,687m² (25.3%) to 2,340m² (35.1%).
- Deep soil area is increased from 1,135m² (23.1%) to 1,745m² (29.4%).
- GFA is decreased from 21,684m² (3.25 : 1) to 20,750m² (3.11 : 1).



SUBMITTED SSDA



PROPOSED AMENDMENTS

9. The Department is aware that there is an existing right of way and driveway along the southern boundary. However, providing all vehicular and loading dock access in this location, as proposed, prevents opportunities for any landscaping to soften the visual impacts of the proposed 10 storey building (and ground level loading dock) from the neighbouring properties, particularly 55 Trafalgar Avenue and 30A and 32 Middle Harbour Road. The Department requests that you:

- As the Right of Way easement requires unencumbered access along its full width and length, the design has been enhanced with high-quality paving within the easement zone and a landscaped buffer zone in the increased setback zones as shown in the landscaping plans where feasible, providing visual softening and improved interface with neighbouring properties.

New proposed Access to loading

Shared Zone

amended egress

Landscape buffer zone

LOADING DOCK RL+83.11

PLANT AREA

RECYCLING x21

2B+ 43.00 91m²

2B 43.00 82m²

2B 43.00 82m²

2B 43.00 82m²

3B 43.00 120m²

LG.05 24m²

LG.04 25m²

LG.03 60m²

RL 82.09

RL 81.81

RL 81.52

RL 81.33

RL 81.32

RL 81.91

RL 81.82

RL 81.69

RL 81.35

RL 81.48

RL 81.59

RL 81.72

RL 81.83

RL 81.90

RL 82.07

RL 82.11

RL 82.75

RL 82.73

RL 82.94

RL 83.22

RL 83.25

RL 83.85

RL 83.75

RL 84.32

RL 84.70

RL 84.69

RL 84.75

RL 85.20

RL 86.31

RL 86.18

RL +83.10

RL +83.10

DRIVEWAY

RIGHT OF WAY

ROW

SITE BOUNDARY 16.5m

65m

Right of Way easement requires unencumbered access (pedestrian & vehicular) for the full width and length 4.572m(w)x81.5m(l). Land will be improved with paving with landscaping buffer zones to the north of ROW

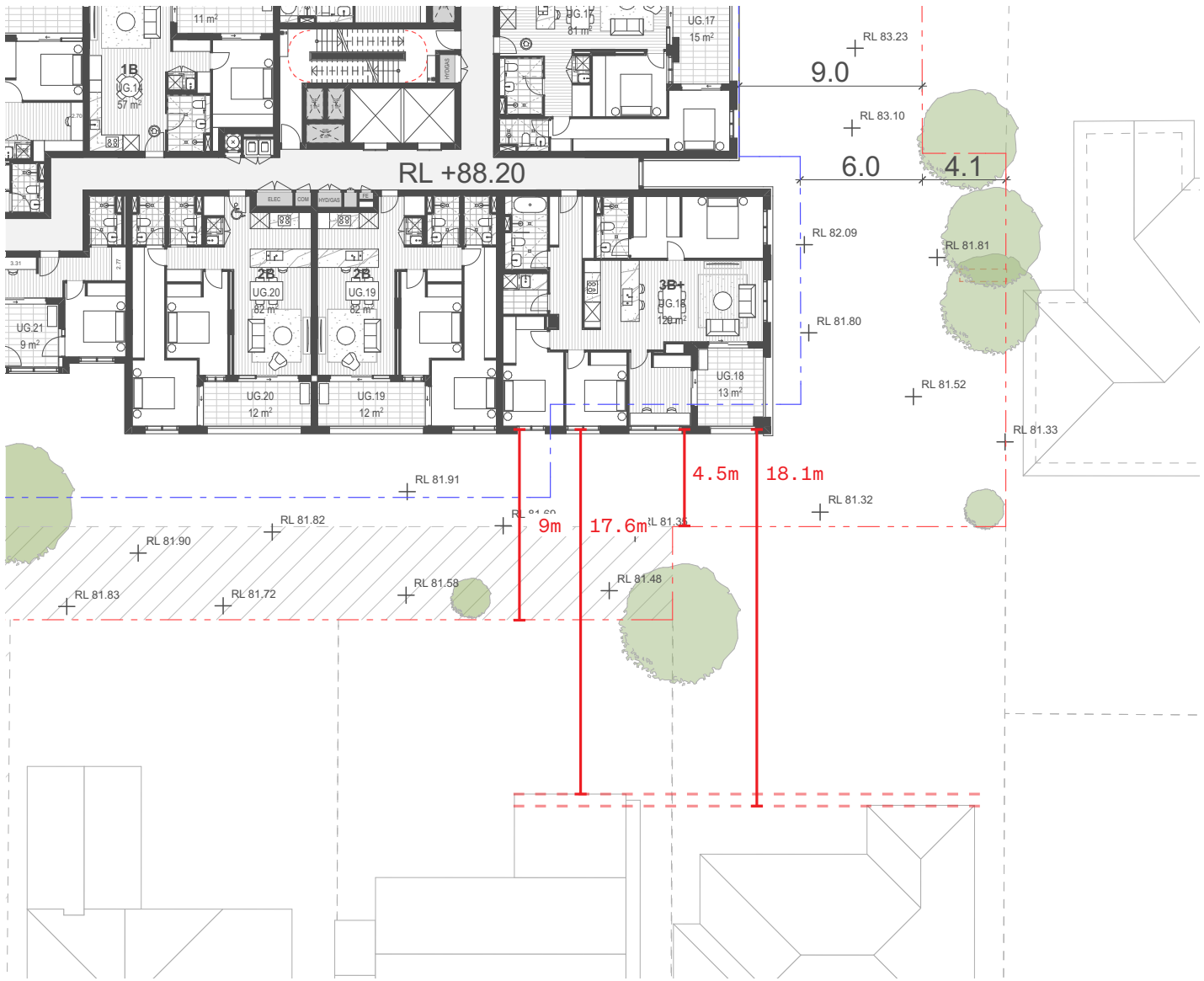
SETBACKS - TYPICAL PODIUM

DEPARTMENT COMMENTS:

10. a. Review the setbacks on Upper Ground floor to Middle Harbour Road and Ground Floor for 1 Valley Road.

RESPONSE:

Middle Harbour Road: The adjoining portion of the built form is set back 9 metres from the boundary, with the irregular boundary alignment being the reason for the perceived reduction in setback. Notwithstanding this, while the building is located 4.5 metres from the boundary, a generous building separation of 18 metres is provided to the southern property at 34A MHR Road. Although 34A MHR Road is not strictly identified as a heritage item, this separation approach has been reviewed and supported by the heritage consultant.

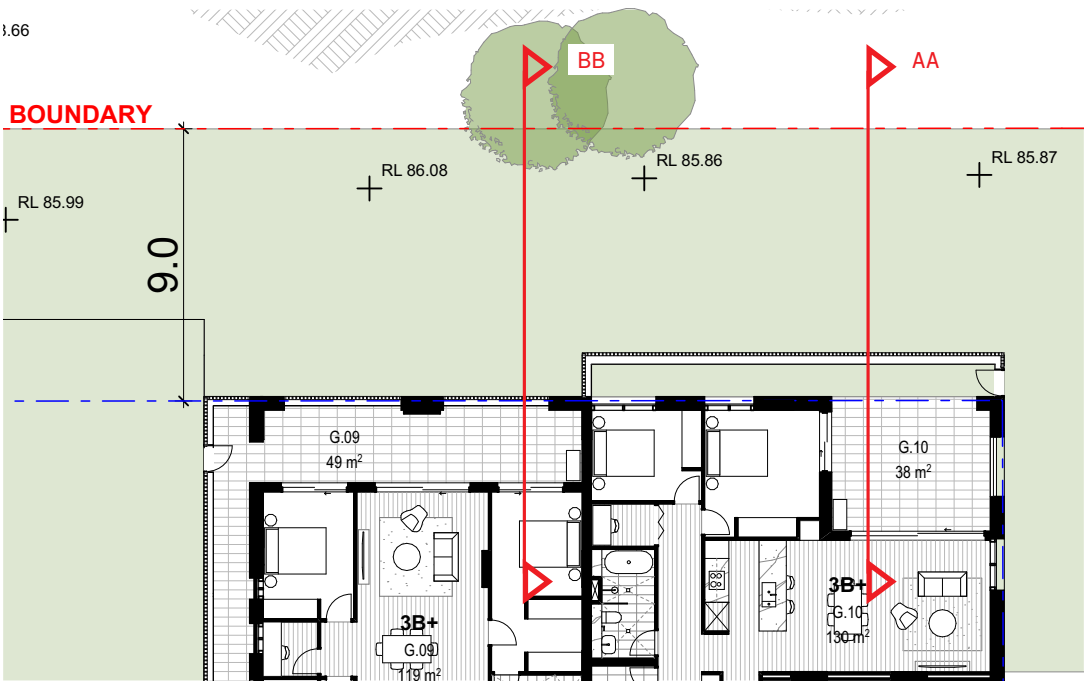


MIDDLE HARBOUR RD NEIGHBOURS

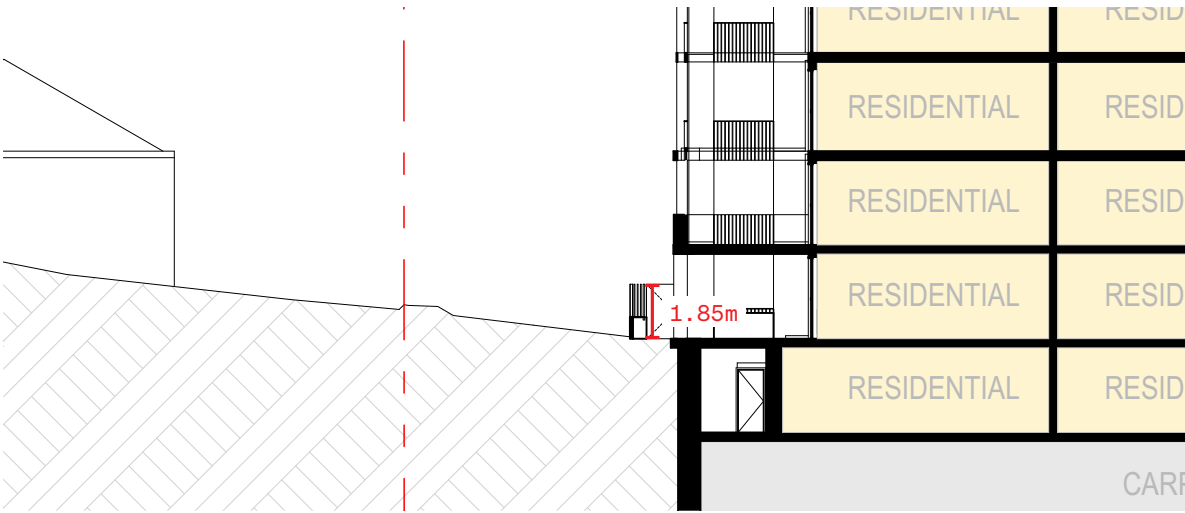
SETBACKS - TYPICAL PODIUM

DEPARTMENT COMMENTS:

10. a. Review the setbacks on Upper Ground floor to Middle Harbour Road and Ground Floor for 1 Valley Road.



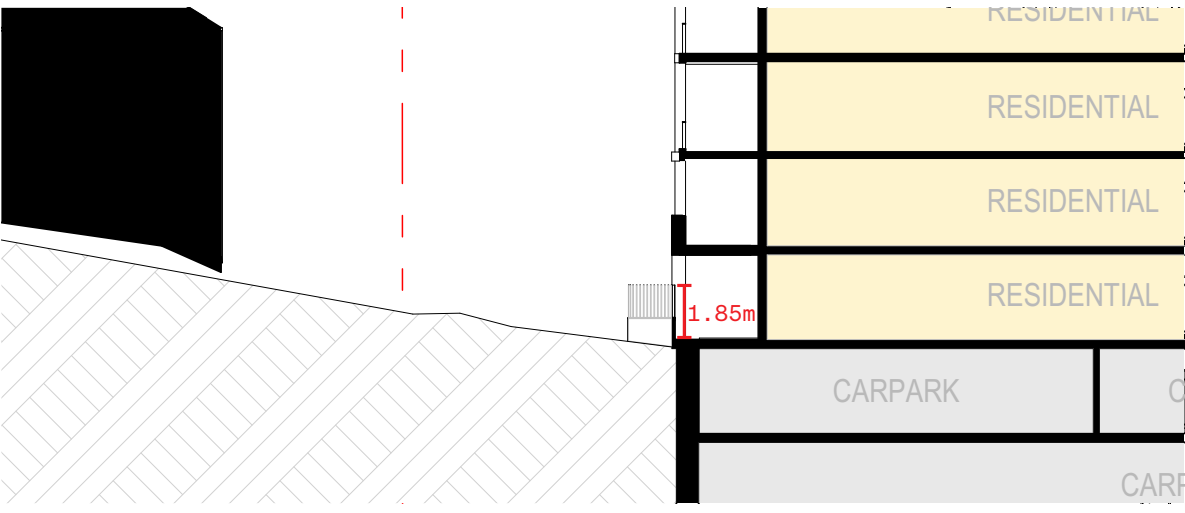
VALLEY RD INTERFACE



SECTION AA

RESPONSE:

Valley Road: The minor incursion into the 9 m zone is proposed to facilitate private ground-floor courtyards and to create a buffer between private and communal spaces for the bedroom windows of G.10. These courtyards are enclosed by a 1.8 m-high perimeter fence, which prevents direct lines of sight for the approximately 1 m of incursion. In combination with the increased building setback, a comprehensive landscape strategy is provided between the building and the boundary, creating a substantial landscaped buffer that further enhances visual privacy. Additionally, the doors can be relocated away from the northern courtyard fence line to further mitigate any perceived privacy concerns.



SECTION BB

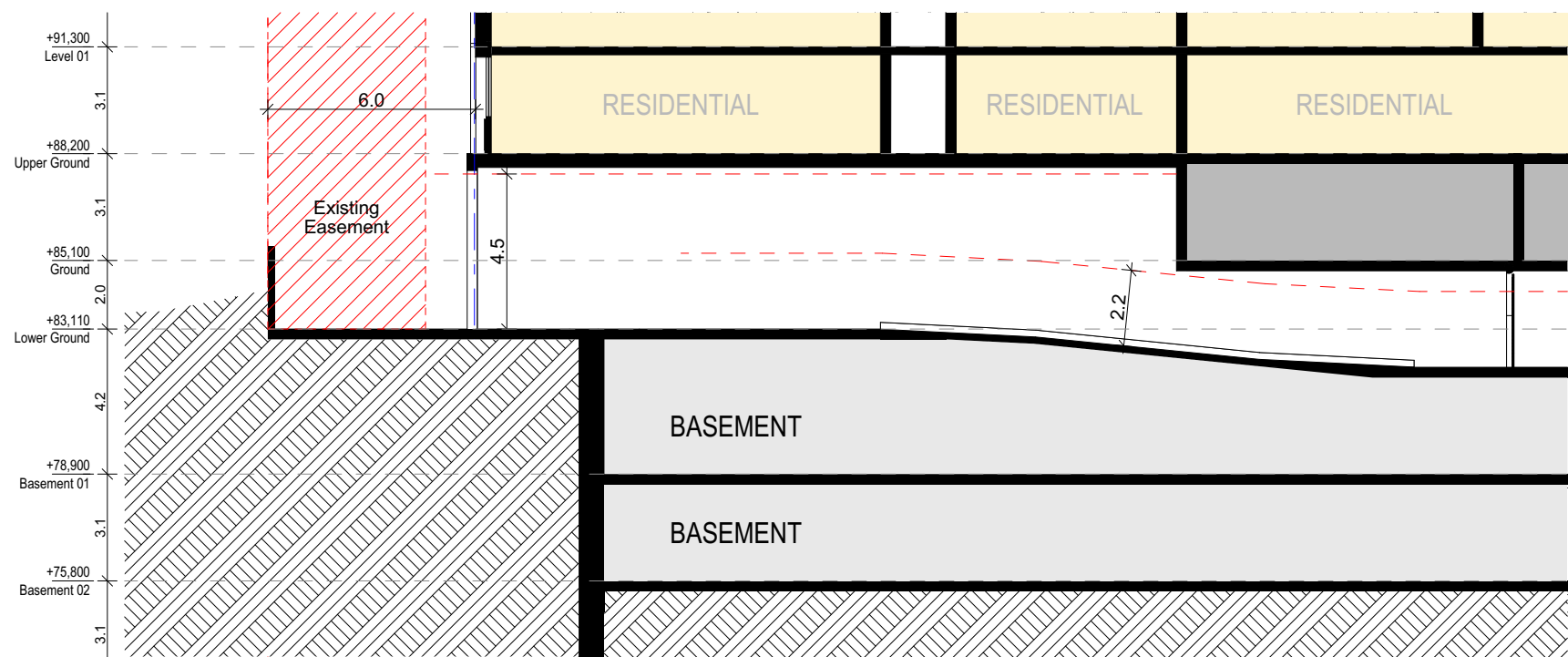
RESIDENTIAL AMENITY

DEPARTMENT COMMENTS:

13. Provide an updated transport impact assessment with the following:
- a. details of the pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances)

RESPONSE:

Section Provided demonstrated height clearances shown on Drawing DA312.



RESIDENTIAL AMENITY

DEPARTMENT COMMENTS:

16. Provide a full assessment against all objectives and design criteria set out in the ADG. This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.

The ADG assessment should clearly demonstrate whether the proposal is consistent or inconsistent with the design criteria. Specific reference to plans or details should be provided to demonstrate consistency. For example, make specific reference to the relevant plans which demonstrate consistency with the apartment size, private open space, etc. Where the table indicates that the proposal complies with ADG requirements, provide a range (for example, balcony sizes range between XXm2 – XXm2, or apartment sizes range between XXm2 – XXm2).

RESPONSE:

A comprehensive apartment matrix and full ADG assessment have been prepared, demonstrating the proposal's consistency with the objectives and design criteria of the Apartment Design Guide.

The apartment layouts have been refined to achieve compliance with key ADG requirements, including solar access, cross ventilation, storage provision, and minimum unit sizes and dimensions. Due to the site's inherent constraints namely that the street elevation does not achieve 2 hours of solar on the shortest day of the year, the proposal marginally falls short of the solar access requirements between 9am and 3pm. However, if the assessment period is extended to 4pm, the design would exceed the ADG criteria (75.9% of 2 hours of solar access).

RESIDENTIAL AMENITY

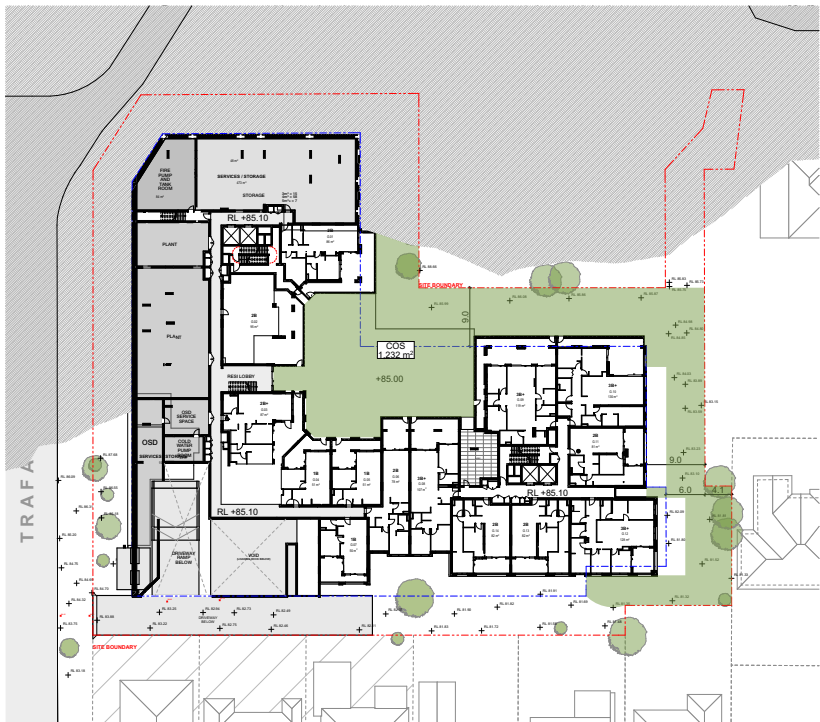
DEPARTMENT COMMENTS:

17. Communal open space (COS)

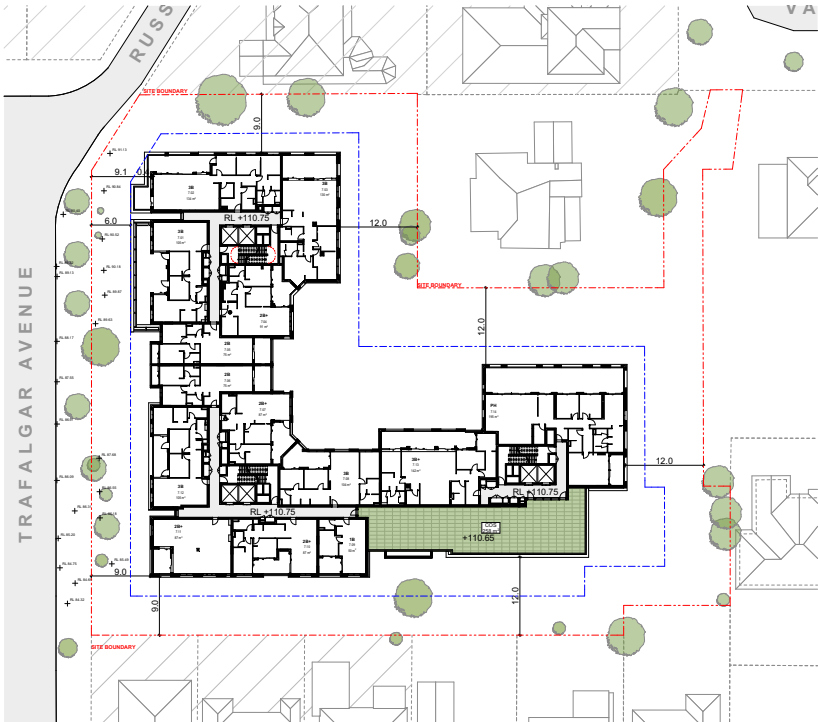
- a. Recalculate the area of COS considering the useable and functional parts, as recommended by the ADG. Walkways, entry points and buffer zones with landscaping should not be included in the calculation of the principal COS area.
- b. Clarify how the COS has been calculated as areas included in the calculation on ground floor and Level 7 have been identified as private open space but are included in the calculation.

RESPONSE:

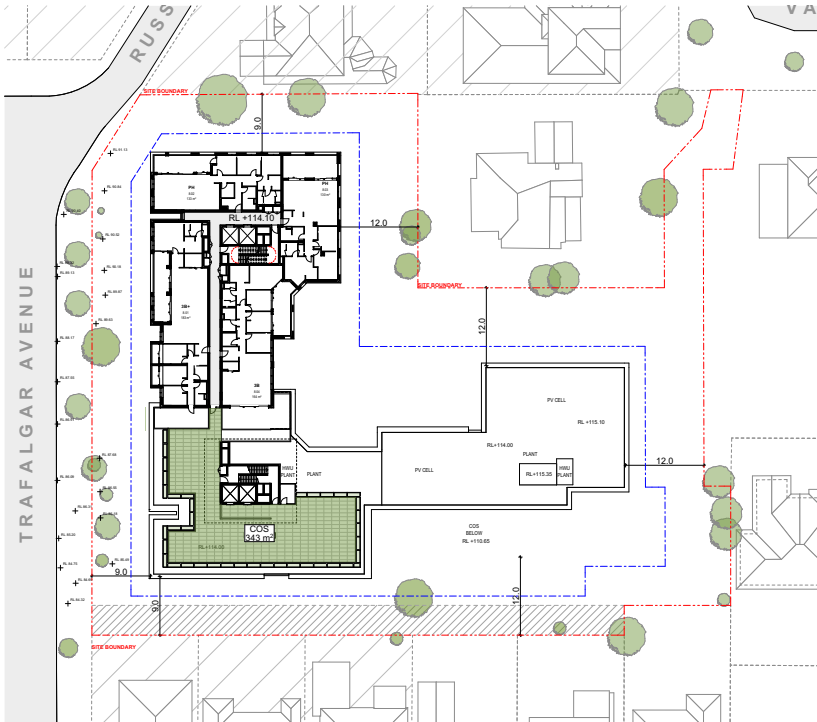
Following the increased setbacks, the landscape design has been revised to provide larger, more usable, and functional communal open space areas. The COS calculation has also been updated in accordance with ADG recommendations to exclude private open space, walkways, and landscaped buffer zones.



02 COS - GROUND FLOOR 1:500



03 LEVEL 07 1:500



04 LEVEL 08 1:500

COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE CALCULATIONS

RESIDENTIAL AREA

SITE AREA = 6,672m²

PROVIDED:

GF	1,347m²
LEVEL 07	258m²
LEVEL 08	343m²

TOTAL 1,948m² (29.2%)

RESIDENTIAL AMENITY - SOLAR

DEPARTMENT COMMENTS:

18. Solar and daylight access

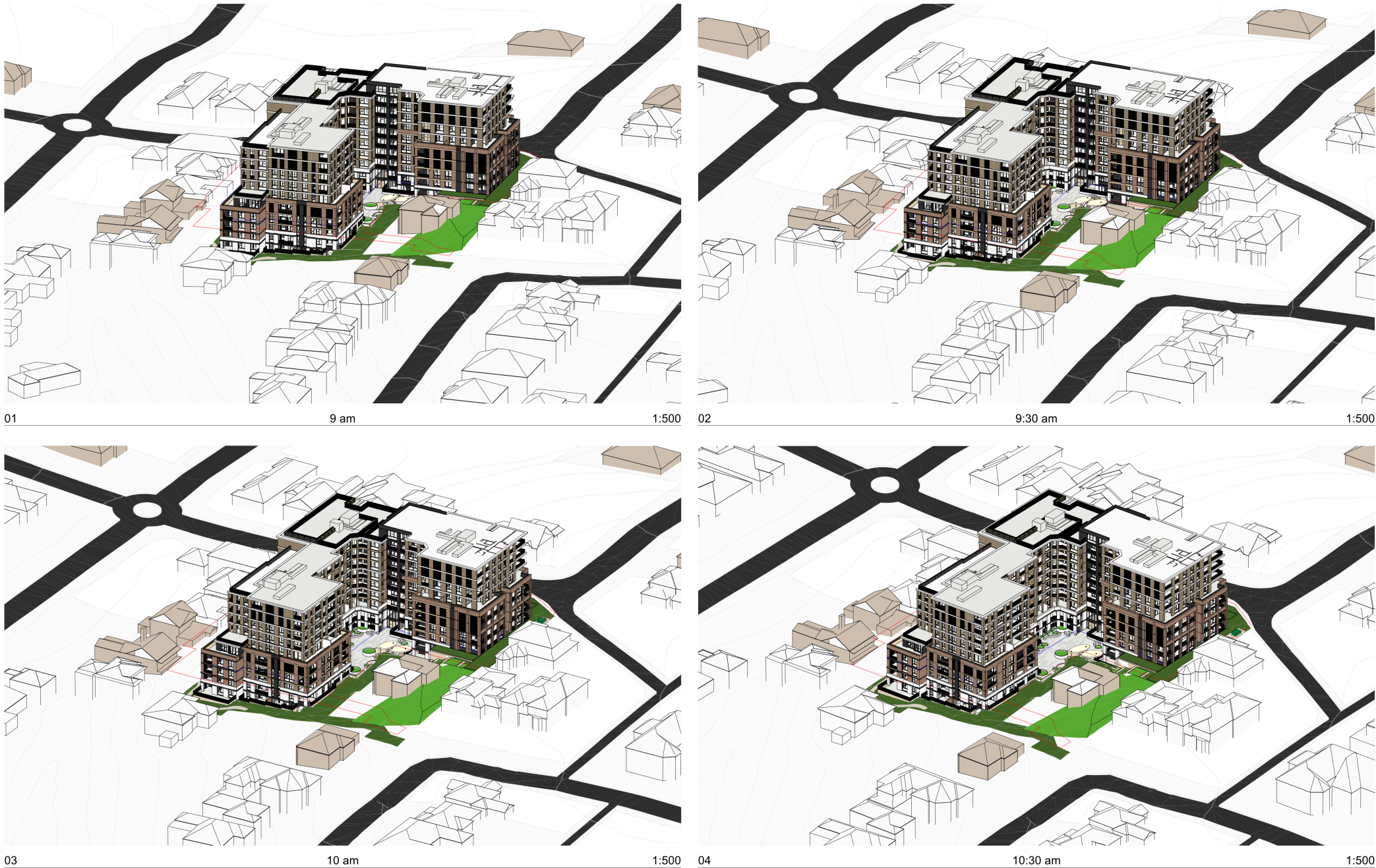
- a. Provide an updated solar access study, including hourly shadow diagrams and views from the sun to demonstrate the impacts of the proposal in mid winter on the surrounding development in the following scenarios:
 - existing low density development
 - Council’s final scheme
 - LMR controls (where relevant).

This analysis must demonstrate that the proposal does not result in adverse impacts to any surrounding property, or alternatively the analysis should inform amendments to the proposal to ensure impacts are within acceptable limits.

RESPONSE:

Updated sun eye view diagrams have been prepared to illustrate and compare the solar access and shadow impacts between the existing low-density context, Council's proposed draft scheme, and the LMR controls where relevant. The analysis demonstrates that the shadow impacts consistent with what would otherwise be expected from built forms developed under the TOD and appropriately respond to the surrounding development context.

RESIDENTIAL AMENITY - SOLAR EXISTING CONTEXT



RESIDENTIAL AMENITY - SOLAR EXISTING CONTEXT



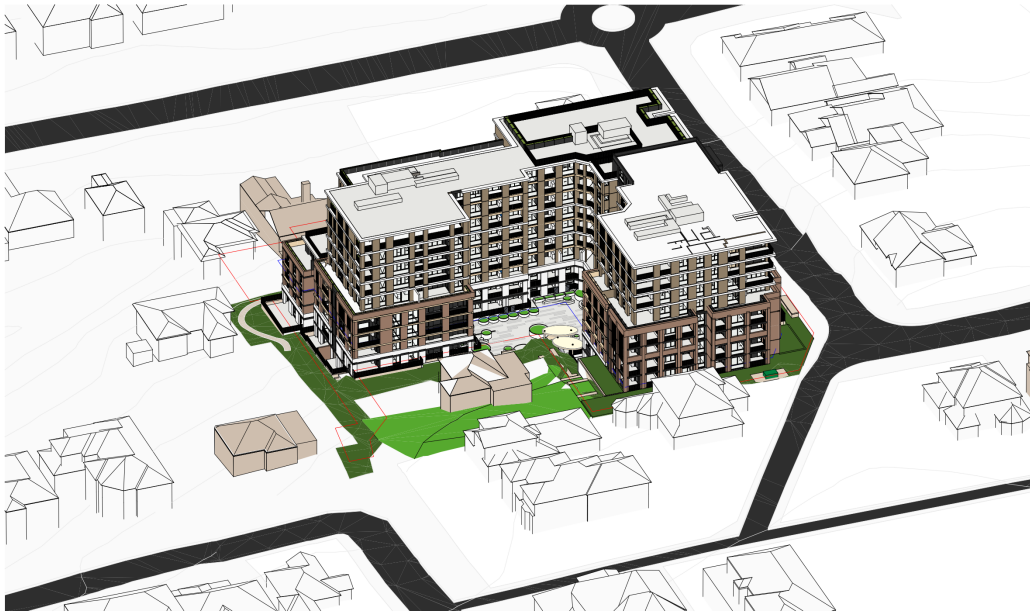
01 11 am 1:500



02 11:30 am 1:500

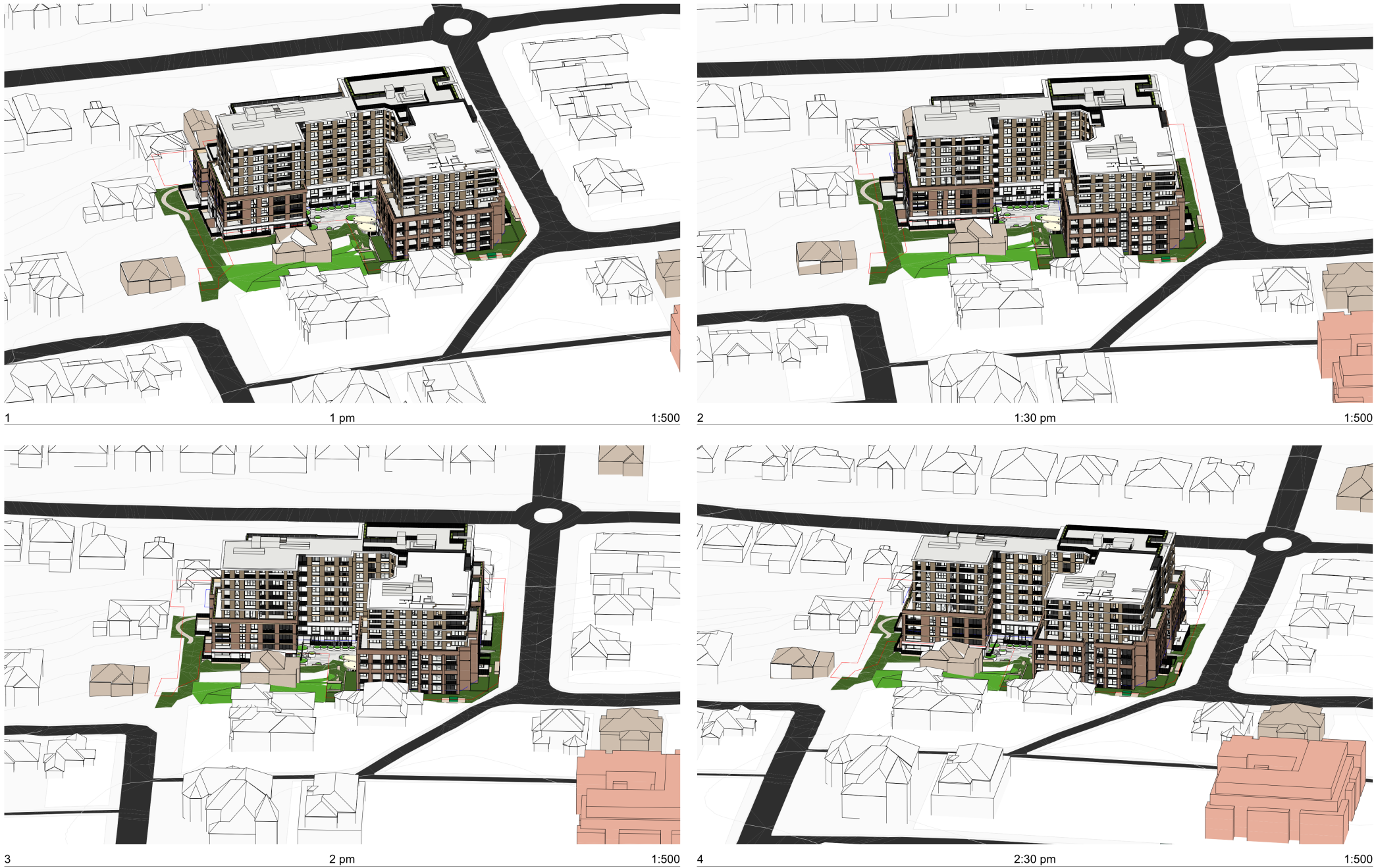


03 12 pm 1:500



04 12:30 pm 1:500

RESIDENTIAL AMENITY - SOLAR EXISTING CONTEXT



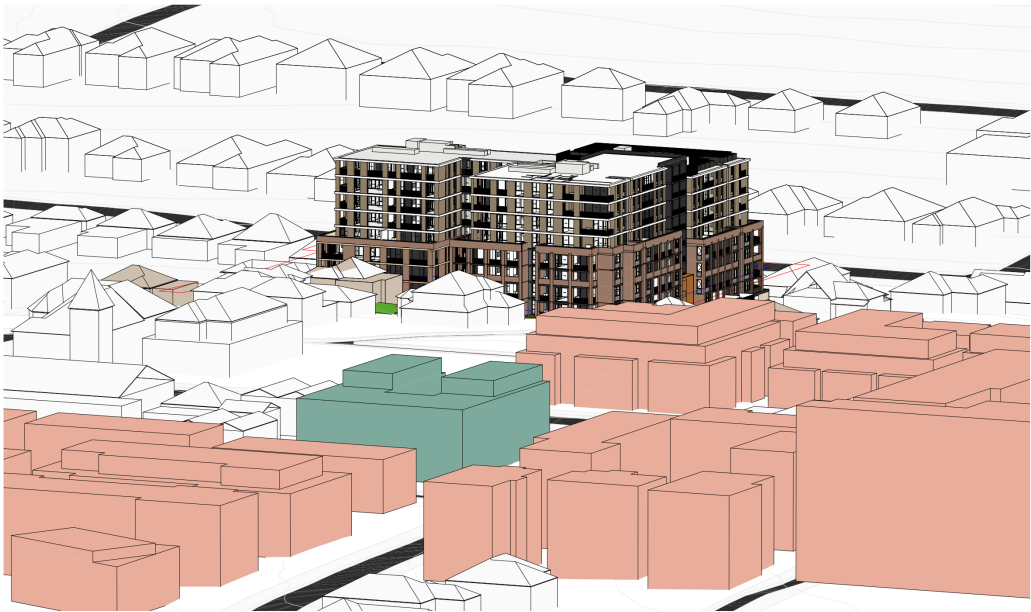
RESIDENTIAL AMENITY - SOLAR EXISTING CONTEXT



1 3 pm 1:500

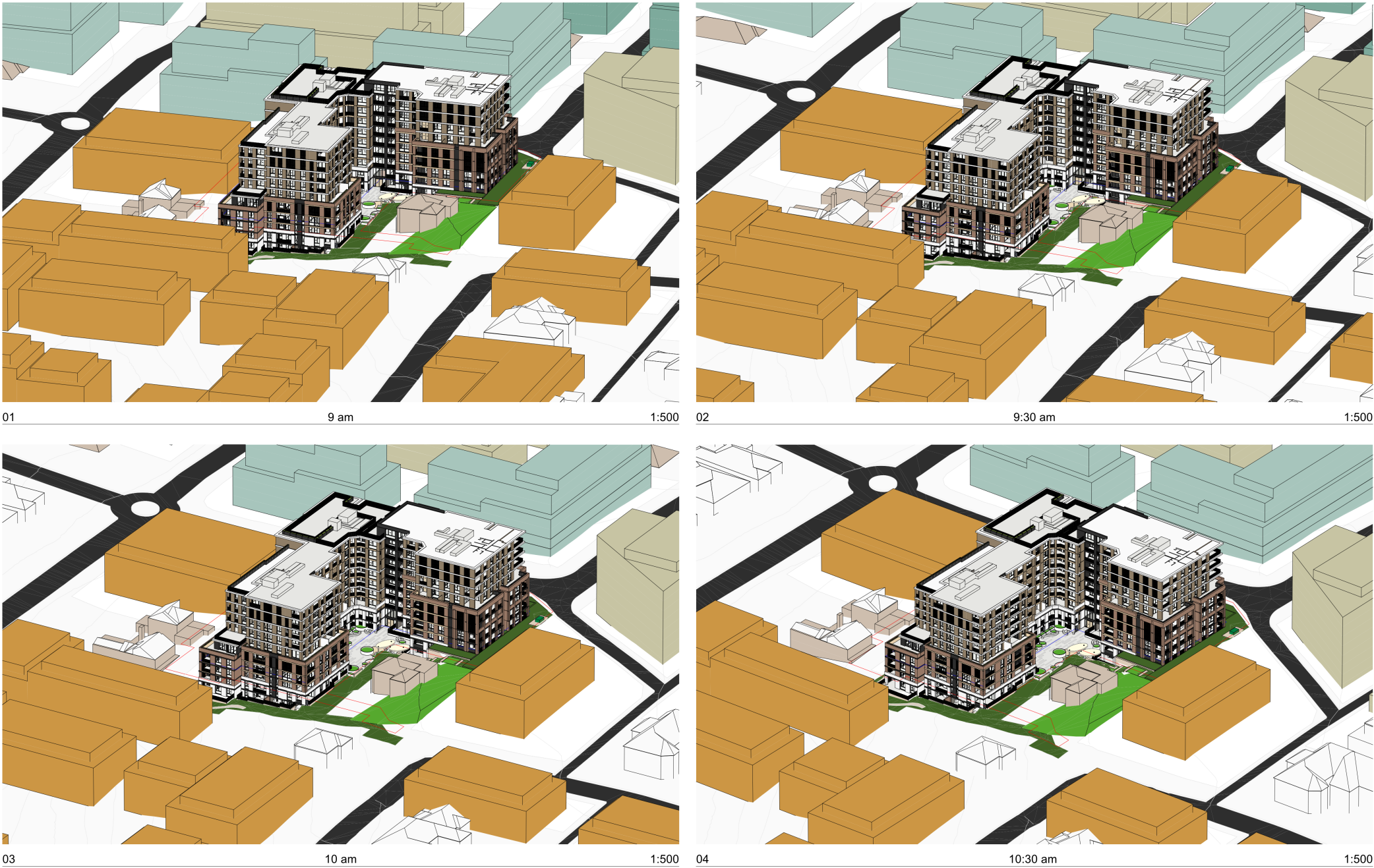


2 3:30 pm 1:500

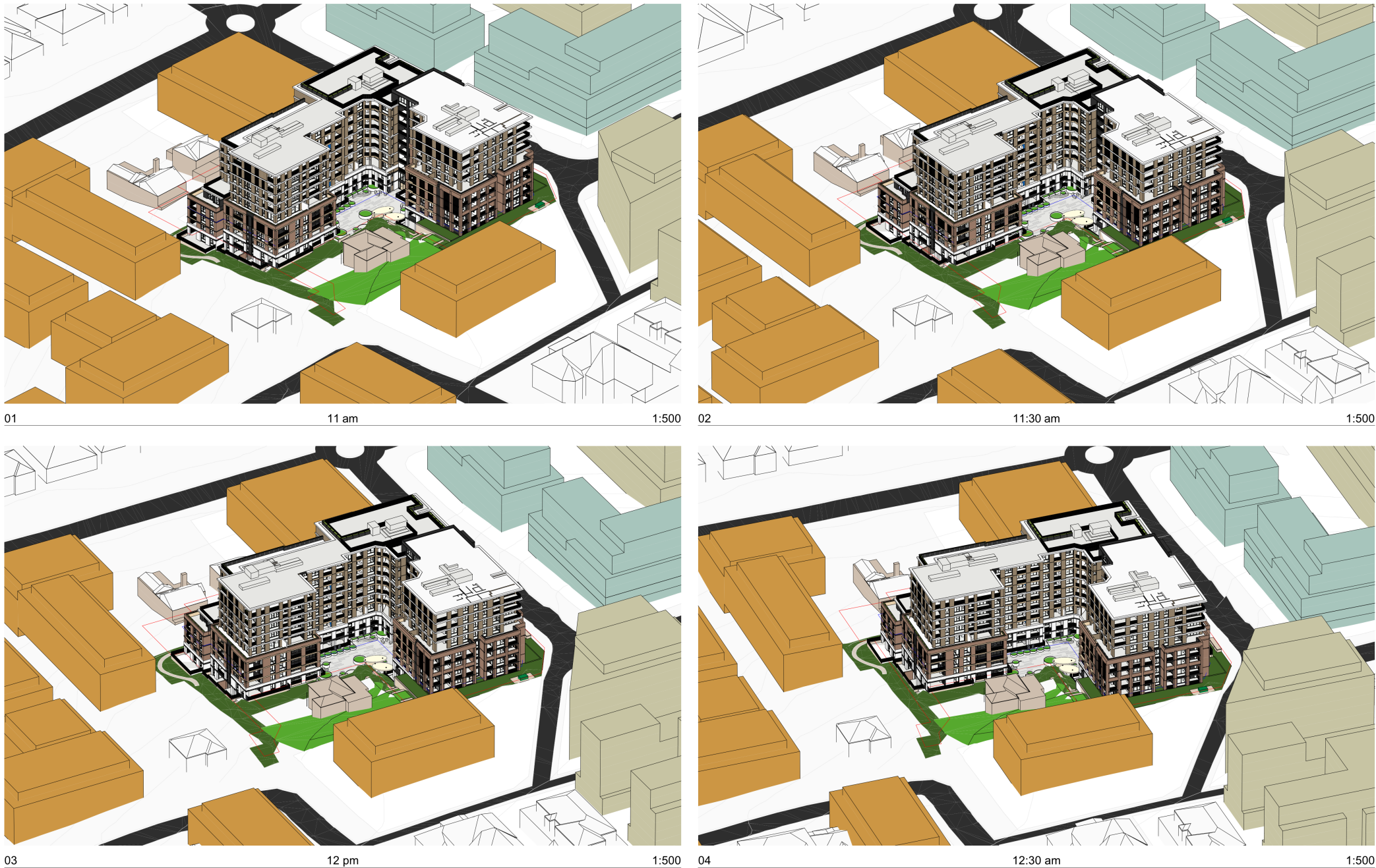


3 4 pm 1:500

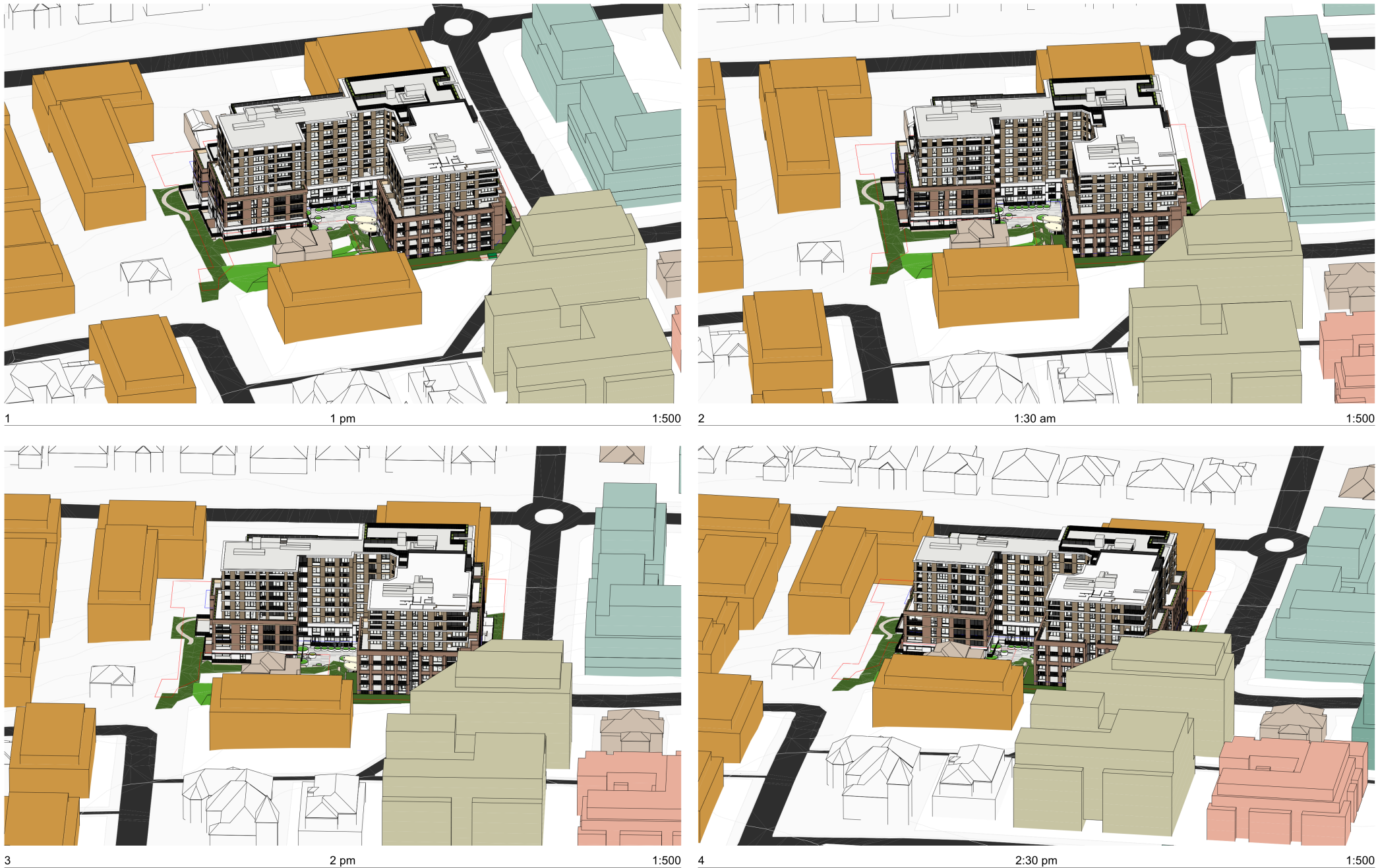
RESIDENTIAL AMENITY - SOLAR FUTURE CONTEXT



RESIDENTIAL AMENITY - SOLAR FUTURE CONTEXT



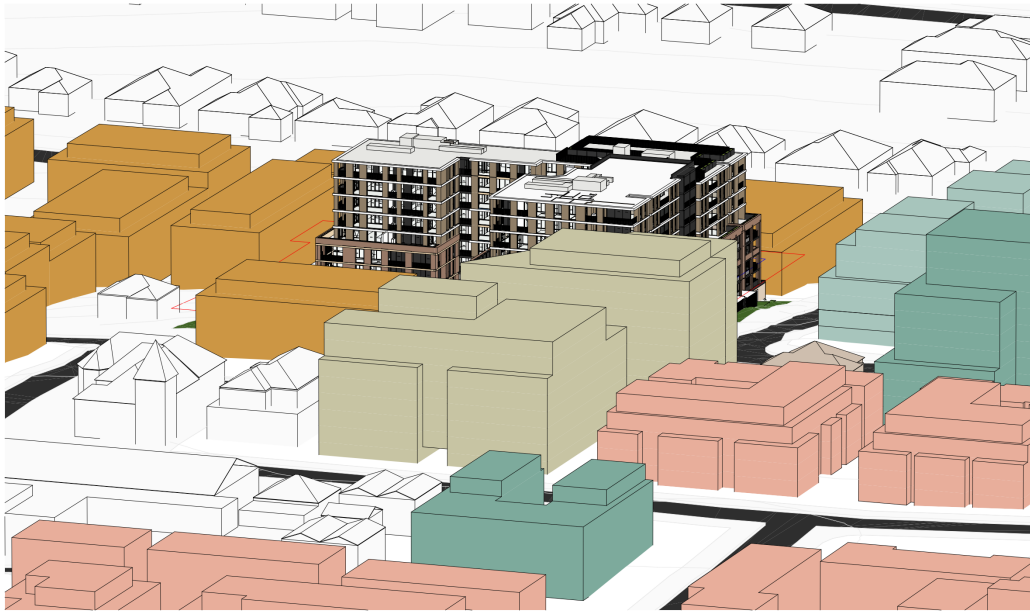
RESIDENTIAL AMENITY - SOLAR FUTURE CONTEXT



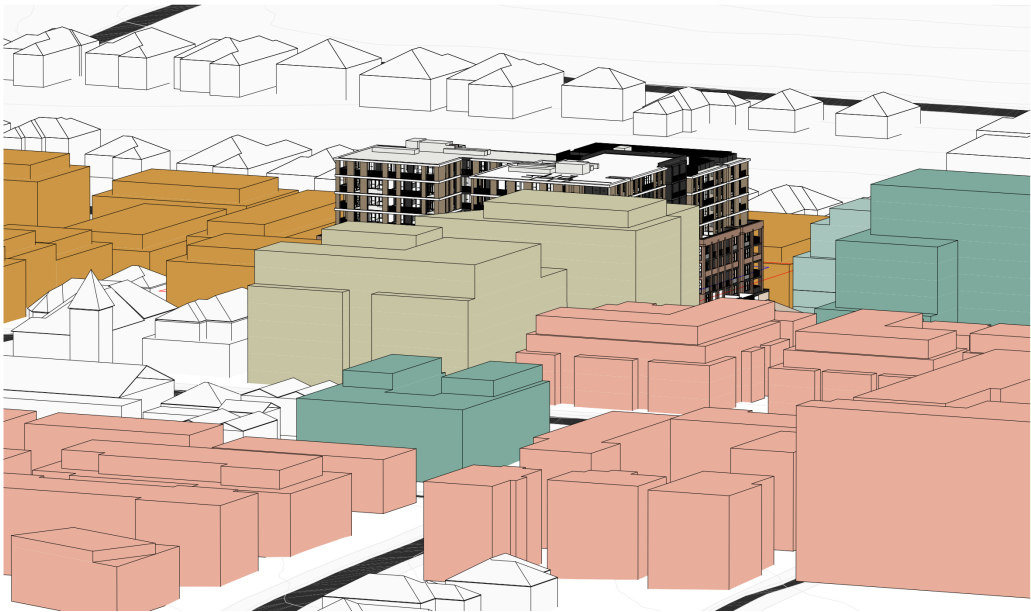
RESIDENTIAL AMENITY - SOLAR FUTURE CONTEXT



1 3 pm 1:500



2 3:30 pm 1:500



3 4 pm 1:500

RESIDENTIAL AMENITY - SOLAR

DEPARTMENT COMMENTS:

18. Solar and daylight access

- b. Provide updated solar access diagrams which confirm how much solar access the apartments which are unshaded (i.e. white) on the plans (DA 405 and DA406) receive during mid winter.
- c. The site is largely unconstrained and should be capable of providing a high level of amenity to apartments in line with the solar and daylight design criteria of the ADG. The proposal should be redesigned to meet or exceed ADG design criteria for solar access including:
- a. No more than 15% of apartments should receive no direct sunlight
- b. At least 70% of apartments should receive two hours solar access between 9 am and 3pm.

RESPONSE:

Due to the site’s atypical geometry and western boundary is aligned the 2pm solar alignment however, it is important to address the street for maintaining an active, safe and engaging public realm. Street-facing apartments enhance surveillance, contribute to the urban character, and strengthen the continuity of the streetscape.

The design prioritises maximising northern exposure for apartments while managing overshadowing impacts to the south. Building massing and setbacks are arranged to optimise daylight penetration to internal spaces and courtyards, while the southern interface is carefully treated to minimise visual bulk and maintain neighbour amenity

However, the updated design has reduced the number of apartments with no solar access and increased the proportion of apartments receiving sunlight, particularly when assessed up to 4pm during mid-winter. Apartments shown as unshaded (white) on the solar diagrams receive partial solar access but do not achieve the full two hours to living spaces as defined by the ADG on the winter solstice. Despite this, the overall apartment design ensures a high level of residential amenity through careful orientation, efficient layouts, generous daylight penetration, and cross-ventilation to living spaces.

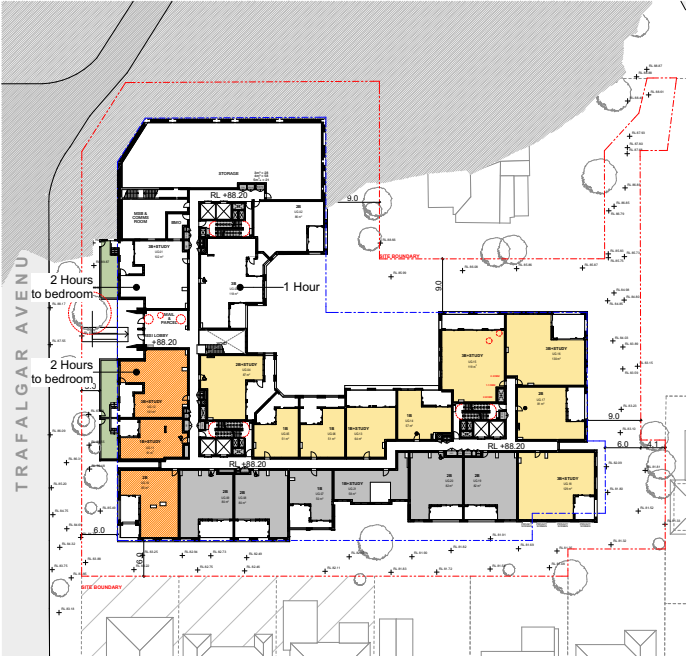
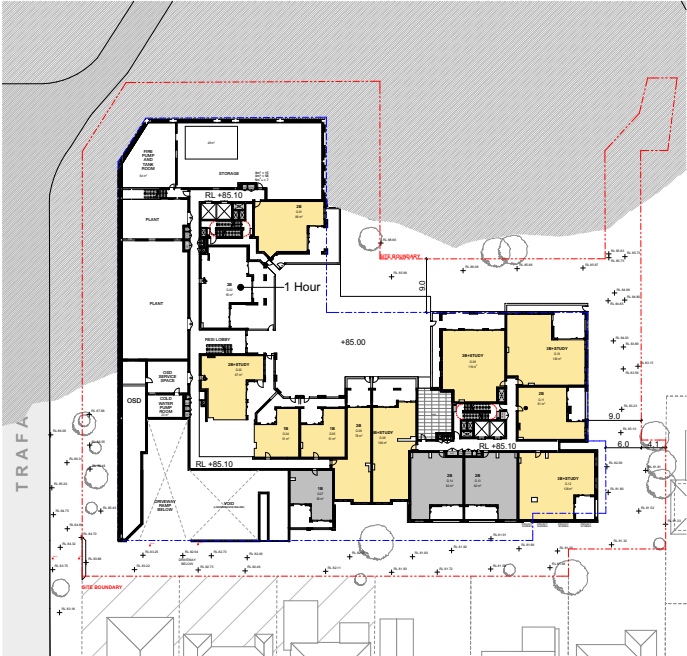
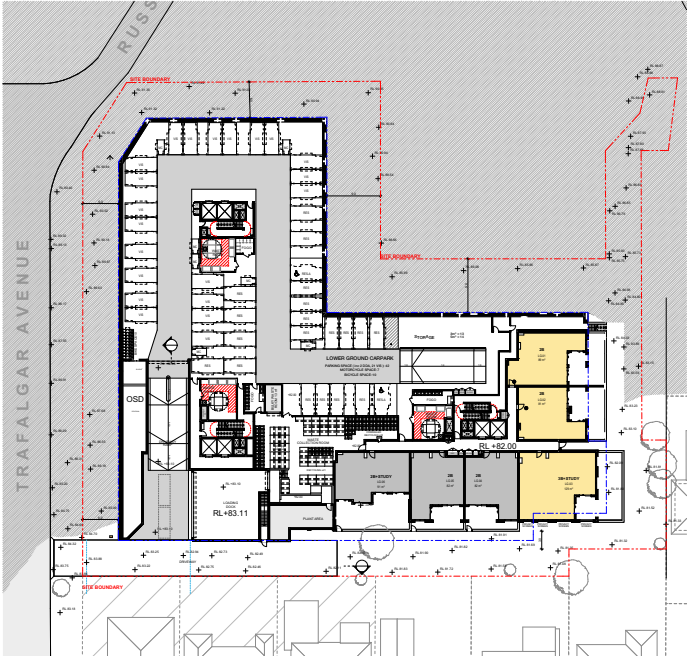
The current design demonstrates an overall improvement in solar performance compared to the SSDA submission. Apartments receiving a minimum of two hours of solar access between 9am and 4pm have been retained, while the proportion of units with no solar access has reduced by 1.7%. These improvements enhance daylight quality, internal amenity, and overall compliance with the NDS (Natural Daylight and Sunlight) objectives.

Solar Access - 2 Hours [9am-3pm]	Solar Access - 2 Hrs [9am to 4pm]	Solar Access - No Solar	[9am-3pm]	Solar Access - 2 Hrs [9am to 4pm]	Solar Access - No Solar
LOWER GROUND LEVEL3	LOWER GROUND LEVEL3	LOWER GROUND LEVEL3	LOWER GROUND LEVEL3	LOWER GROUND LEVEL3	LOWER GROUND LEVEL3
GROUND LEVEL12	GROUND LEVEL12	GROUND LEVEL5	GROUND LEVEL10	GROUND LEVEL10	GROUND LEVEL3
UPPER GROUND LEVEL11	UPPER GROUND LEVEL13	UPPER GROUND LEVEL7	UPPER GROUND LEVEL9	UPPER GROUND LEVEL13	UPPER GROUND LEVEL6
LEVEL 0118	LEVEL 0121	LEVEL 017	LEVEL 0117	LEVEL 0121	LEVEL 015
LEVEL 0218	LEVEL 0221	LEVEL 025	LEVEL 0217	LEVEL 0221	LEVEL 024
LEVEL 0316	LEVEL 0319	LEVEL 033	LEVEL 0316	LEVEL 0320	LEVEL 033
LEVEL 0416	LEVEL 0419	LEVEL 043	LEVEL 0416	LEVEL 0419	LEVEL 043
LEVEL 0514	LEVEL 0517	LEVEL 053	LEVEL 0514	LEVEL 0517	LEVEL 053
LEVEL 0614	LEVEL 0617	LEVEL 063	LEVEL 0614	LEVEL 0617	LEVEL 063
LEVEL 0712	LEVEL 0713	LEVEL 07	LEVEL 0710	LEVEL 0712	LEVEL 071
LEVEL 084	LEVEL 084	39	LEVEL 083	LEVEL 083	34
LEVEL 093	LEVEL 093		129	156	205
141	162		205	205	

SSDA SUBMISSION - SOLAR NUMBERS

PROPOSED AMENDMENTS - SOLAR NUMBERS

RESIDENTIAL AMENITY - SOLAR



Solar Access - 2 Hours [9am-3pm]

LOWER GROUND LEVEL	3
GROUND LEVEL	10
UPPER GROUND LEVEL	9
LEVEL 01	17
LEVEL 02	17
LEVEL 03	16
LEVEL 04	16
LEVEL 05	14
LEVEL 06	14
LEVEL 07	10
LEVEL 08	3

129
205 (62.9%)

Solar Access - 2 Hrs [9am to 4pm]

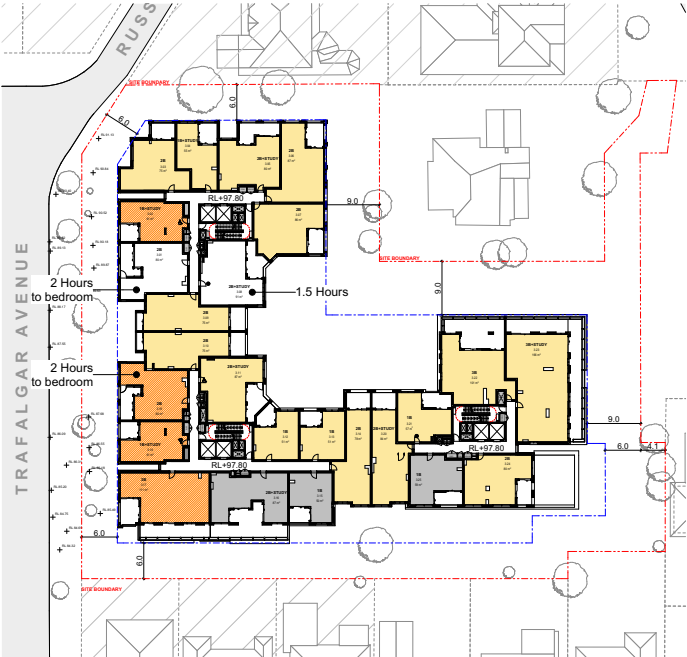
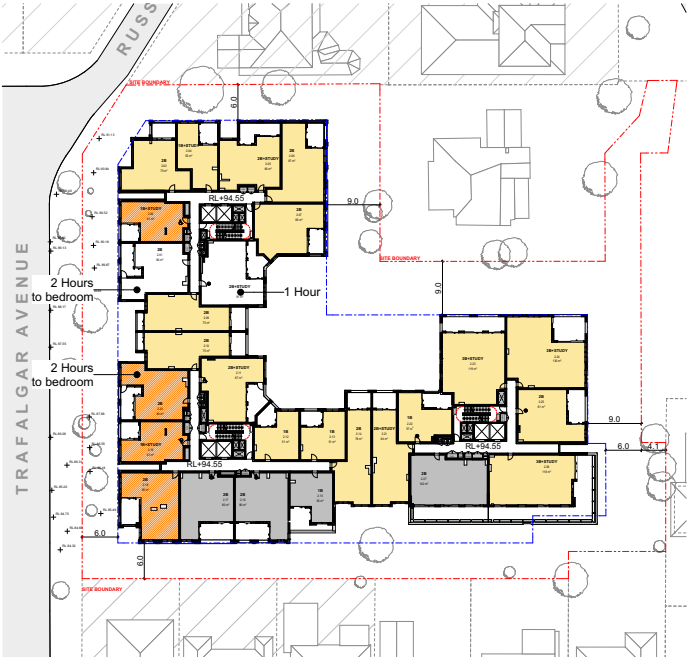
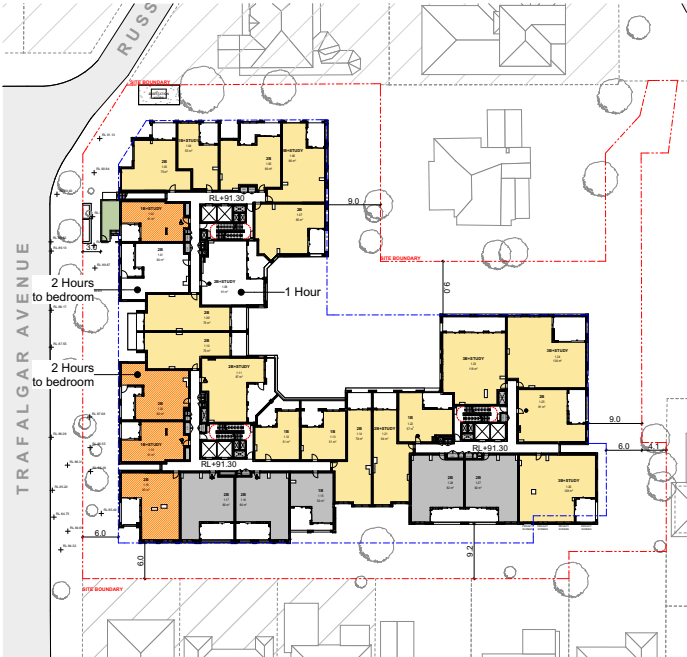
LOWER GROUND LEVEL	3
GROUND LEVEL	10
UPPER GROUND LEVEL	13
LEVEL 01	21
LEVEL 02	21
LEVEL 03	20
LEVEL 04	19
LEVEL 05	17
LEVEL 06	17
LEVEL 07	12
LEVEL 08	3

156
205 (76.1%)

Solar Access - No Solar

LOWER GROUND LEVEL	3
GROUND LEVEL	3
UPPER GROUND LEVEL	6
LEVEL 01	5
LEVEL 02	4
LEVEL 03	3
LEVEL 04	3
LEVEL 05	3
LEVEL 06	3
LEVEL 07	1

34
205 (16.7%)

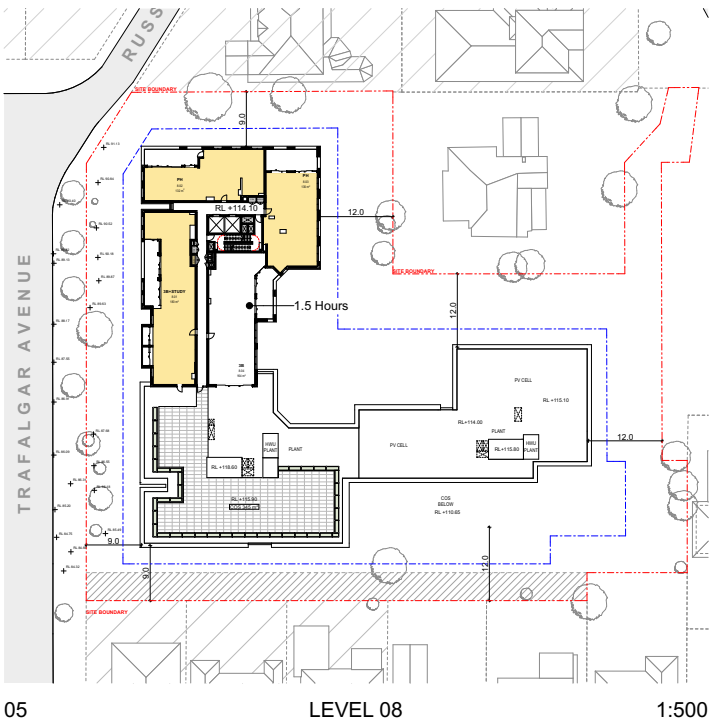
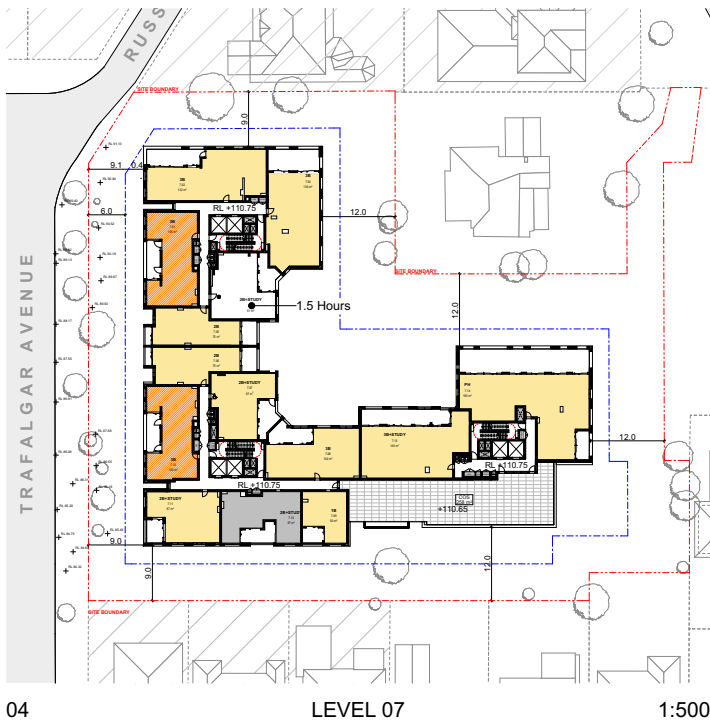
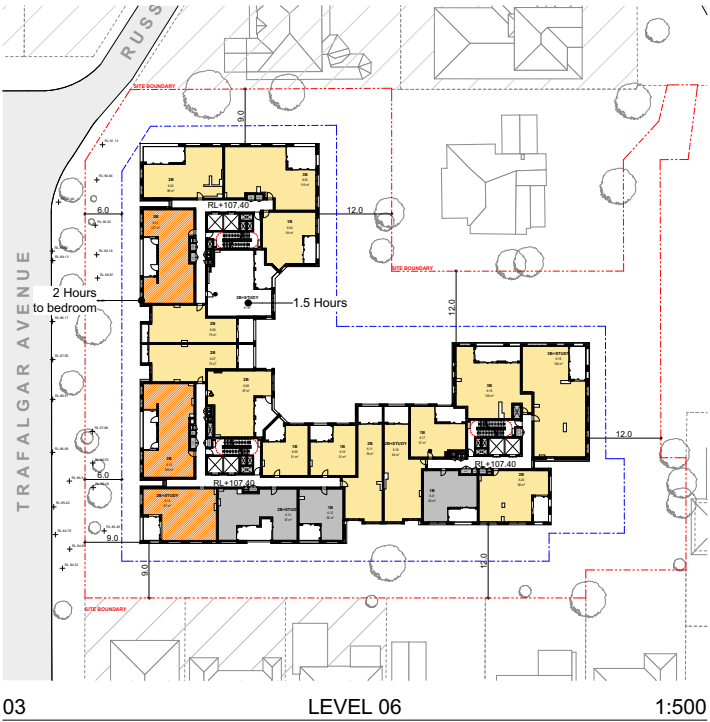
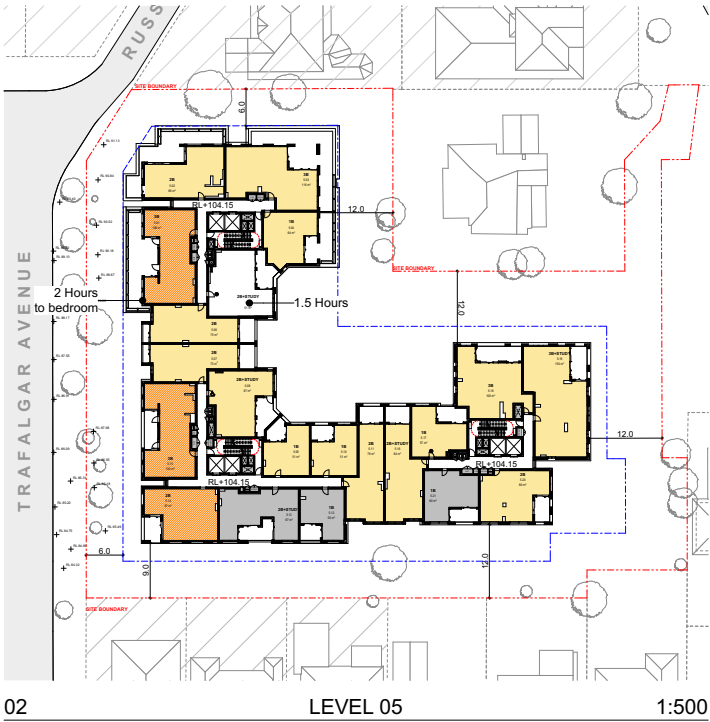
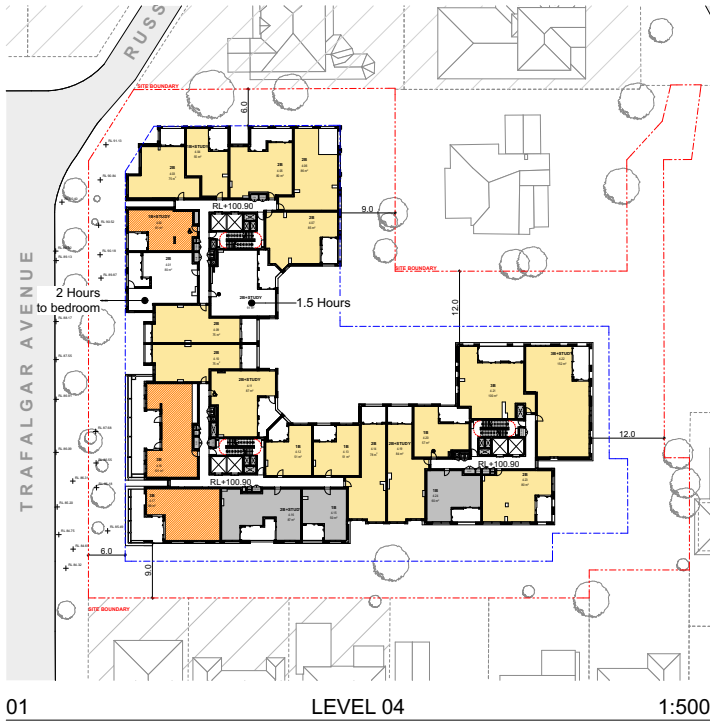


SOLAR 2+ HOURS

SOLAR 2 HOURS (9am-4pm)

NO SOLAR

RESIDENTIAL AMENITY - SOLAR



Solar Access - 2 Hours [9am-3pm]

LOWER GROUND LEVEL	3
GROUND LEVEL	10
UPPER GROUND LEVEL	9
LEVEL 01	17
LEVEL 02	17
LEVEL 03	16
LEVEL 04	16
LEVEL 05	14
LEVEL 06	14
LEVEL 07	10
LEVEL 08	3
	129
	205

Solar Access - 2 Hrs [9am to 4pm]

LOWER GROUND LEVEL	3
GROUND LEVEL	10
UPPER GROUND LEVEL	13
LEVEL 01	21
LEVEL 02	21
LEVEL 03	20
LEVEL 04	19
LEVEL 05	17
LEVEL 06	17
LEVEL 07	12
LEVEL 08	3
	156
	205

Solar Access - No Solar

LOWER GROUND LEVEL	3
GROUND LEVEL	3
UPPER GROUND LEVEL	6
LEVEL 01	5
LEVEL 02	4
LEVEL 03	3
LEVEL 04	3
LEVEL 05	3
LEVEL 06	3
LEVEL 07	1
	34
	205

RESIDENTIAL AMENITY - VENTILATION

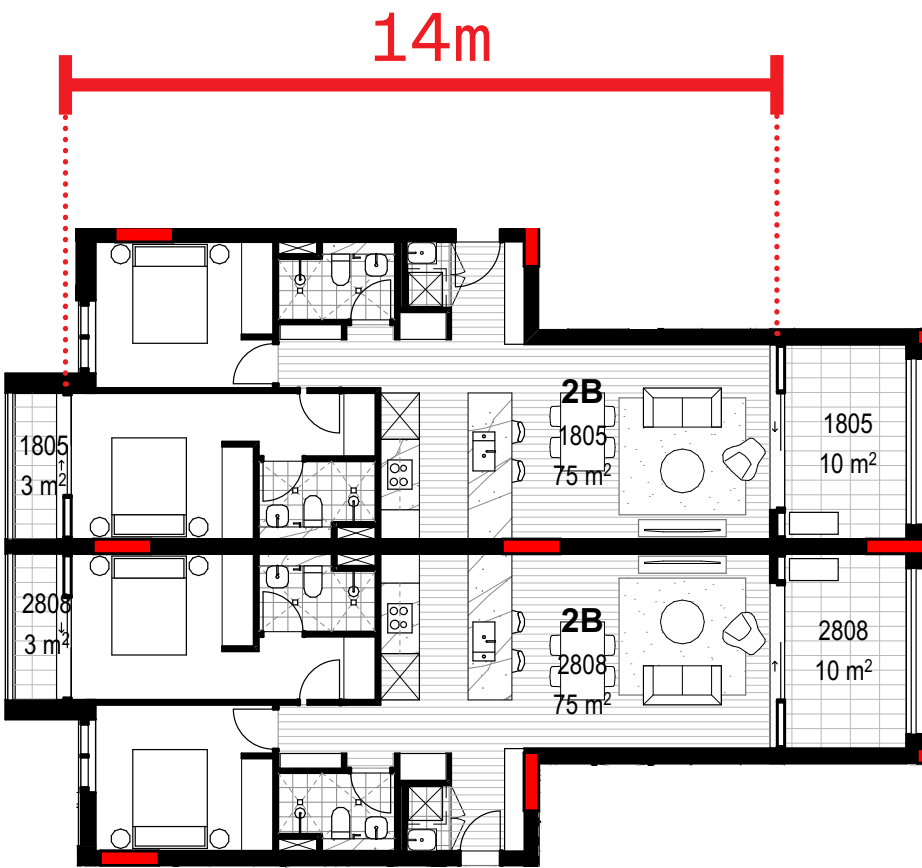
DEPARTMENT COMMENTS:

Natural ventilation

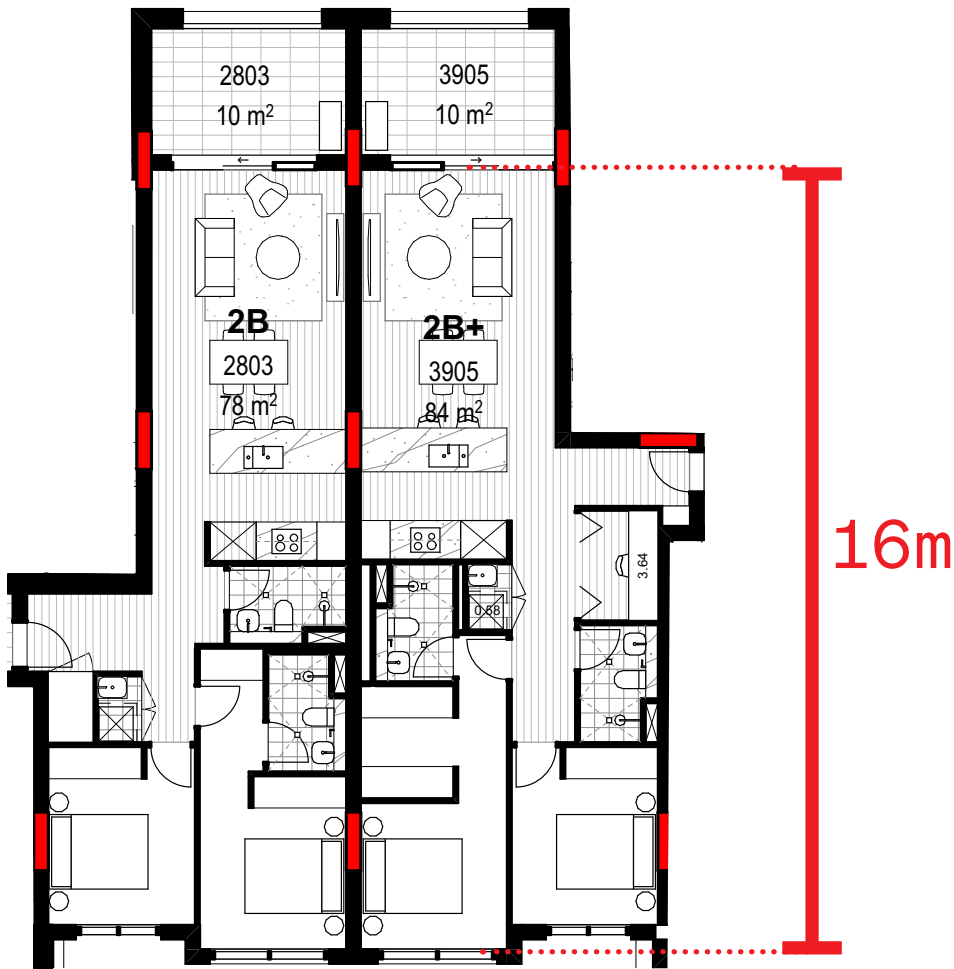
- d. Demonstrate that the overall depth of cross-over of cross-through apartments does not exceed the 18m, measures glass line to glass line.

RESPONSE:

All cross-through apartments have been designed to comply with the ADG building depth requirement, not exceeding 18 metres, as shown in the diagram below. The maximum depth achieved is 16 metres.



TYPICAL CROSS-THRU UNIT TYPE A



TYPICAL CROSS-THRU UNIT TYPE B & C

RESIDENTIAL AMENITY - CORE

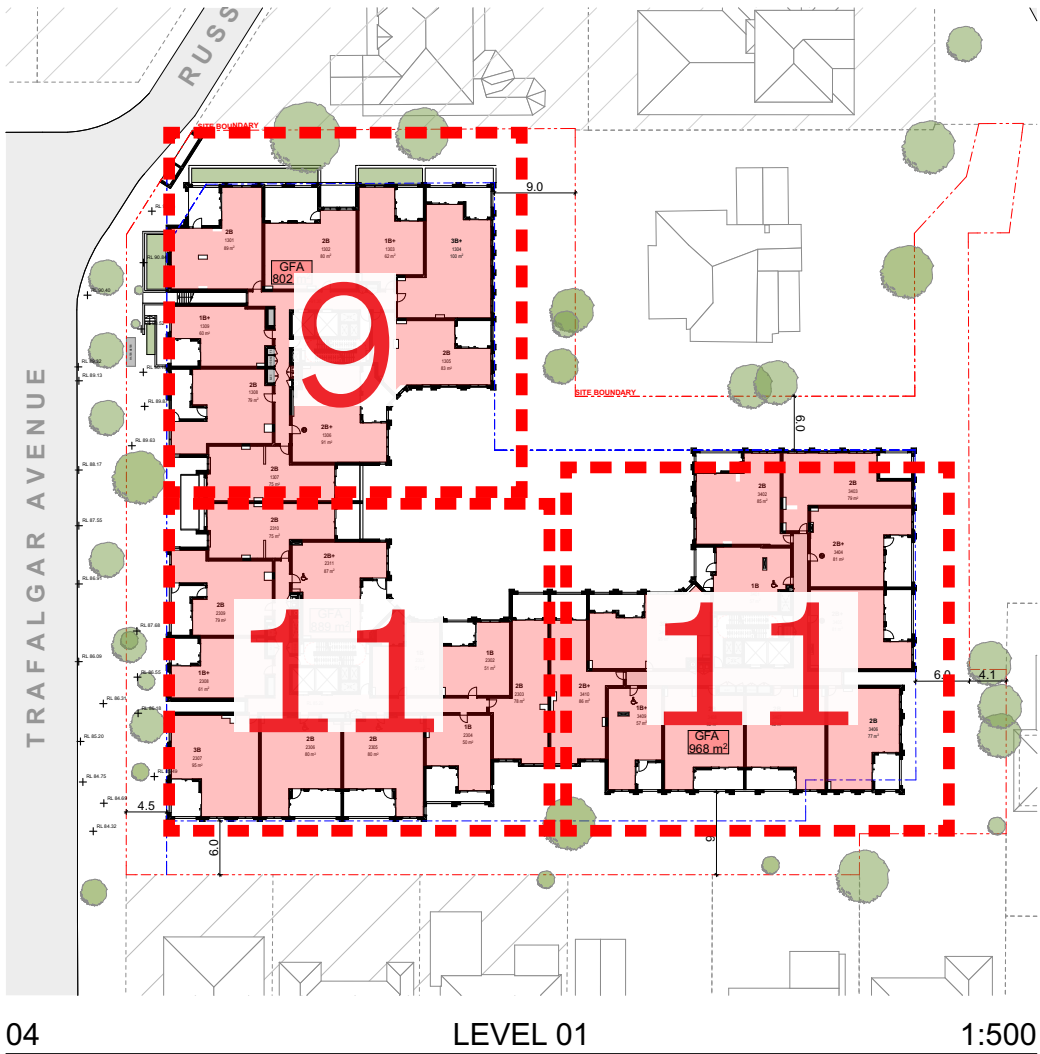
DEPARTMENT COMMENTS:

Circulation core

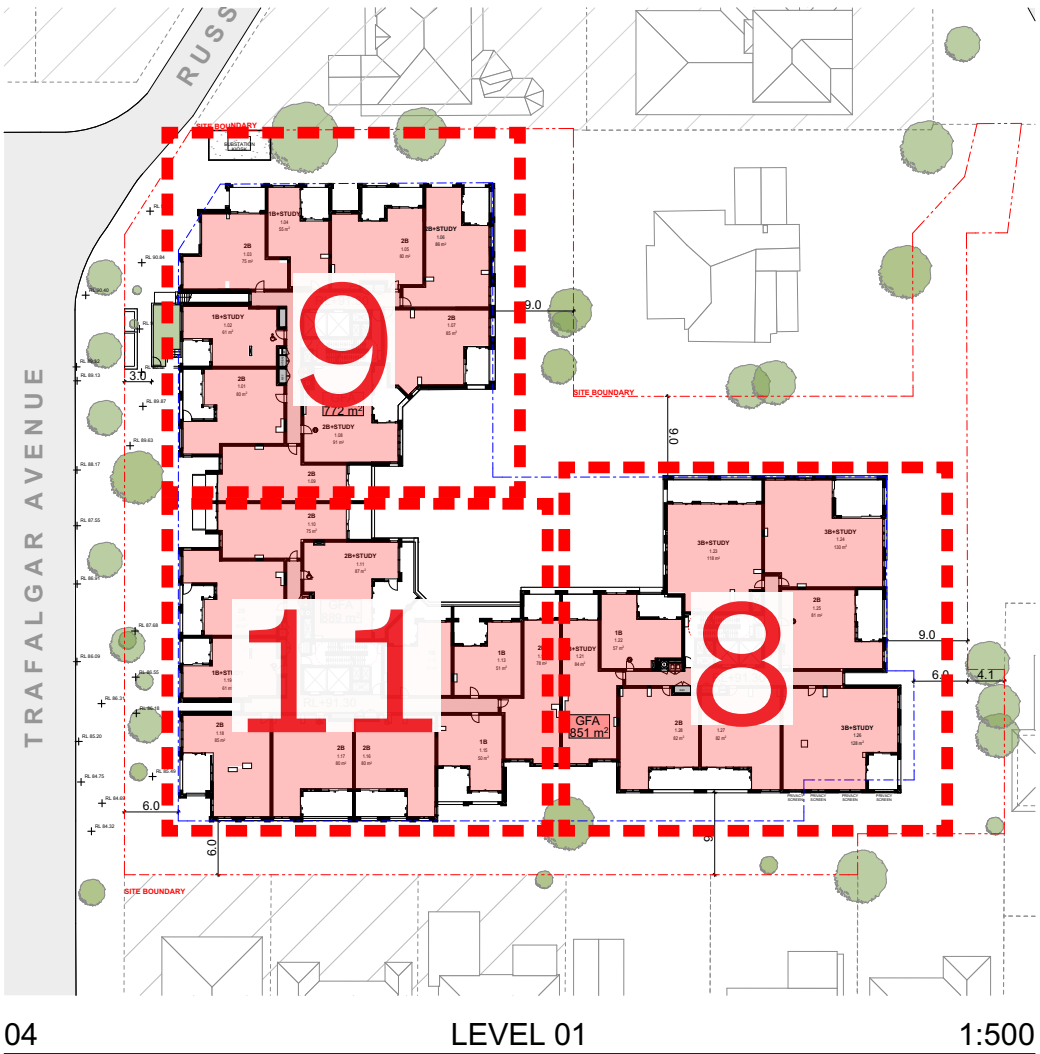
- e. As part of the options explored in point 7, demonstrate that how the proposal provides amenity to apartments by limiting the number of apartments within each circulation core in line with Objective 4F-1 of the ADG.

RESPONSE:

Each circulation core serves no more than 12 apartments per level, consistent with Objective 4F-1 of the ADG, ensuring appropriate residential amenity and a high level of privacy for occupants. Each core also has less than 40 apartments per lift. The optimization of the core circulation space also reduces ongoing maintenance and operational costs, providing long-term savings for the residents.



SUBMITTED SSDA - TYPICAL PODIUM



PROPOSED AMENDMENTS - TYPICAL PODIUM

RESIDENTIAL AMENITY - CORE

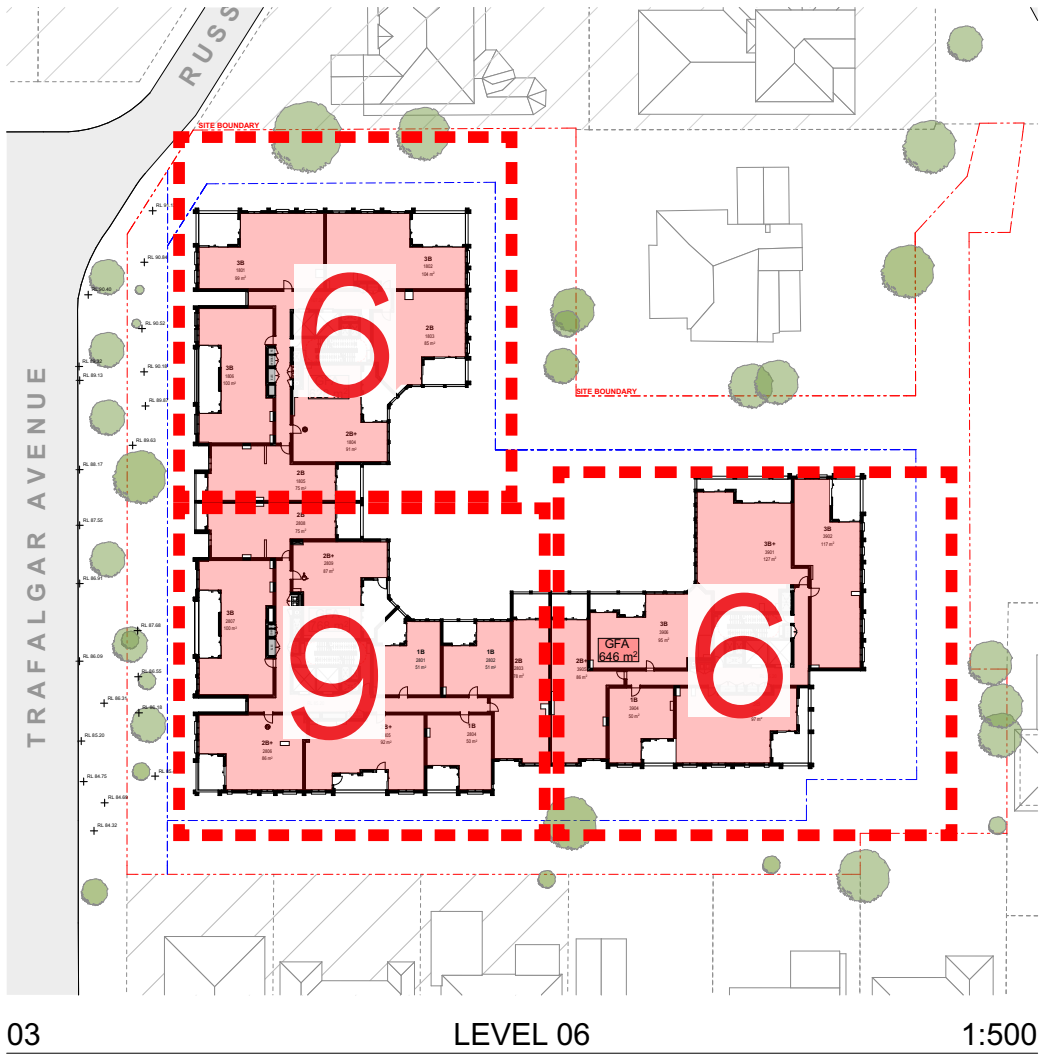
DEPARTMENTS COMMENTS:

Circulation core

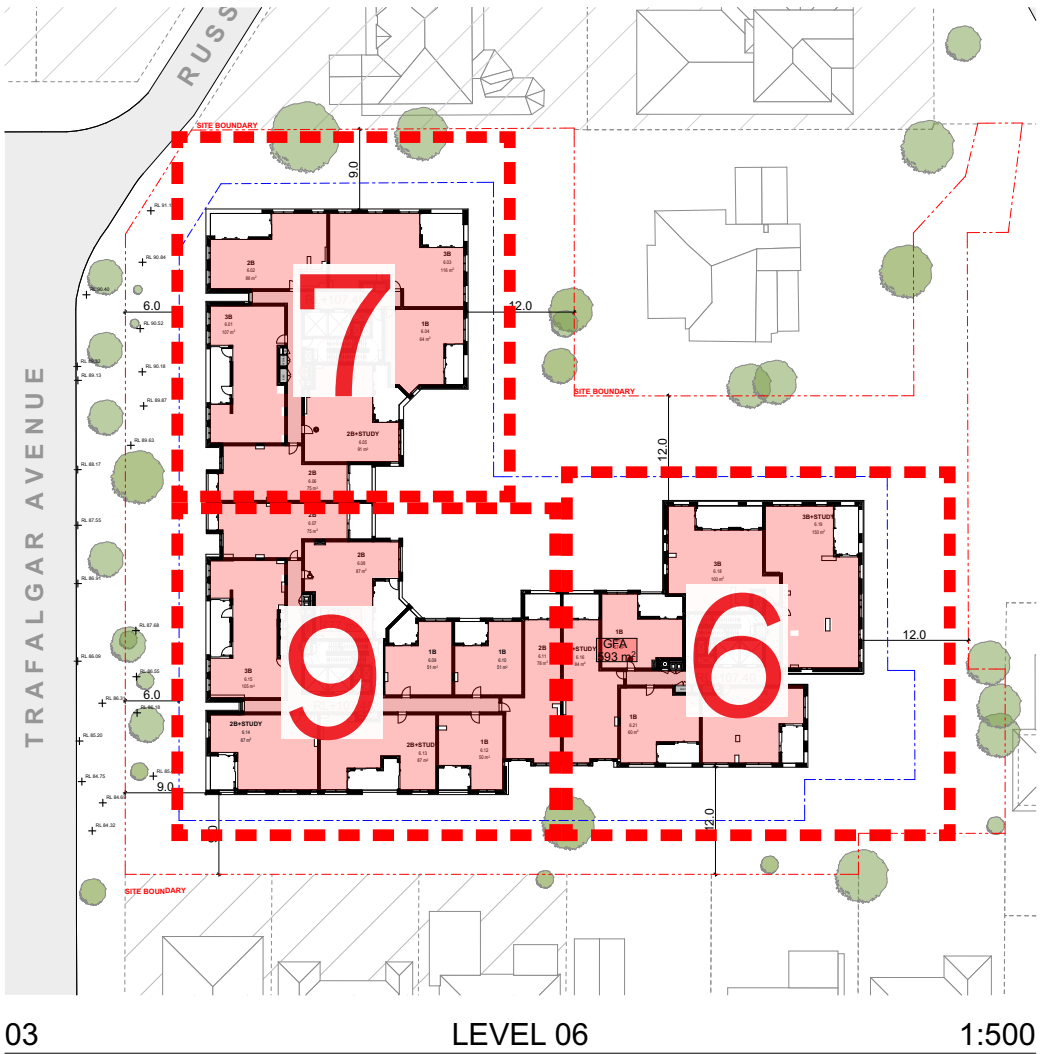
- e. As part of the options explored in point 7, demonstrate that how the proposal provides amenity to apartments by limiting the number of apartments within each circulation core in line with Objective 4F-1 of the ADG.

RESPONSE:

Each circulation core serves no more than 12 apartments per level, consistent with Objective 4F-1 of the ADG, ensuring appropriate residential amenity and a high level of privacy for occupants. Each core also has less than 40 apartments per lift. The optimization of the core circulation space also reduces ongoing maintenance and operational costs, providing long-term savings for the residents.



SUBMITTED SSDA - TYPICAL TOWER



PROPOSED AMENDMENTS - TYPICAL TOWER

RESIDENTIAL AMENITY

DEPARTMENT COMMENTS:

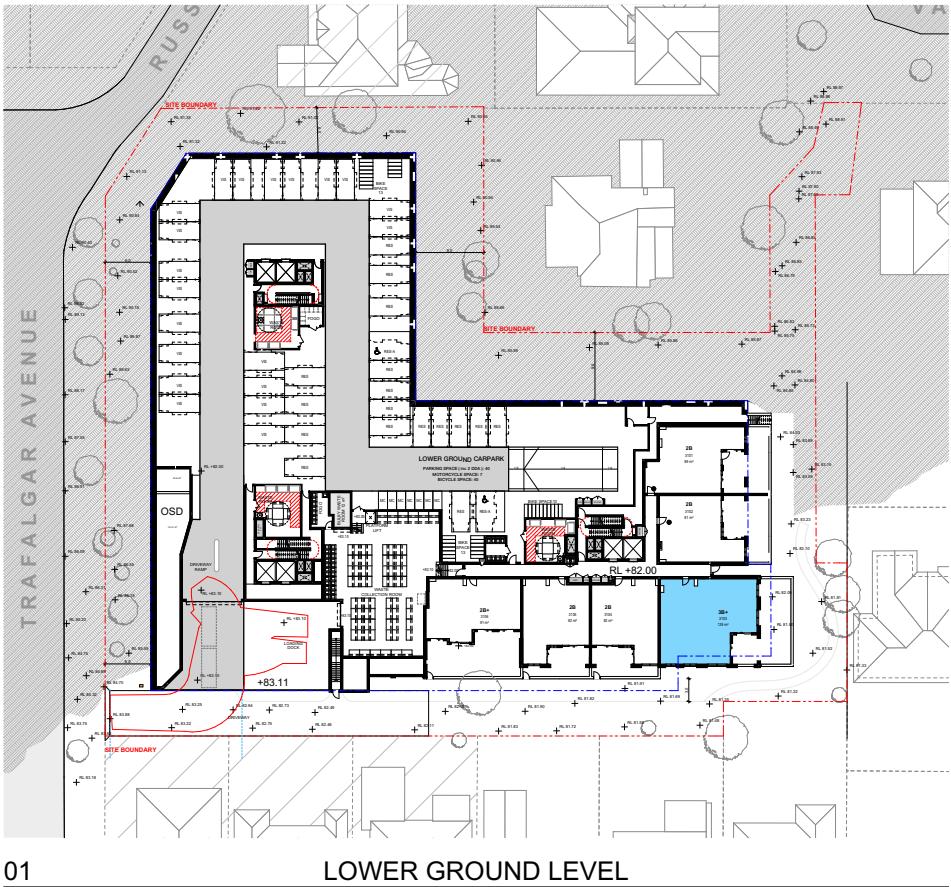
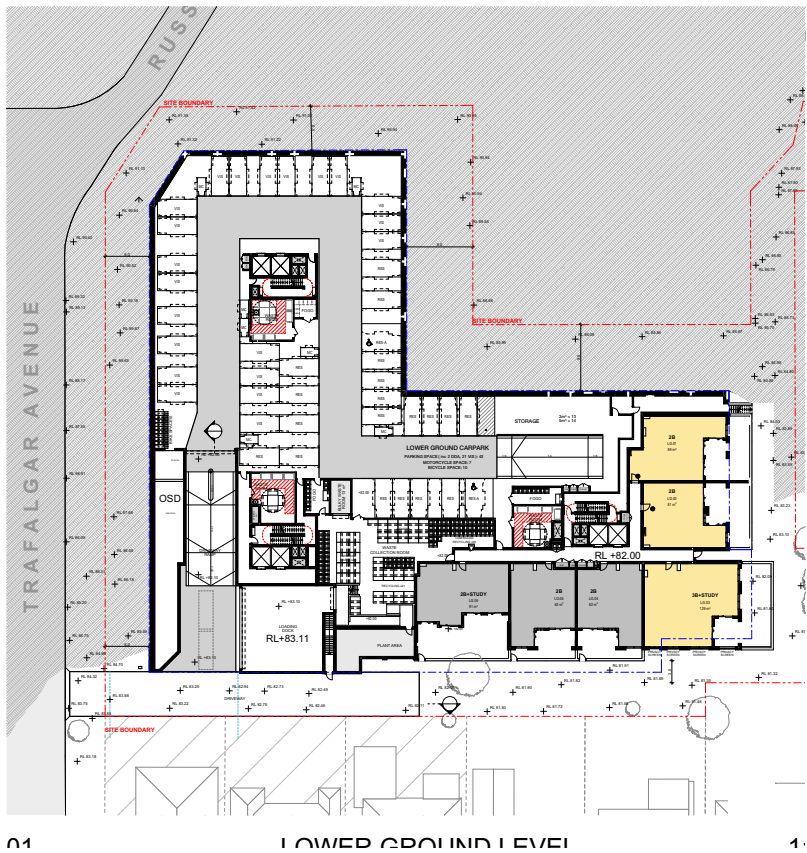
Lower ground floor apartments

- f. Demonstrate that the apartments located on the lower ground floor will have adequate amenity including solar access, cross ventilation and visual privacy.

RESPONSE:

The east facing apartments achieve at least 2 hours of solar access and the corner apartment achieves cross ventilation. Dense landscaping in front of the private open spaces provides visual privacy from the communal open space, enhancing resident comfort while maintaining clear separation between private and shared areas. This approach aligns with the ADG's objectives for sunlight, ventilation, and privacy.

These apartments on ground cannot achieve appropriate cross ventilation as they are inherently single-aspect as a direct consequence of the site's constrained geometry, significant land slope.



RESIDENTIAL AMENITY

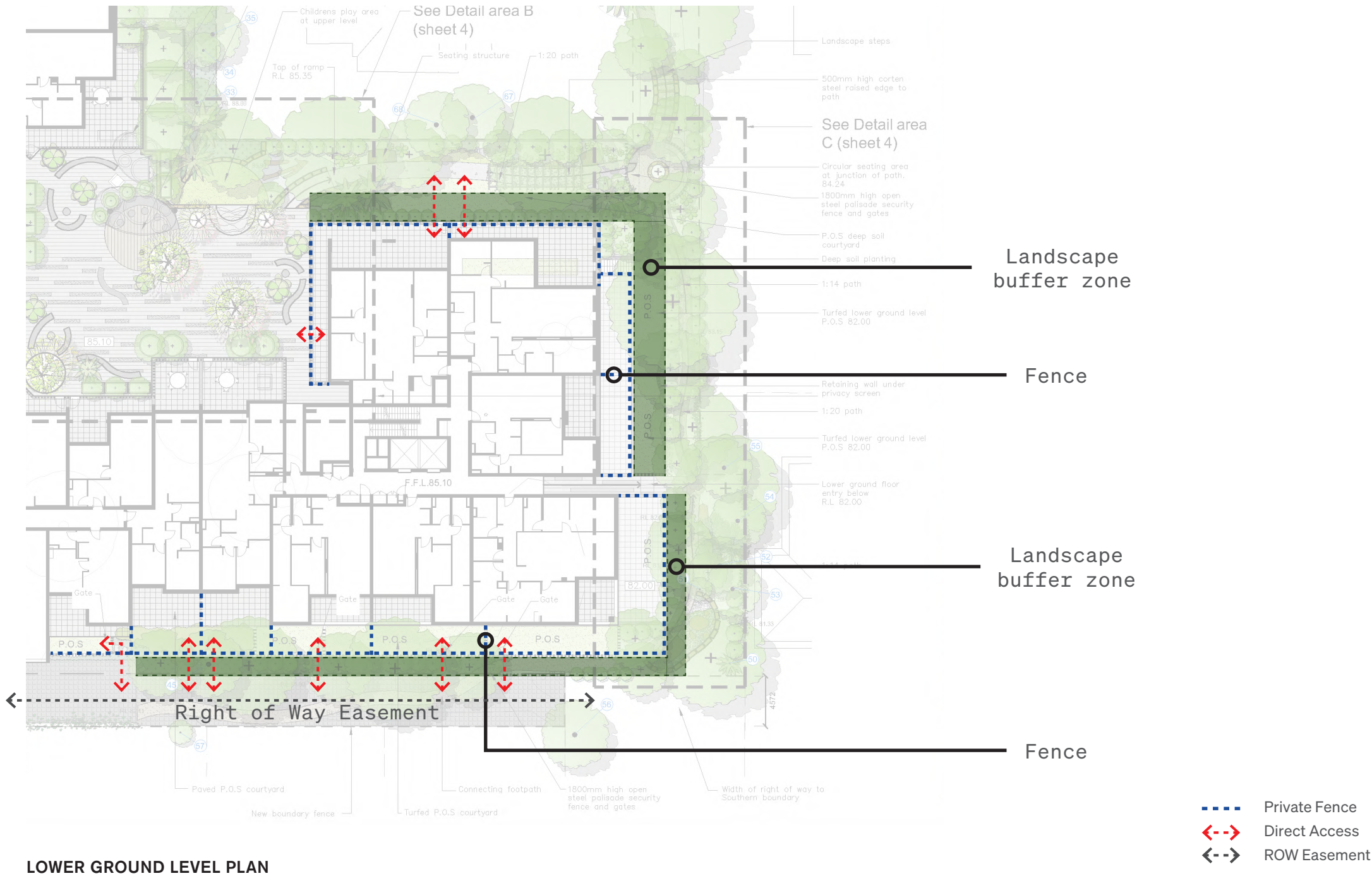
DEPARTMENT COMMENTS:

Lower ground floor apartments

f. Demonstrate that the apartments located on the lower ground floor will have adequate amenity including solar access, cross ventilation and visual privacy.

RESPONSE:

Some lower ground level apartments achieve both solar access and cross ventilation, ensuring a high level of internal amenity. Dense landscaping in front of the private open spaces provides visual privacy from the communal open space, enhancing resident comfort while maintaining clear separation between private and shared areas. This approach aligns with the ADG's objectives for sunlight, ventilation, and privacy.



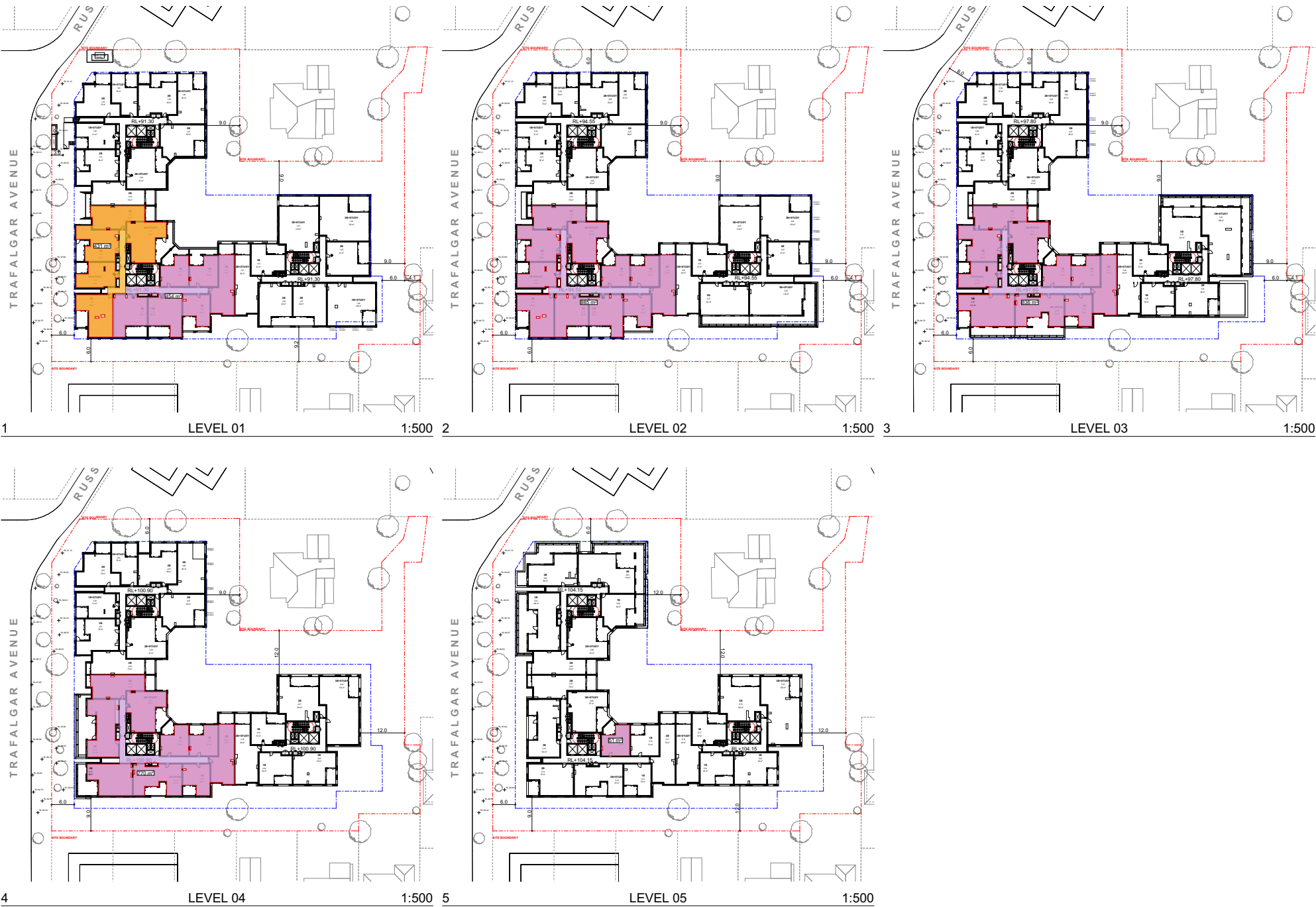
AFFORDABLE HOUSING

DEPARTMENT COMMENTS:

- 22. Demonstrate that the affordable housing apartments will have good level of amenity in terms of key ADG criteria and the “Residential amenity of affordable housing” section (p15) of the In-fill Affordable Housing Practice Note.
- 24. Confirm the amount of affordable housing. There are discrepancies in the figures for TOD affordable housing and in-fill affordable housing set out in the EIS and drawing DA403.

RESPONSE:

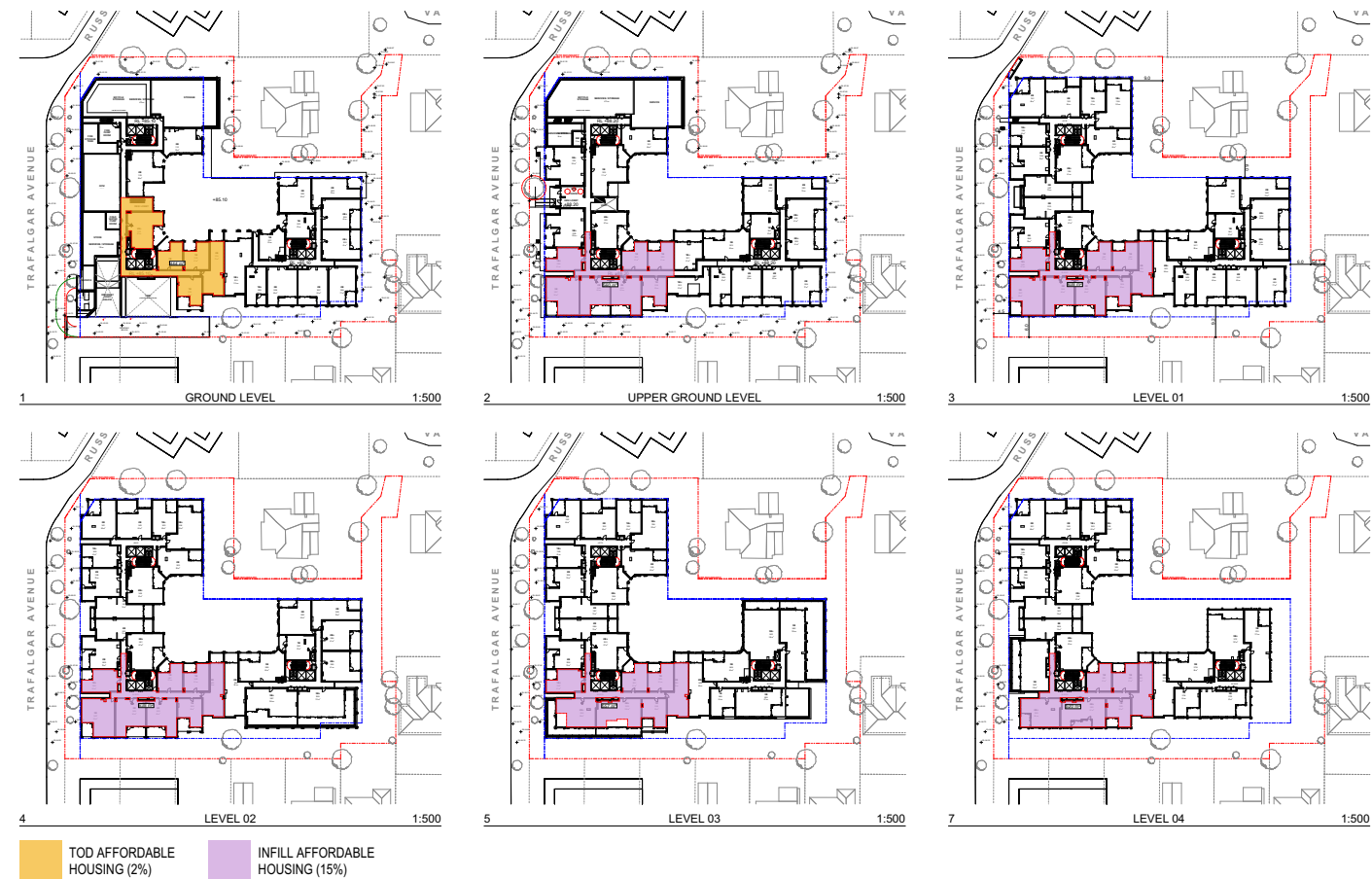
The amended layout includes 43 affordable units out of 212 apartments, located in Building B. The design of these units has been optimised to maximise solar access and cross ventilation, ensuring that a high level of amenity is generally achieved throughout the development. Additionally, the proposal includes additional amenity to to affordable housing through the provision of larger units, some with the inclusion of a dedicated study area, and capability of being adapted into accessible units.



AFFORDABLE HOUSING

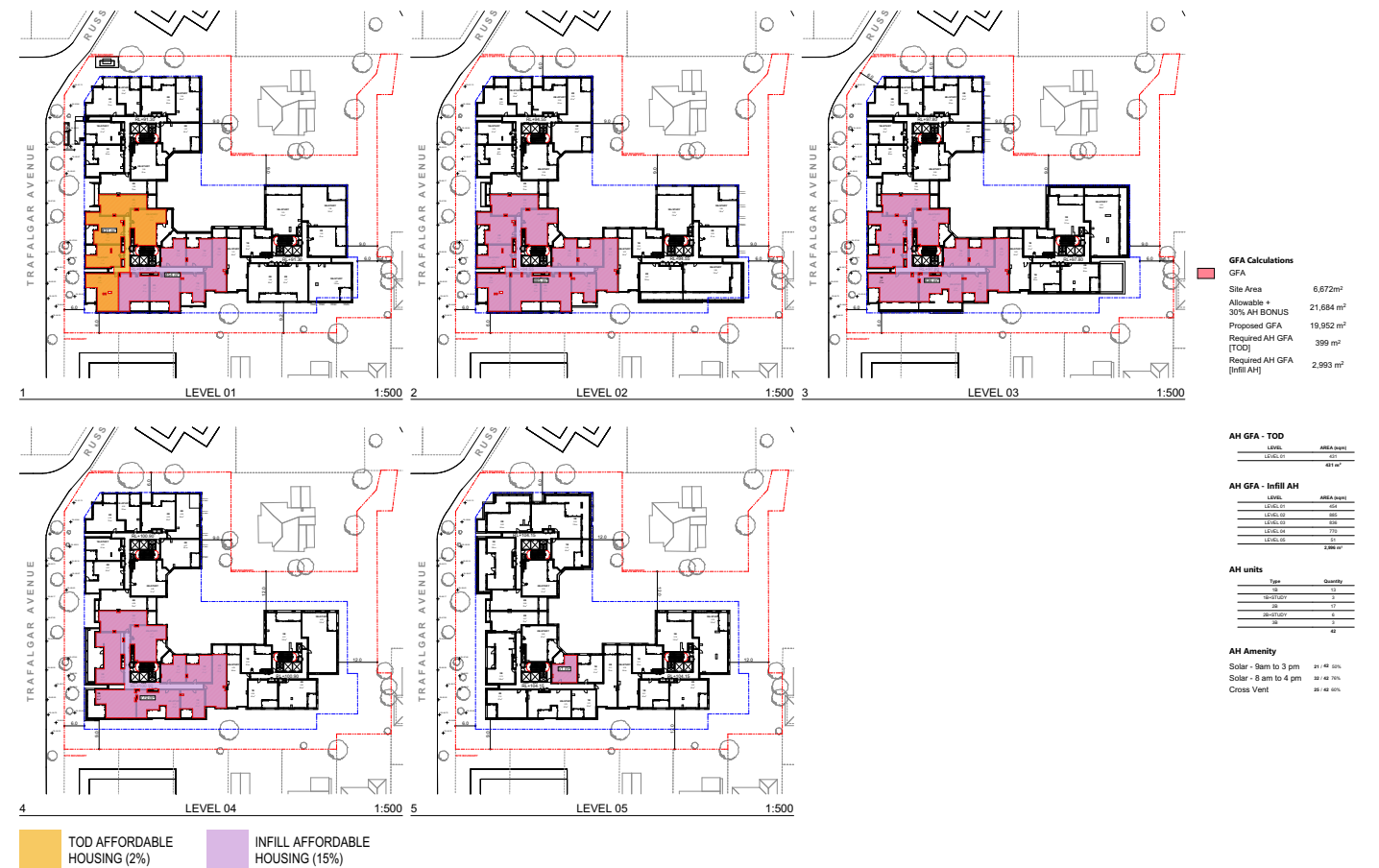
Apartment Matrix									
Level	Unit No.	Type	Solar	Cross Vent	ARH	Number of Bathrooms	Balcony Area (m ²)	Balcony Depth (m)	Internal Area (m ²)
LEVEL 01	1.10	2B	Yes	Yes	Affordable	2	13	2.5	75
	1.11	2B + STUDY	Yes	Yes	Affordable	2	26	4.4	87
	1.12	1B	Yes	No	Affordable	1	15	4.1	51
	1.13	1B	Yes	No	Affordable	1	20	4.1	51
	1.14	2B	Yes	Yes	Affordable	2	10	2.6	78
	1.15	1B	No Solar	Yes	Affordable	1	16	3.7	50
	1.16	2B	No Solar	Yes	Affordable	2	15	2.8	80
	1.17	2B	No Solar	No	Affordable	2	15	2.8	80
	1.18	2B	Yes (9 to 4)	Yes	Affordable	2	13	3.1	85
LEVEL 02	1.19	1B + STUDY	Yes (9 to 4)	No	Affordable	1	8	3	61
	1.20	2B	Yes (9 to 4)	Yes	Affordable	2	13	2.1	80
	2.10	2B	Yes	Yes	Affordable	2	10	2.5	75
	2.11	2B + STUDY	Yes	Yes	Affordable	2	15	2.6	87
	2.12	1B	Yes	No	Affordable	1	9	2.8	51
	2.13	1B	Yes	No	Affordable	1	8	2.4	51
	2.14	2B	Yes	Yes	Affordable	2	10	2.6	78
	2.15	1B	No Solar	Yes	Affordable	1	16	3.8	50
	2.16	2B	No Solar	Yes	Affordable	2	15	2.7	80
LEVEL 03	2.17	2B	No Solar	No	Affordable	2	15	2.7	80
	2.18	2B	Yes (9 to 4)	Yes	Affordable	2	13	3.1	85
	2.19	1B + STUDY	Yes (9 to 4)	No	Affordable	1	8	2.9	61
	2.20	2B	Yes (9 to 4)	Yes	Affordable	2	13	2.1	80
	3.10	2B	Yes	Yes	Affordable	2	10	2.5	75
	3.11	2B + STUDY	Yes	Yes	Affordable	2	15	2.7	87
	3.12	1B	Yes	No	Affordable	1	9	2.8	51
	3.13	1B	Yes	No	Affordable	1	8	2.4	51
	3.14	2B	Yes	Yes	Affordable	2	10	2.6	78
LEVEL 04	3.15	1B	No Solar	Yes	Affordable	1	8	2.4	50
	3.16	2B + STUDY	No Solar	No	Affordable	2	49	5	87
	3.17	3B	Yes (9 to 4)	Yes	Affordable	2	44	2.4	111
	3.18	1B + STUDY	Yes (9 to 4)	No	Affordable	1	8	3	61
	3.19	2B	Yes (9 to 4)	Yes	Affordable	2	13	2.1	80
	4.10	2B	Yes	Yes	Affordable	2	10	2.5	75
	4.11	2B + STUDY	Yes	Yes	Affordable	2	15	2.6	87
	4.12	1B	Yes	No	Affordable	1	9	2.8	51
	4.13	1B	Yes	No	Affordable	1	8	2.4	51
LEVEL 05	4.14	2B	Yes	Yes	Affordable	2	10	2.6	78
	4.15	1B	No Solar	Yes	Affordable	1	8	2.4	50
	4.16	2B + STUDY	No Solar	No	Affordable	2	14	2.1	87
	4.17	3B	Yes (9 to 4)	Yes	Affordable	2	30	5	88
	4.18	3B	Yes (9 to 4)	No	Affordable	2	48	5.2	101
	5.09	1B	Yes	No	Affordable	1	9	2.8	51

23. Provide revised plans and calculations which demonstrate the allocation of corridor areas to affordable housing is appropriately apportioned, based upon the floor area of market and affordable housing on that respective level.



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Revised plans and calculations have been prepared to demonstrate that corridor areas are appropriately apportioned between market and affordable housing, based on the relative floor areas of each on the respective levels. This ensures equitable access and circulation for all residents while maintaining compliance with relevant design guidelines.



SSD Application - Design Report - 59-63 Trafalgar Avenue & 1A-1B Valley Rd Lindfield 105

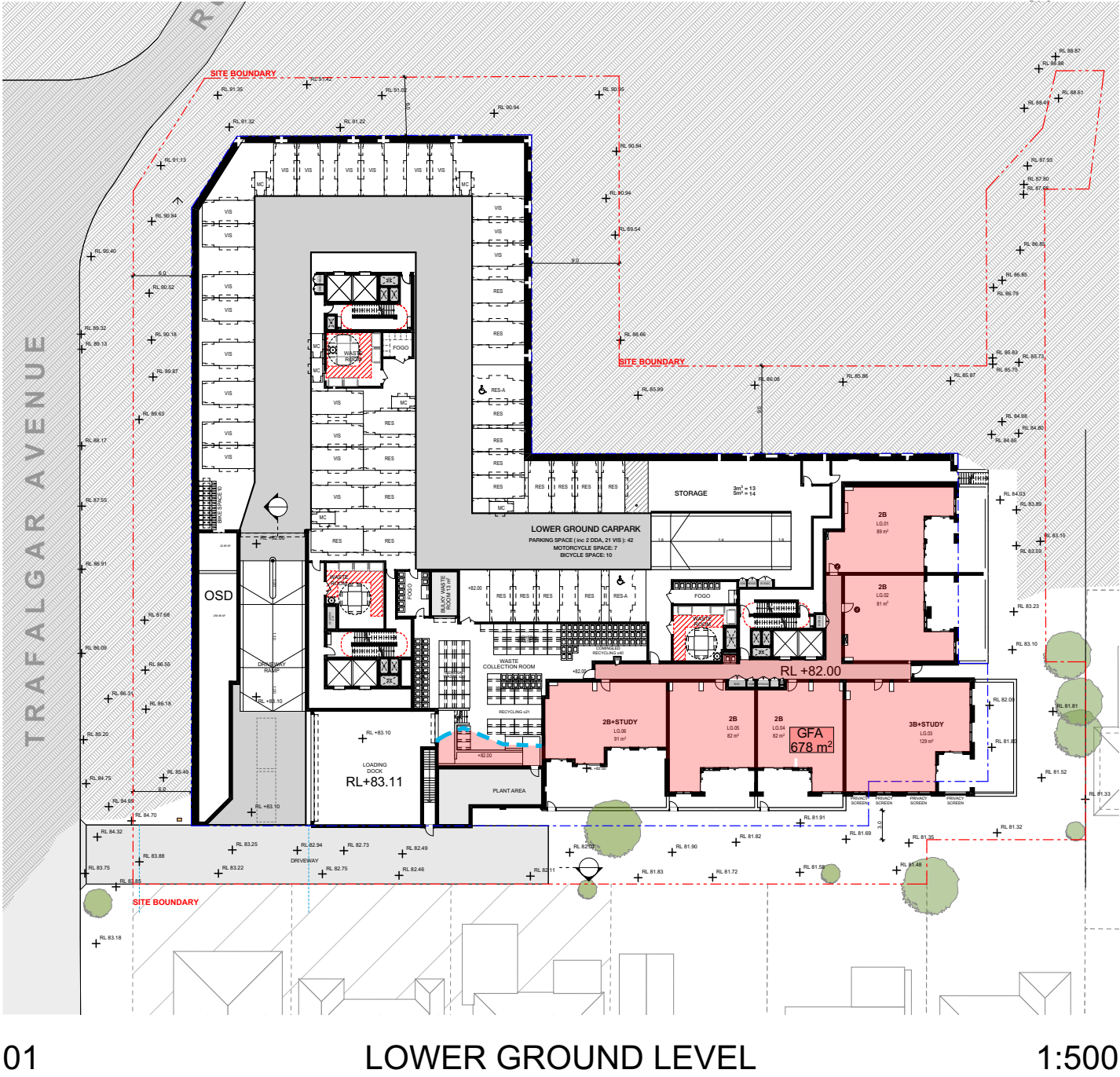
ADDITIONAL INFORMATION

DEPARTMENT COMMENTS:

25 - f. confirm the proposed gross floor area has been calculated in line with the definition under the Ku-ring-gai Local Environmental Plan 2015

RESPONSE:

The gross floor area has been calculated in accordance with the definition under the Ku-ring-gai Local Environmental Plan 2015. The basement area has also been defined and accounted for consistently with the relevant provisions.
Refer Architectural Drawing DA400 & DA401.



-- Line indicates extent of area 1m below existing ground level.

basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

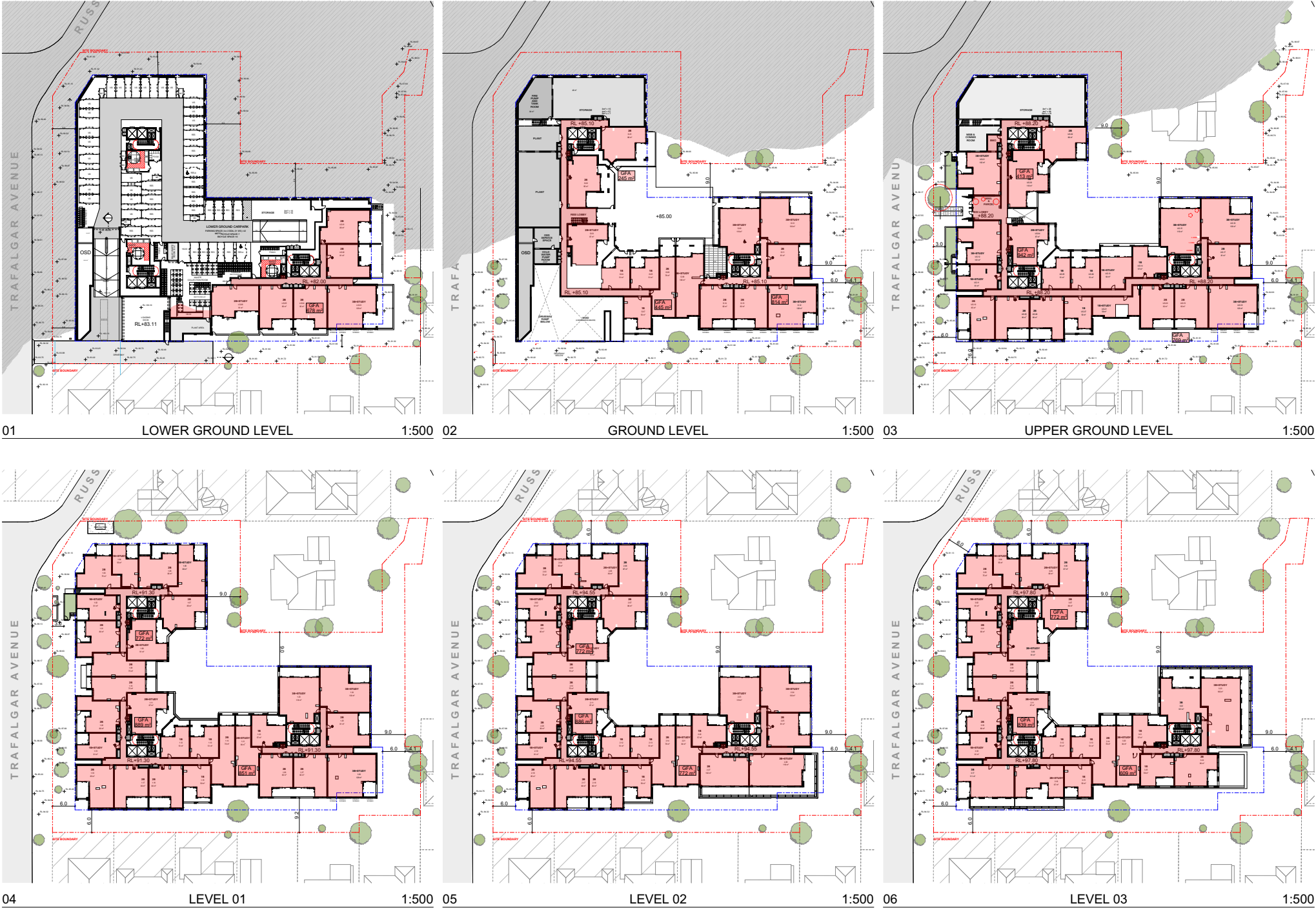
ADDITIONAL INFORMATION

DEPARTMENT COMMENTS:

25 - f. confirm the proposed gross floor area has been calculated in line with the definition under the Ku-ring-gai Local Environmental Plan 2015

RESPONSE:

The gross floor area has been calculated in accordance with the definition under the Ku-ring-gai Local Environmental Plan 2015. The basement area has also been defined and accounted for consistently with the relevant provisions.



ADDITIONAL INFORMATION

DEPARTMENT COMMENTS:

25 - f. confirm the proposed gross floor area has been calculated in line with the definition under the Ku-ring-gai Local Environmental Plan 2015

RESPONSE:

The gross floor area has been calculated in accordance with the definition under the Ku-ring-gai Local Environmental Plan 2015. The basement area has also been defined and accounted for consistently with the relevant provisions.



GFA Calculations	
GFA	
Site Area	6672m ²
Allowable FSR	2.5:1
Maximum GFA	16,700 m ²
Allowable + 30% AH BONUS	21,684 m ²
30% Bonus FSR	3.25:1
Proposed GFA	19,952 m ²
Proposed FSR	2.99:1
Building A	
GROUND LEVEL	245
UPPER GROUND LEVEL	413
LEVEL 01	772
LEVEL 02	772
LEVEL 03	772
LEVEL 04	772
LEVEL 05	613
LEVEL 06	611
LEVEL 07	601
LEVEL 08	700
	6,271 m ²
Building B	
GROUND LEVEL	445
UPPER GROUND LEVEL	842
LEVEL 01	859
LEVEL 02	886
LEVEL 03	839
LEVEL 04	779
LEVEL 05	777
LEVEL 06	777
LEVEL 07	661
	7,925 m ²
Building C	
LOWER GROUND LEVEL	676
GROUND LEVEL	814
UPPER GROUND LEVEL	769
LEVEL 01	851
LEVEL 02	772
LEVEL 03	609
LEVEL 04	593
LEVEL 05	593
LEVEL 06	593
LEVEL 07	384
	6,656 m ²
	19,952 m ²

--- Line indicates extent of area 1m below existing ground level.

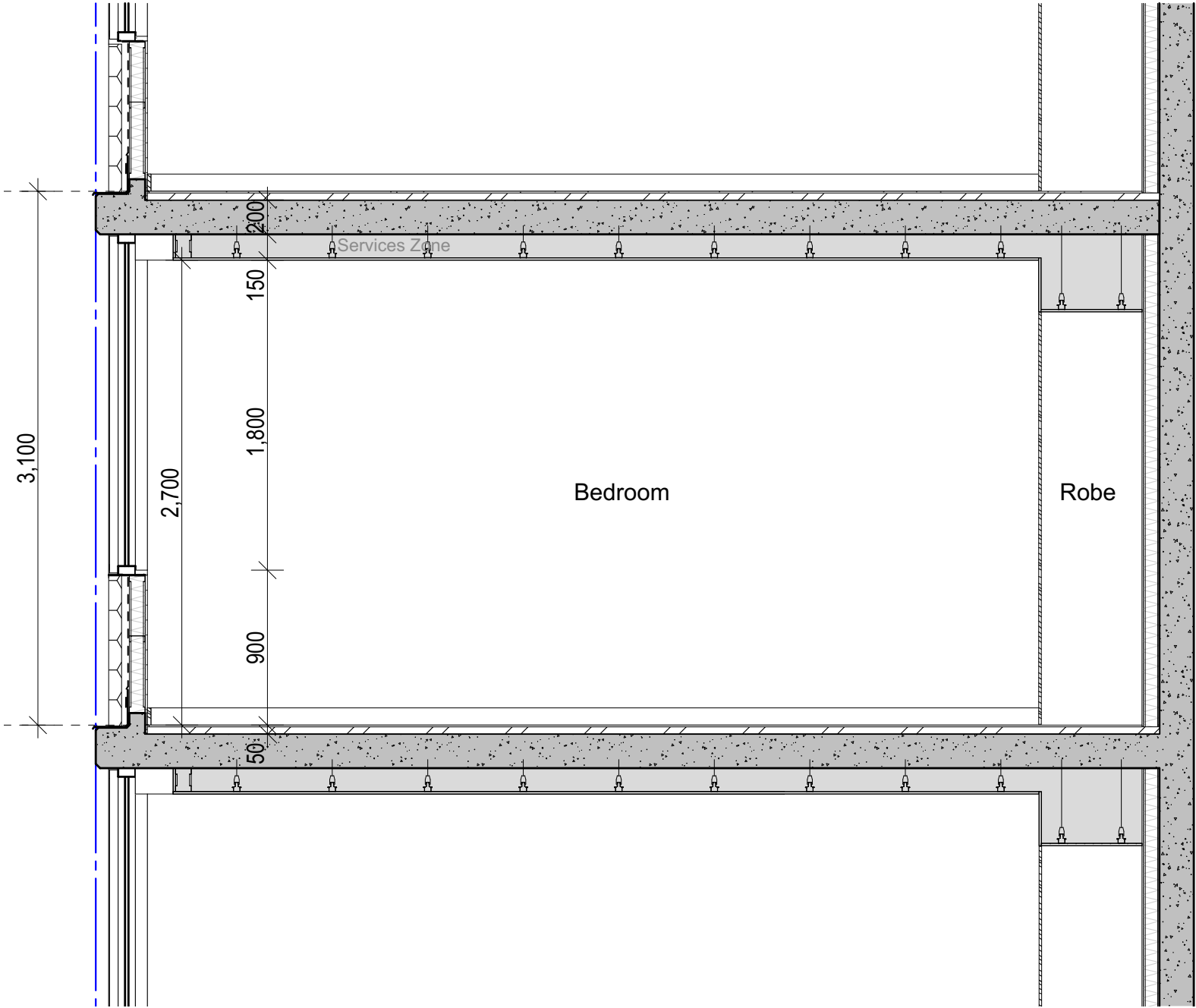
ADDITIONAL INFORMATION

DEPARTMENT COMMENTS:

25 - g. demonstrate that the proposed 3100mm floor-to-floor heights are sufficient to achieve the current requirements of the National Construction Code (NCC)

RESPONSE:

The section detail has been provided below to demonstrate that the proposed 3100mm floor-to-floor heights are sufficient to achieve the current requirements of the National Construction Code (NCC).



ADDITIONAL INFORMATION

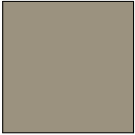
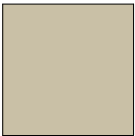
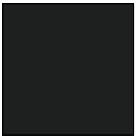
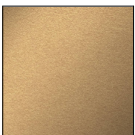
DEPARTMENT COMMENTS:

25 - j. A material board and details of colour scheme and finishes areas recommend in the HIS.

RESPONSE:

The material and colour palette has been carefully selected to reflect a contemporary architectural style that sits harmoniously within the surrounding Heritage Conservation Area. Traditional brick has been introduced at the podium level to reference the prevailing materiality of the HCA, while light and neutral tones are applied to the upper levels to reduce visual weight and maintain a refined presence within the streetscape.



	EF-01 FINISH: PRODUCT: COLOUR:	BRICK BRADFIELD OR SIMILAR DARK
	EF-03 FINISH: PRODUCT: COLOUR:	RENDER FINISH DULUX OR SIMILAR DURALLOY COVE OR SIMILAR
	EF-04 FINISH: PRODUCT: COLOUR:	PAINT DULUX OR SIMILAR MONUMENT OR SIMILAR
	EF-05 FINISH: PRODUCT: COLOUR:	RENDER FINISH DULUX OR SIMILAR PAPERBACK OR SIMILAR
	EF-06 FINISH: PRODUCT: COLOUR:	ALUMINUM POWDERCOAT DULUX OR SIMILAR MONUMENT OR SIMILAR
	EF-07 FINISH: PRODUCT: COLOUR:	GLAZING AS PER BASIX REQUIREMENTS AS PER BASIX REQUIREMENTS
	EF-08 FINISH: PRODUCT: COLOUR:	POWDERCOAT DULUX OR SIMILAR MEDIUM BRONZE KINETIC/SIMILAR
	EF-09 FINISH: PRODUCT: COLOUR:	SANDSTONE CLADDING NATURAL

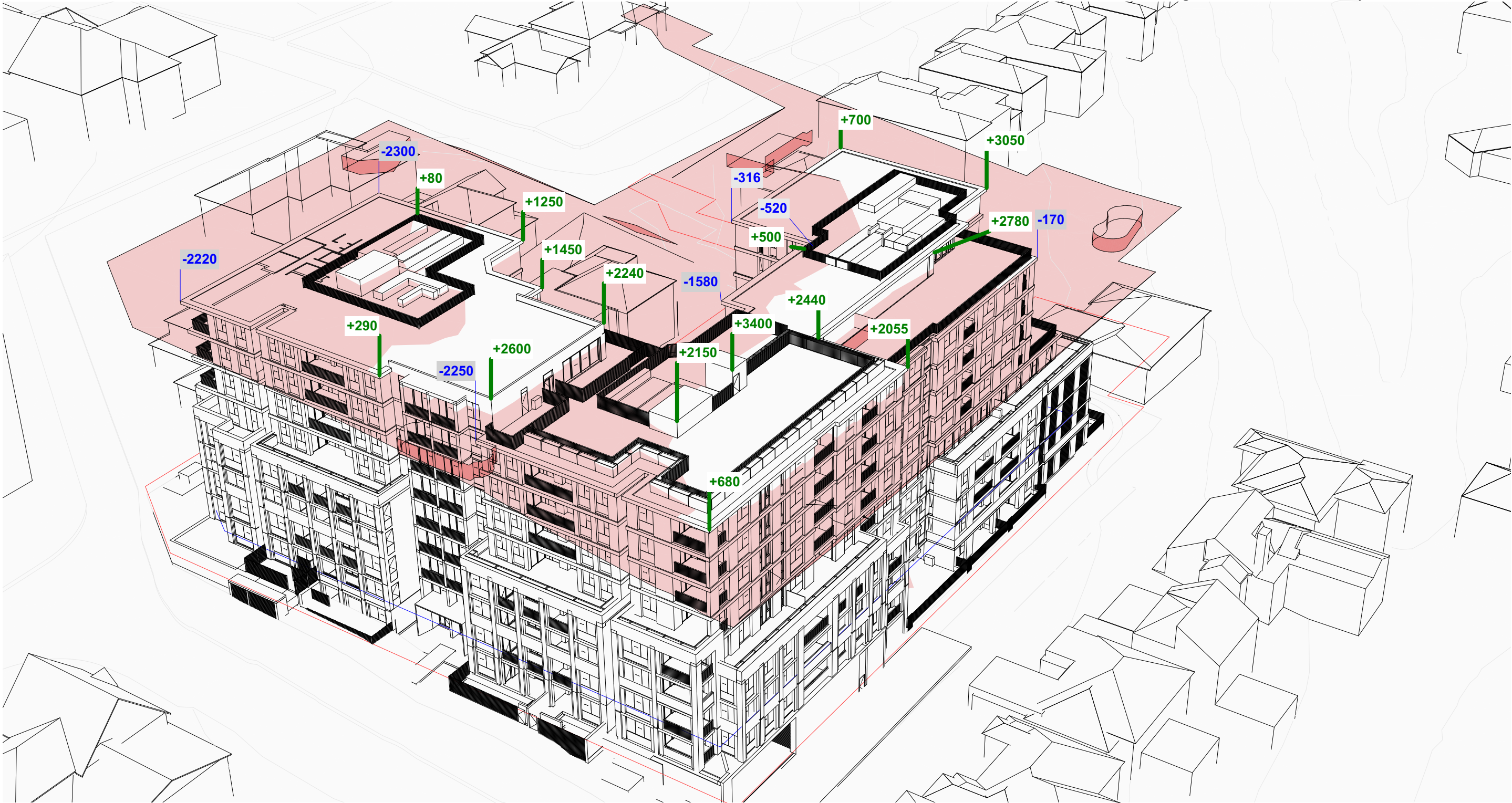
BUILDING HEIGHT (UPDATED 30TH OF MARCH)

DEPARTMENTS COMMENTS:

Heights to be amended to compliant heights

RESPONSE:

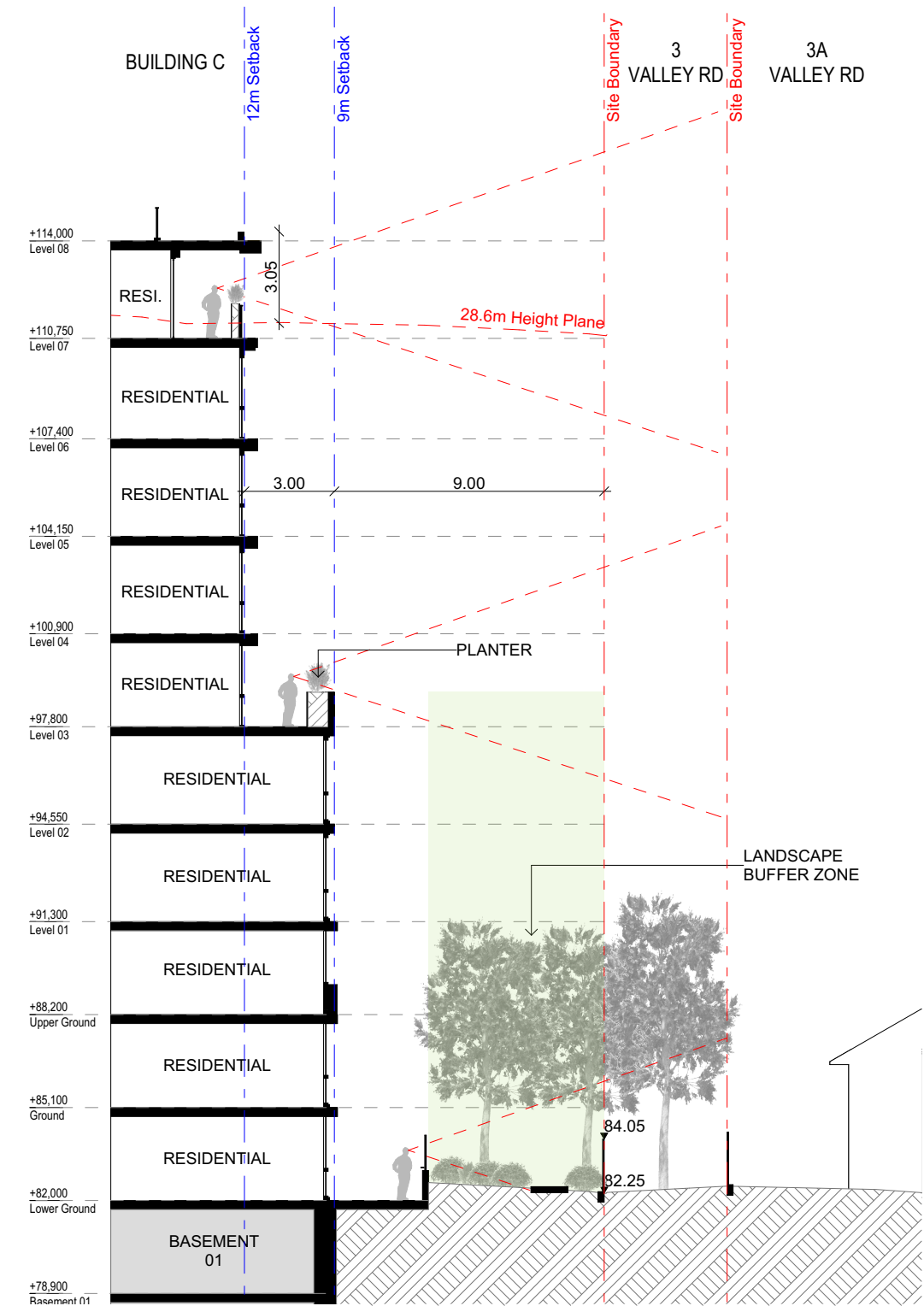
Further investigation on reduction of height breaches were studied. Level 9 on the northern side of the apartment has been removed to reduce encroachment into the height plane. The lift overruns to the southwest have also been removed to further minimise the encroachment. As a result, the overall height breach has been reduced by 1.6m



BUILDING HEIGHT

DEPARTMENTS COMMENTS:

Heights to be amended to compliant heights



Eastern Facade Section 01 - Facing 3 & 3A Valley Road

RESPONSE:

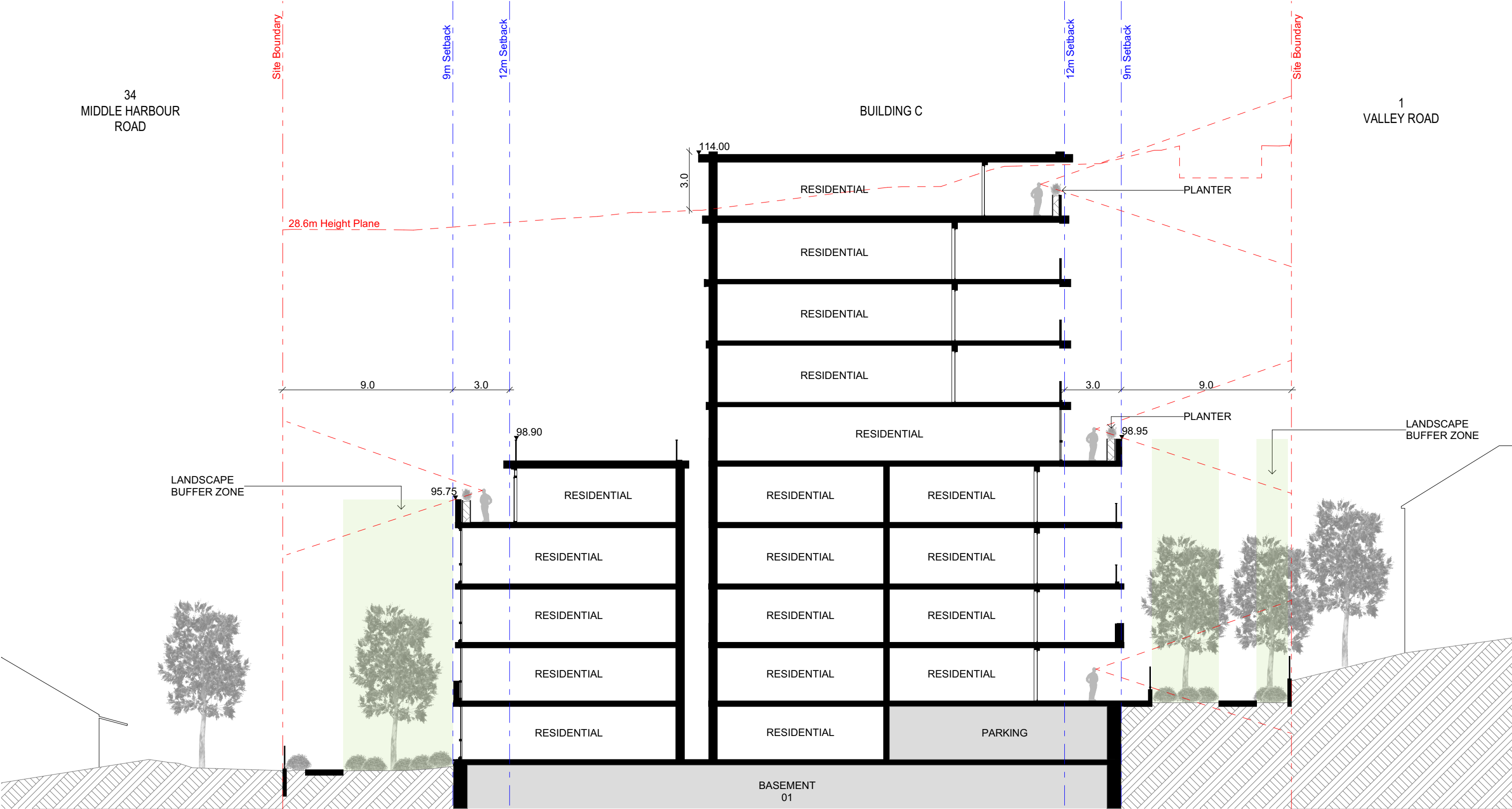
Level 07 on the eastern façade exhibits a building height encroachment of 3050mm, which occurs in response to the site’s steep topography. This portion of the building is carefully articulated to follow the natural slope of the land, minimising perceived bulk and scale when viewed from adjoining properties.

The architectural expression is consistently wrapped from the internal courtyard through to the eastern façade, establishing a cohesive and continuous design language across the building envelope.

At Levels 03 and 07, balcony planters are positioned along the façade line to provide visual screening and enhance privacy for neighbouring properties. In addition, dense boundary landscaping is proposed to further strengthen the visual buffer and mitigate potential overlooking, contributing to an improved interface with adjacent sites.

Refer to design report page 112 and 113.

BUILDING HEIGHT



North - East Section 01 - Adjacent to 34 Middle Harbour Road & 1 Valley Road

TRAFALGAR AVENUE PODIUM HEIGHT

DEPARTMENTS COMMENTS:

Height to be reduced to ADG complaint of 4 storeys, and where not achievable, justification to the ADG objective to be provided

RESPONSE:

The podium height has been reduced to four storeys to achieve compliance with the Apartment Design Guide and to create a more human scale streetscape. The podium remains four storeys across the majority of the site, establishing a consistent base and improving the overall streetscape relationship. A five storey element is retained at one corner due to the slope of the land and ro retain architectural language consistency , while still satisfying the relevant ADG objectives.



BUILDING ENTRY

DEPARTMENTS COMMENTS:

Main entry does not seem legible from the Western Elevation.

RESPONSE:

The building entry design has been amended to further accentuate and celebrate the arrival experience. The height of the entry articulation has been increased so that it is now clearly distinctive from the main façade and expressed as a recessed element. The landscape design around the entry area and along the street enhances the arrival experience, creating a welcoming and legible threshold that reinforces the building’s identity. Carefully integrated planting, layered greenery, and defined pedestrian pathways contribute to a sense of transition from the public domain to the private realm, while also improving the overall streetscape quality.



SETBACKS

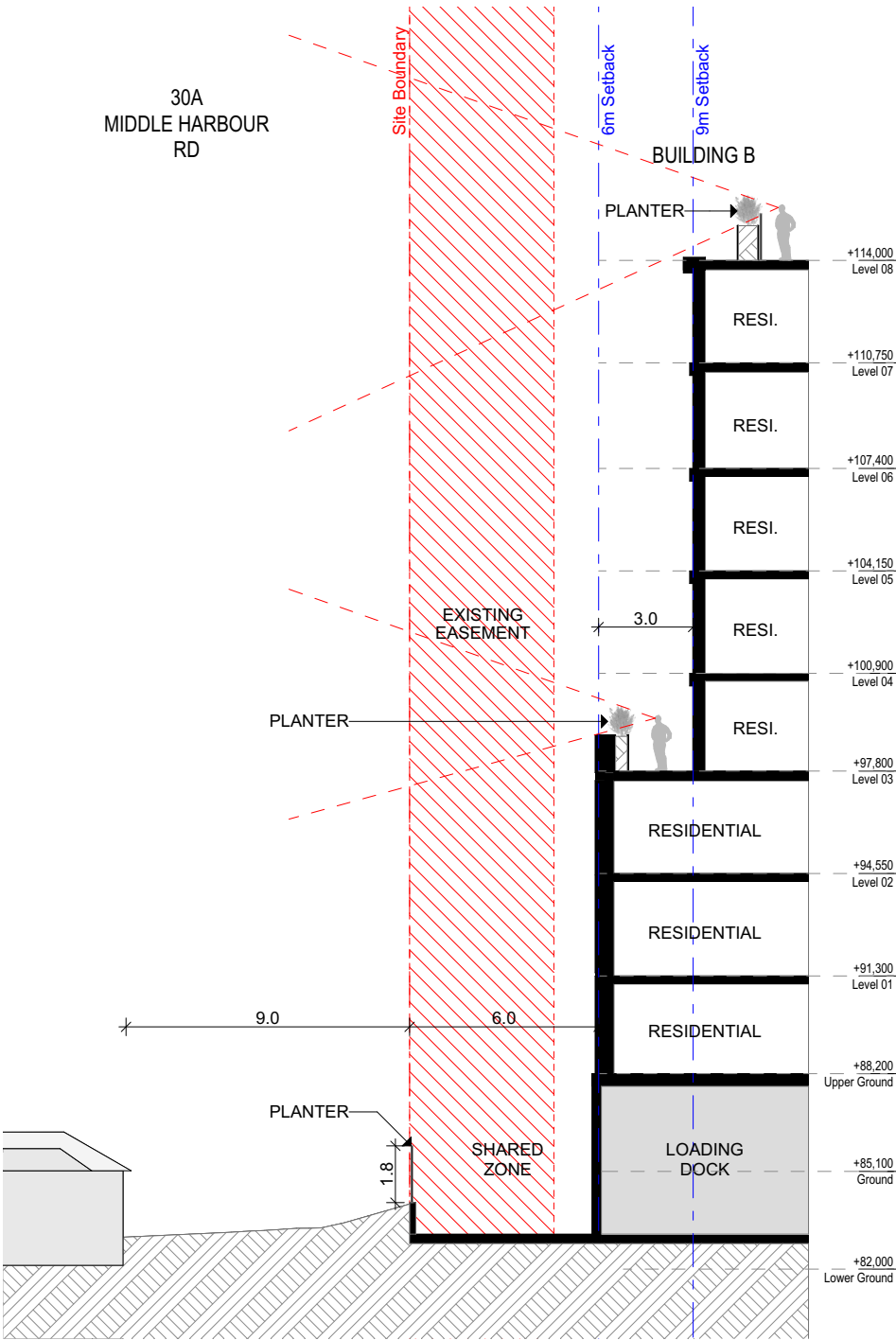
DEPARTMENTS COMMENTS:

Level 5 setbacks show balcony in these zones. Justification to the ADG objective to be provided

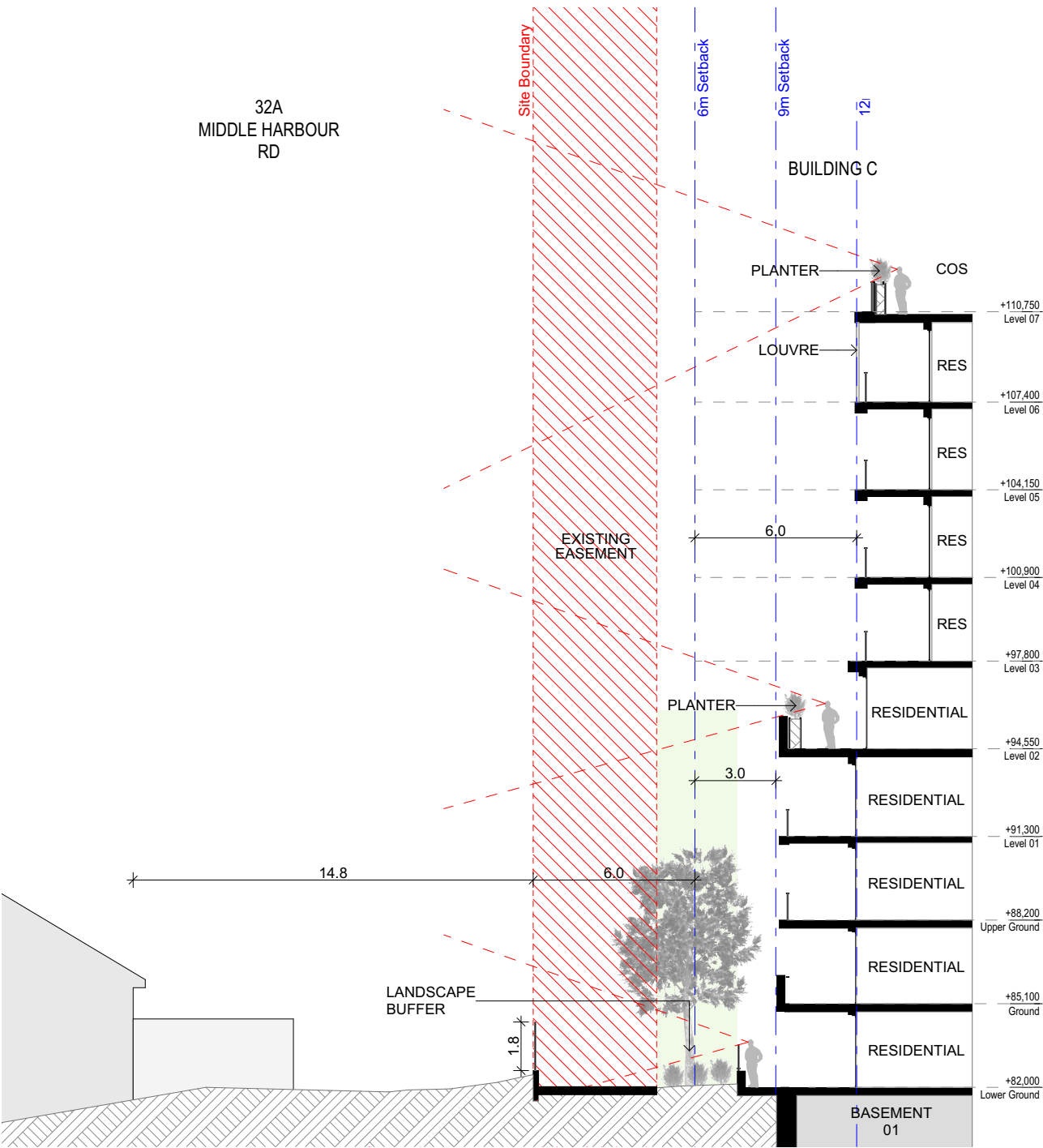
RESPONSE:

Along the southern interface, the podium presents two distinct conditions. To the western portion, the ground level incorporates increased height to accommodate loading bay requirements (refer Section 01), while the eastern portion comprises four typical residential storeys. At Level 5, balconies extend in both conditions; however, visual privacy to adjoining properties is maintained through the integration of planter boxes and dense shrub planting, which effectively screen direct overlooking.

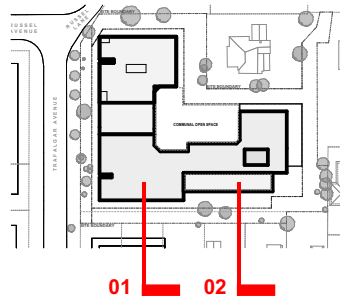
This approach is consistent with the Apartment Design Guide objective to “ensure the privacy of residents and neighbours by limiting direct overlooking and enabling adequate visual and acoustic privacy.”



Southern Facade Section 01 - Facing 30A Middle Harbour Road



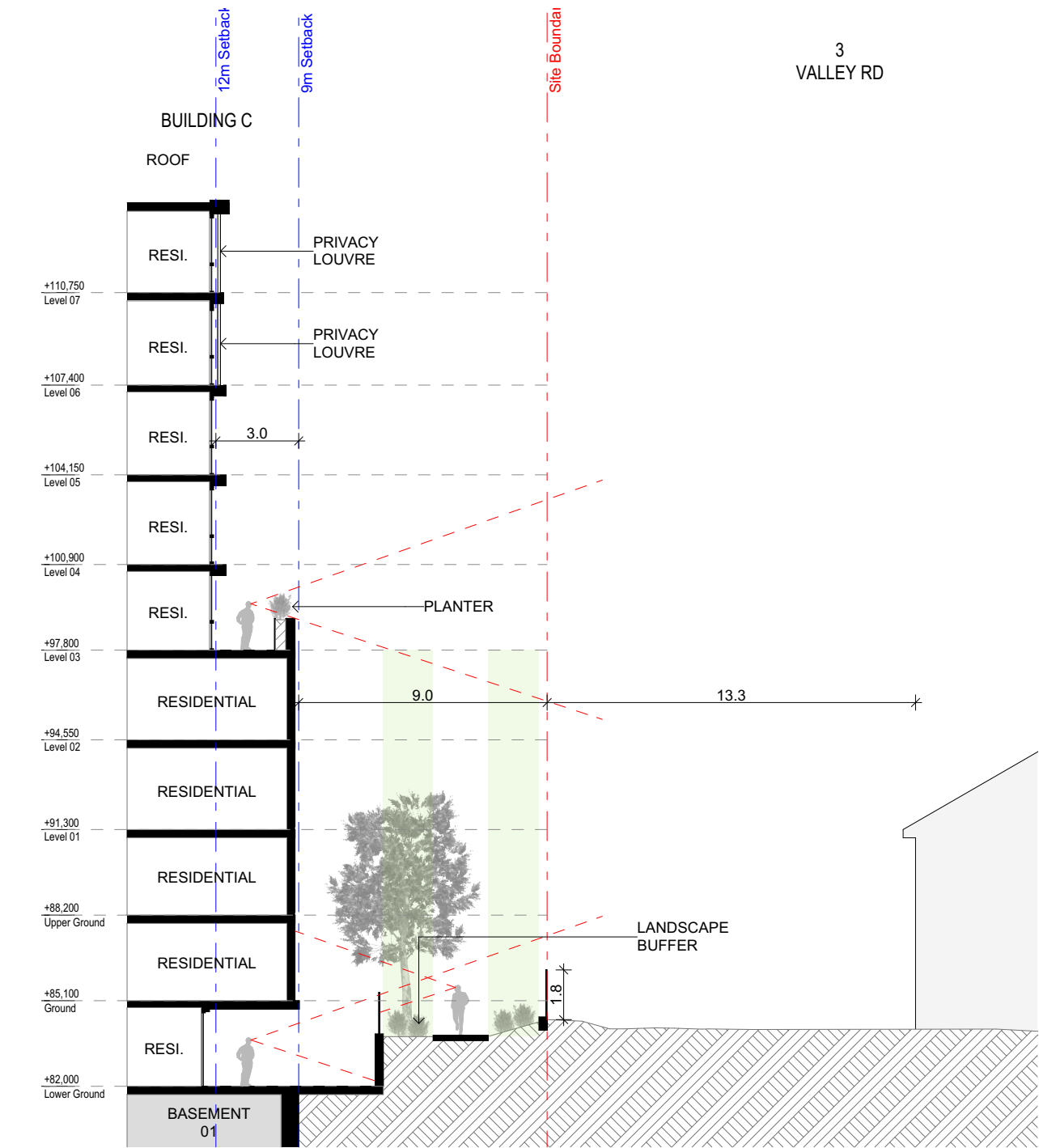
Southern Facade Section 02 - Facing 32A Middle Harbour Road



SETBACKS

DEPARTMENTS COMMENTS:

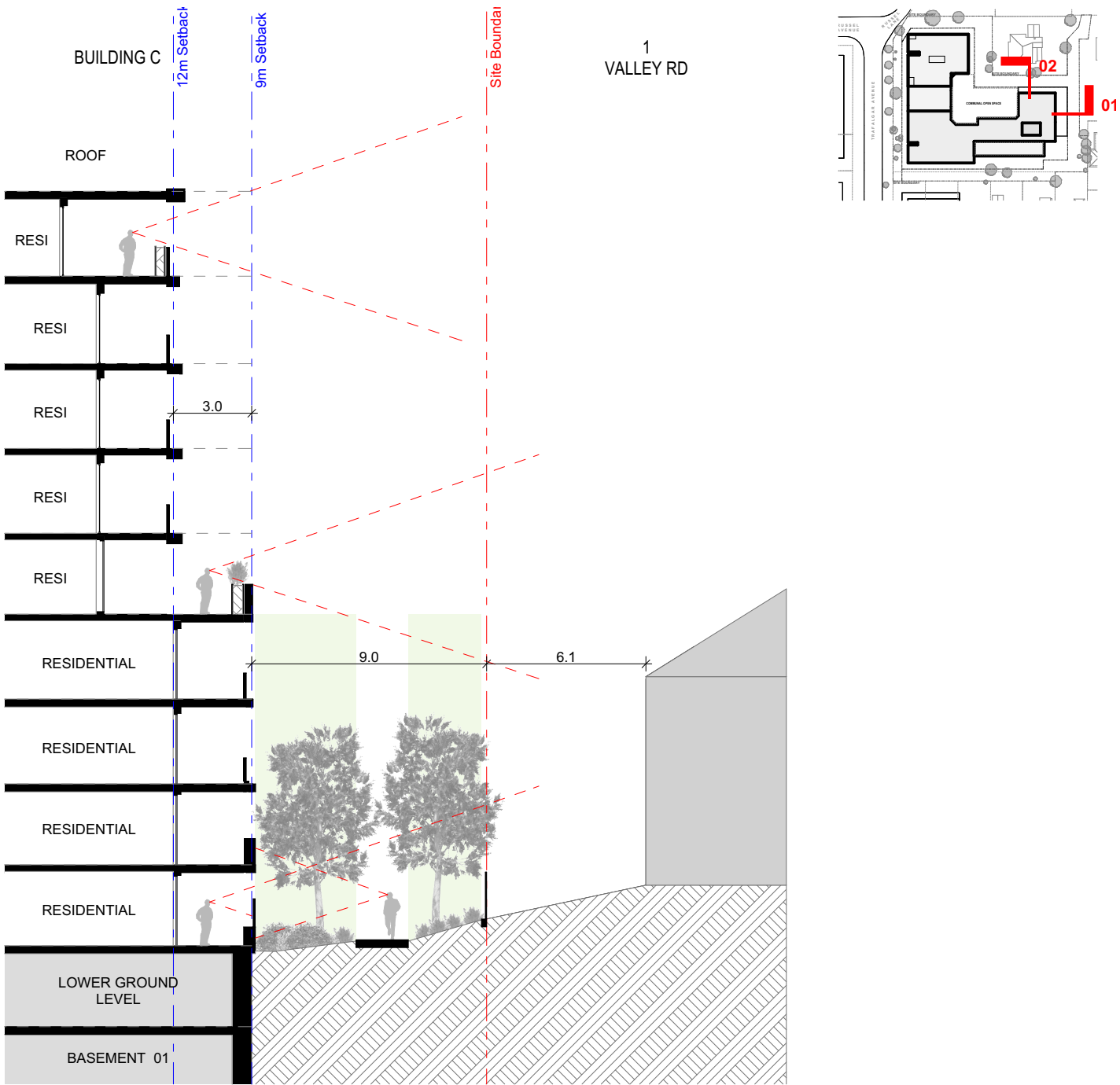
Level 5 setbacks show balcony in these zones. Justification to the ADG objective to be provided



Eastern Facade Section 01 - Facing 3 Valley Road

RESPONSE:

Similar to the southern interface, the eastern and northern elevations fronting Valley Road adopt a consistent Level 5 condition. Along the western interface, the podium presents as partially five storeys in height in response to the site's slope and to maintain a consistent podium datum with the northern interface. Notwithstanding this, the podium continues to read as four storeys in scale due to the topography and architectural articulation.



Northern Facade Section 01 - Facing 1 Valley Road

SETBACKS

DEPARTMENTS COMMENTS:

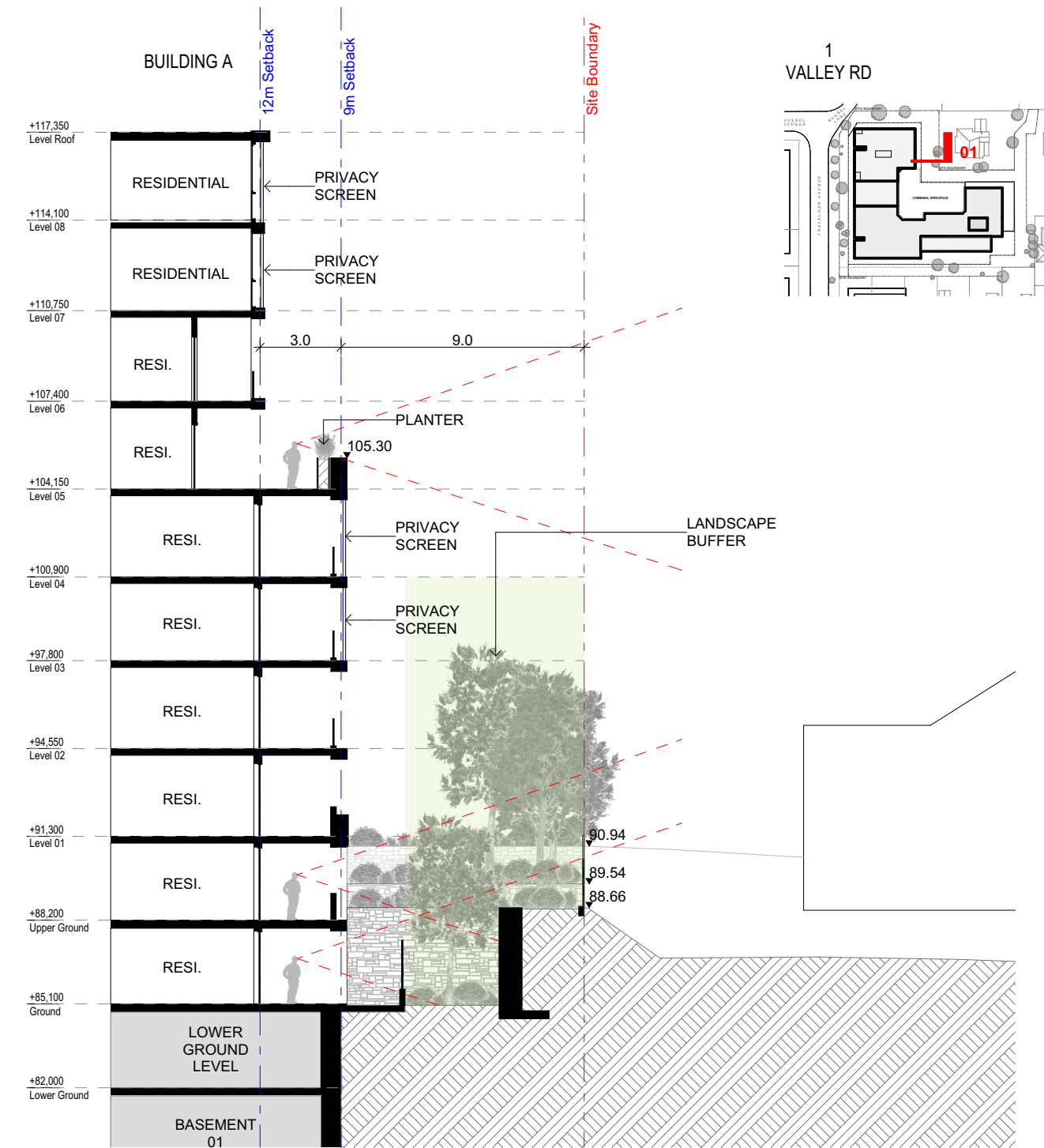
Level 5 setbacks show balcony in these zones. Justification to the ADG objective to be provided

RESPONSE:

The eastern façade facing 1 Valley Road is located on a steeply sloping portion of the site, which assists in reducing perceived building scale and overlooking when viewed from the adjoining property.

Ground and upper ground level units are screened by dense perimeter landscaping, providing an effective visual buffer and ensuring a high level of privacy. At Levels 03 and 04, integrated privacy screens are incorporated into the façade to mitigate overlooking, while Level 05 introduces deep planter boxes that function as both a landscape buffer and additional privacy measure. At Levels 07 and 08, further privacy screens are proposed to manage sightlines and minimise overlooking.

Collectively, these measures establish a layered and responsive approach to privacy, consistent with the objectives of the Apartment Design Guide. The podium is also articulated to wrap around the northern and eastern corner, maintaining a consistent architectural expression and reinforcing the continuity of the building's design language.



Eastern Facade Section 01 - Facing 1 Valley Road

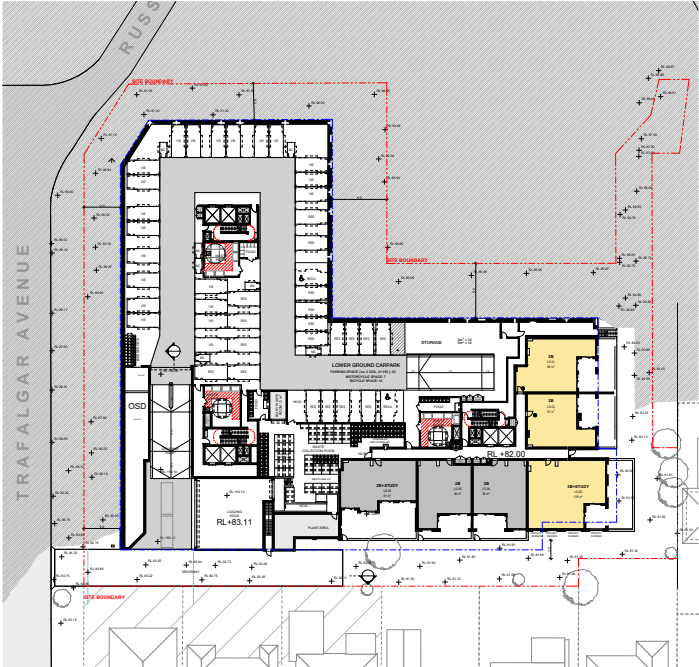
AMENITY

DEPARTMENTS COMMENTS:

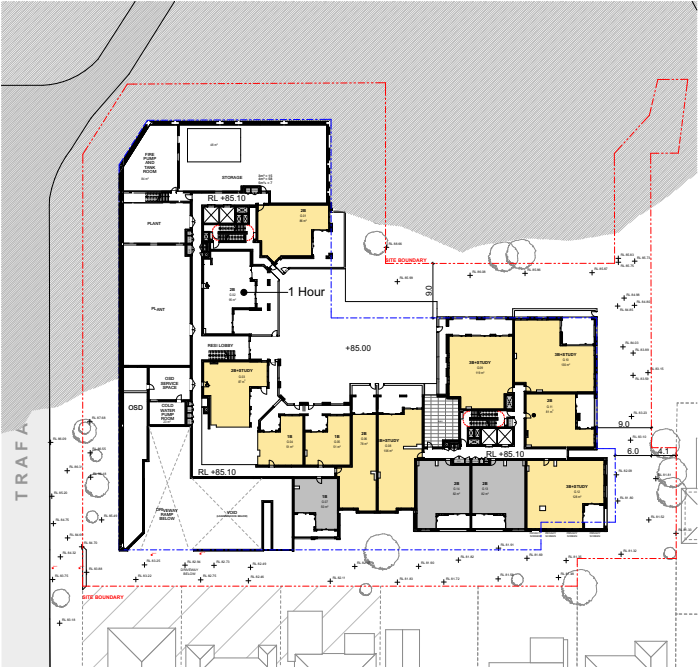
ARH of Solar until 3pm to be increased is possible; Nil solar to be decreased to 15% if possible; cross ventilation to be rechecked (especially for similar type apartments)

RESPONSE:

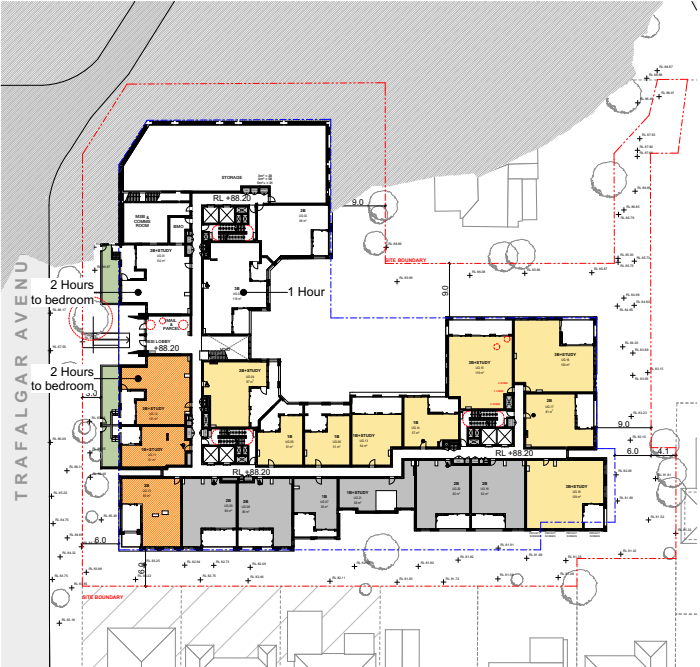
Solar access to the ARH until 3pm has increased from 46% to 49%. Furthermore, the amenity of the affordable housing units is increase through large than ADG minimums of internal and external sizes and external storage exceeding ADG minimum. The affordable housing units are required to be located within the same lift core for the ongoing management of the units by the CHP.



01 LOWER GROUND LEVEL 1:500



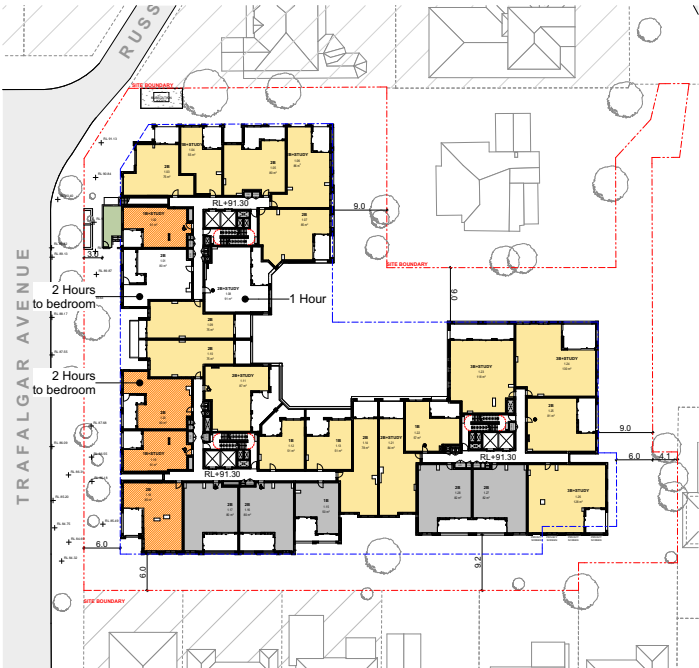
02 GROUND LEVEL 1:500



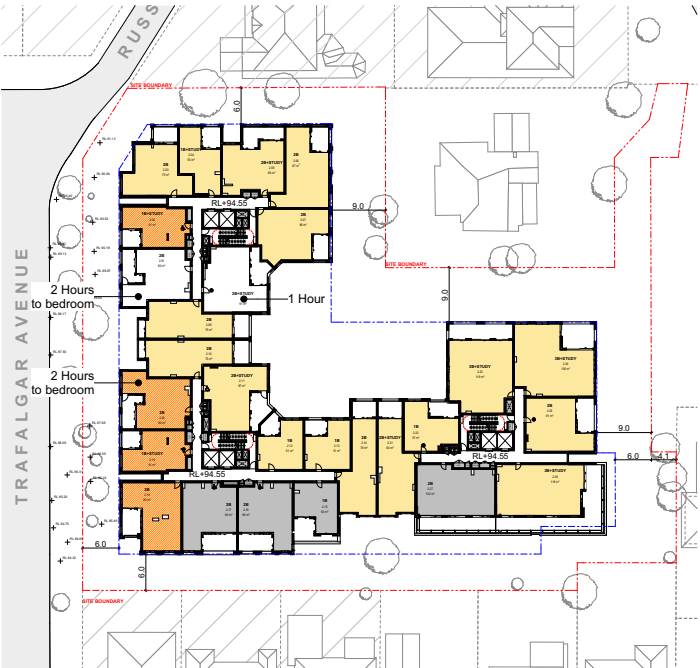
03 UPPER GROUND LEVEL 1:500

Solar Access - 2 Hours [9am-3pm]

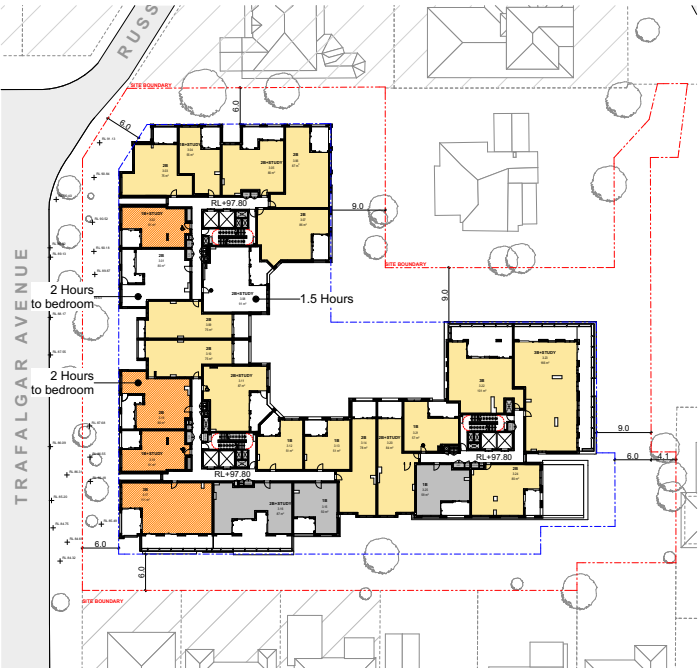
LOWER GROUND LEVEL	3
GROUND LEVEL	10
UPPER GROUND LEVEL	9
LEVEL 01	17
LEVEL 02	17
LEVEL 03	16
LEVEL 04	16
LEVEL 05	14
LEVEL 06	14
LEVEL 07	10
LEVEL 08	3
Total	129
	205 (62.9%)



04 LEVEL 01 1:500



05 LEVEL 02 1:500



06 LEVEL 03 1:500

Solar Access - 2 Hrs [9am to 4pm]

LOWER GROUND LEVEL	3
GROUND LEVEL	10
UPPER GROUND LEVEL	13
LEVEL 01	21
LEVEL 02	21
LEVEL 03	20
LEVEL 04	19
LEVEL 05	17
LEVEL 06	17
LEVEL 07	12
LEVEL 08	3
Total	156
	205 (76.1%)

Solar Access - No Solar

LOWER GROUND LEVEL	3
GROUND LEVEL	3
UPPER GROUND LEVEL	6
LEVEL 01	5
LEVEL 02	4
LEVEL 03	3
LEVEL 04	3
LEVEL 05	3
LEVEL 06	3
LEVEL 07	1
Total	34
	205 (16.7%)



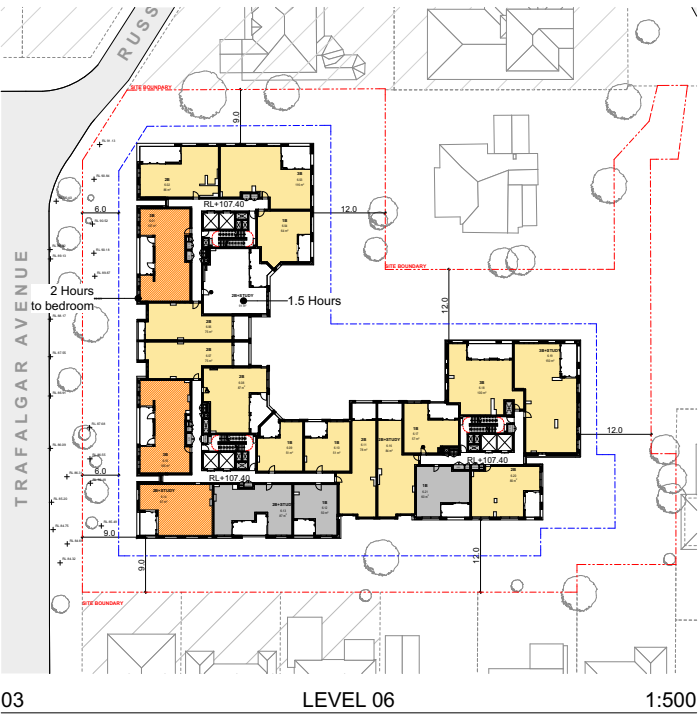
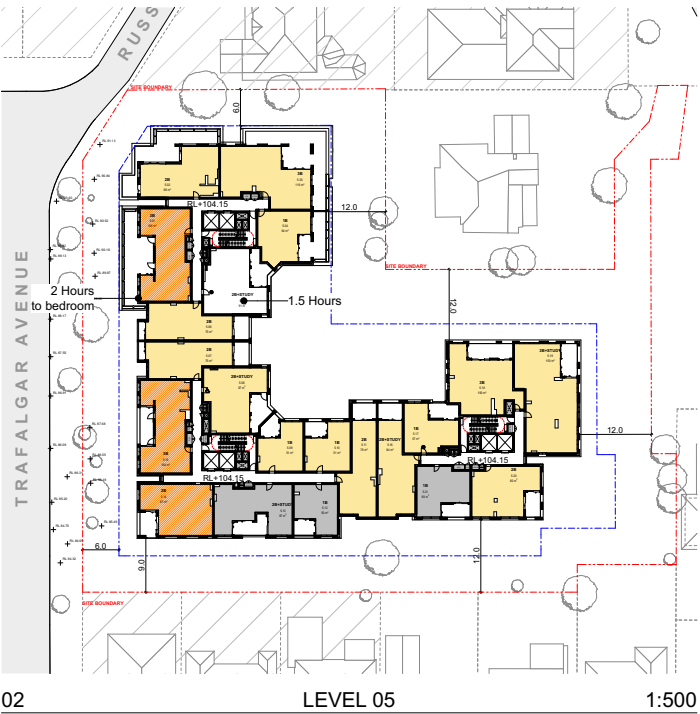
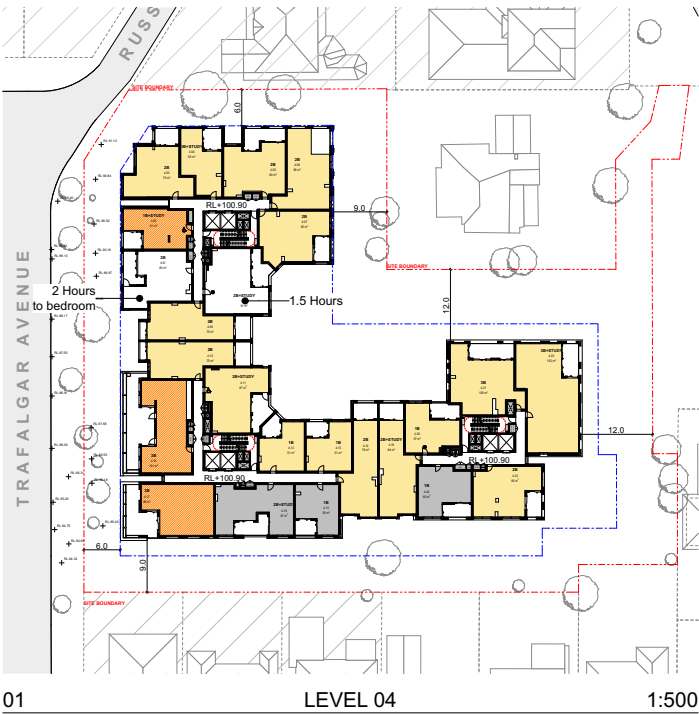
AMENITY

DEPARTMENTS COMMENTS:

ARH of Solar until 3pm to be increased is possible; Nil solar to be decreased to 15% if possible; cross ventilation to be rechecked (especially for similar type apartments)

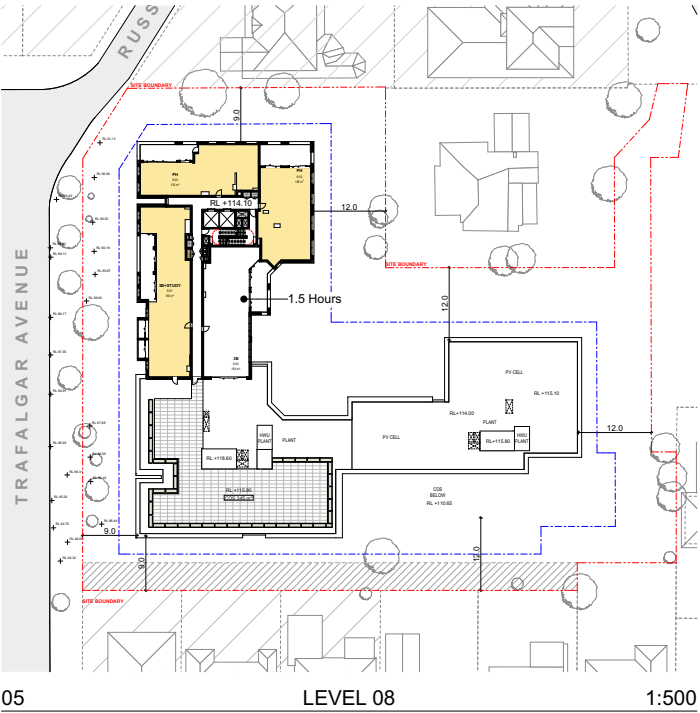
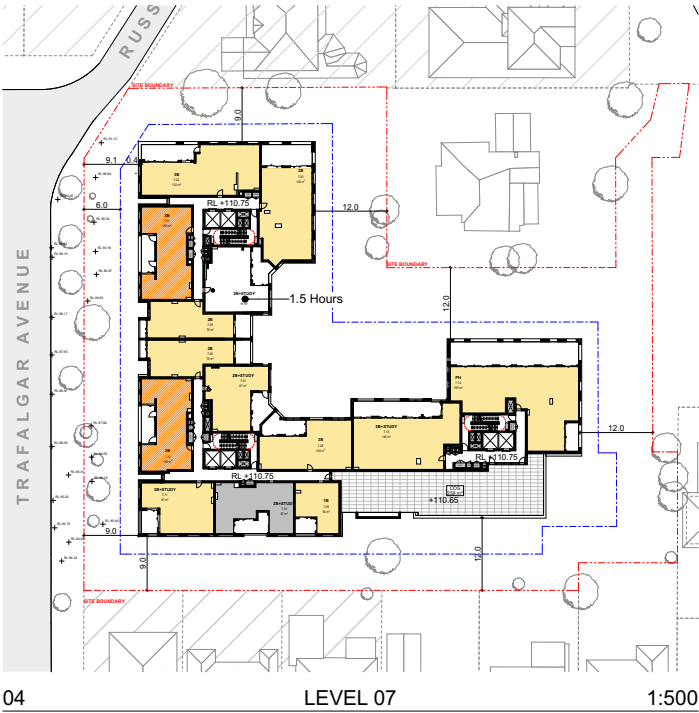
RESPONSE:

Solar access to the ARH until 3pm has increased from 46% to 49%. Furthermore, the amenity of the affordable housing units is increase through large than ADG minimums of internal and external sizes and external storage exceeding ADG minimum. The affordable housing units are required to be located within the same lift core for the ongoing management of the units by the CHP.



Solar Access - 2 Hours [9am-3pm]	
LOWER GROUND LEVEL	3
GROUND LEVEL	10
UPPER GROUND LEVEL	9
LEVEL 01	17
LEVEL 02	17
LEVEL 03	16
LEVEL 04	16
LEVEL 05	14
LEVEL 06	14
LEVEL 07	10
LEVEL 08	3
	129
	205

Solar Access - 2 Hrs [9am to 4pm]	
LOWER GROUND LEVEL	3
GROUND LEVEL	10
UPPER GROUND LEVEL	13
LEVEL 01	21
LEVEL 02	21
LEVEL 03	20
LEVEL 04	19
LEVEL 05	17
LEVEL 06	17
LEVEL 07	12
LEVEL 08	3
	156
	205



Solar Access - No Solar	
LOWER GROUND LEVEL	3
GROUND LEVEL	3
UPPER GROUND LEVEL	6
LEVEL 01	5
LEVEL 02	4
LEVEL 03	3
LEVEL 04	3
LEVEL 05	3
LEVEL 06	3
LEVEL 07	1
	34
	205



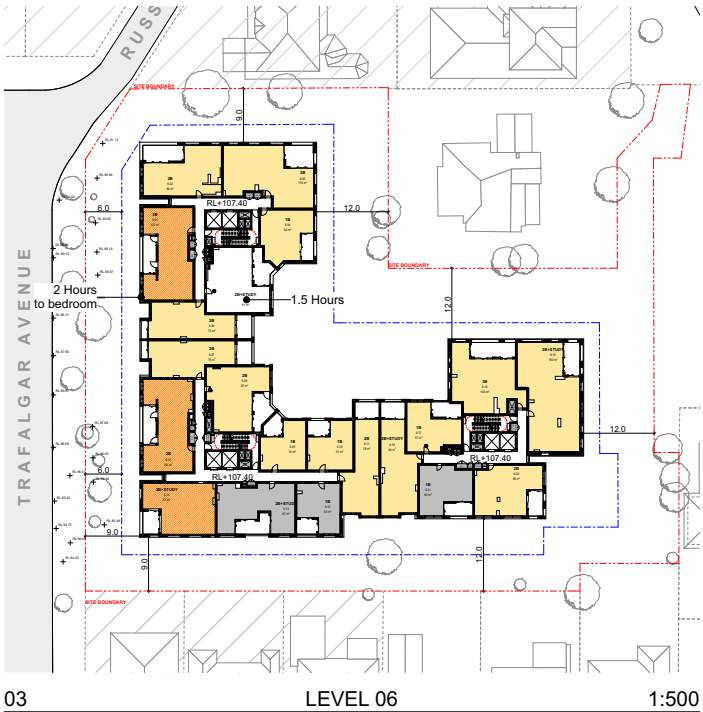
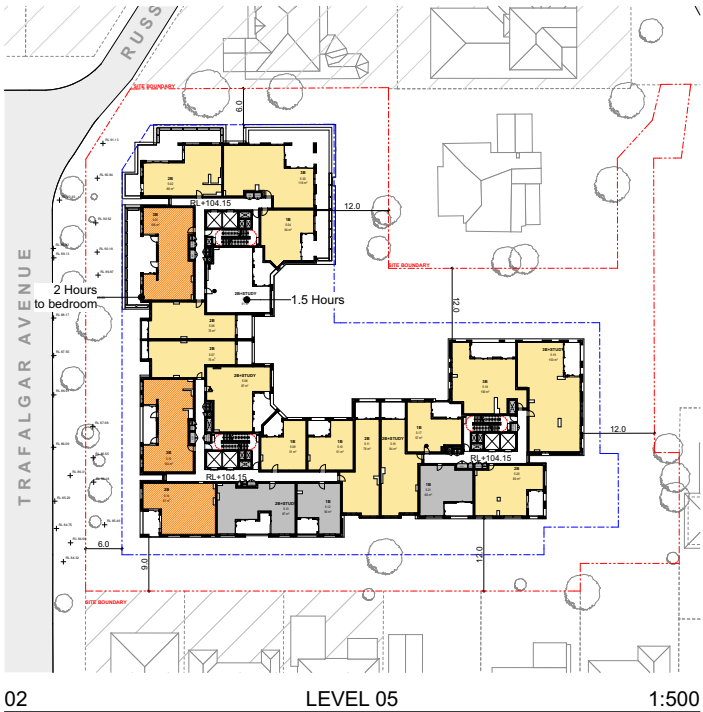
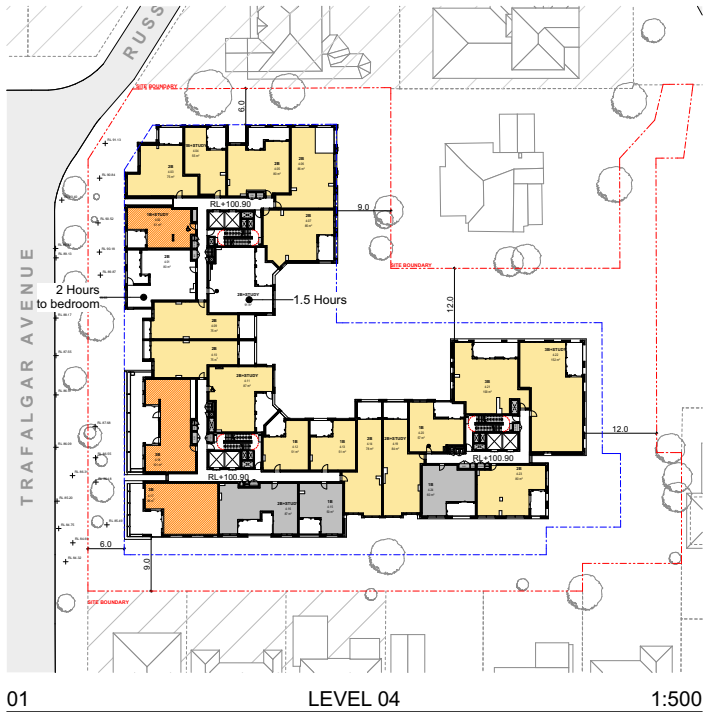
AMENITY

DEPARTMENTS COMMENTS:

ARH of Solar until 3pm to be increased is possible; Nil solar to be decreased to 15% if possible; cross ventilation to be rechecked (especially for similar type apartments)

RESPONSE:

Solar access to the ARH until 3pm has increased from 46% to 49%. However, due to site constraints and the nature of the solar orientation, it was not feasible to reduce the proportion of units receiving no solar access to 15%.



Solar Access - 2 Hours [9am-3pm]

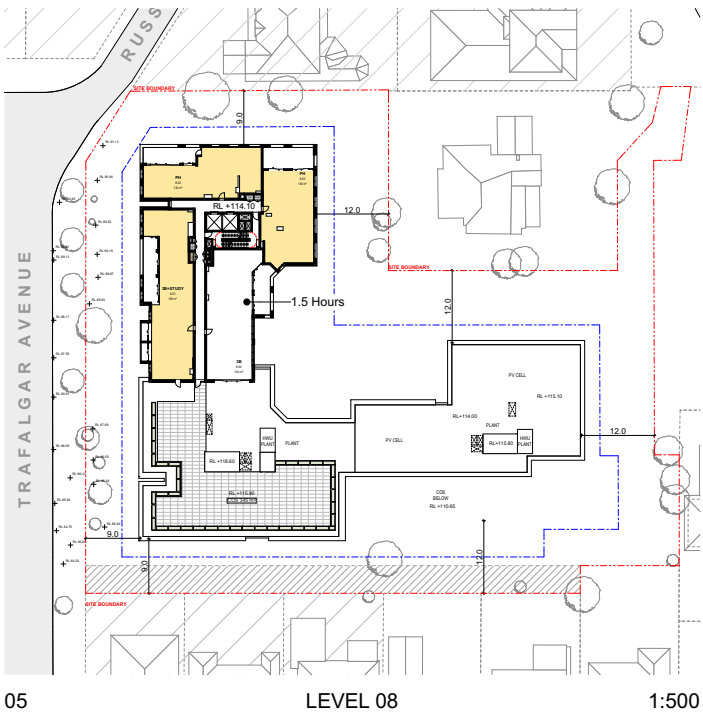
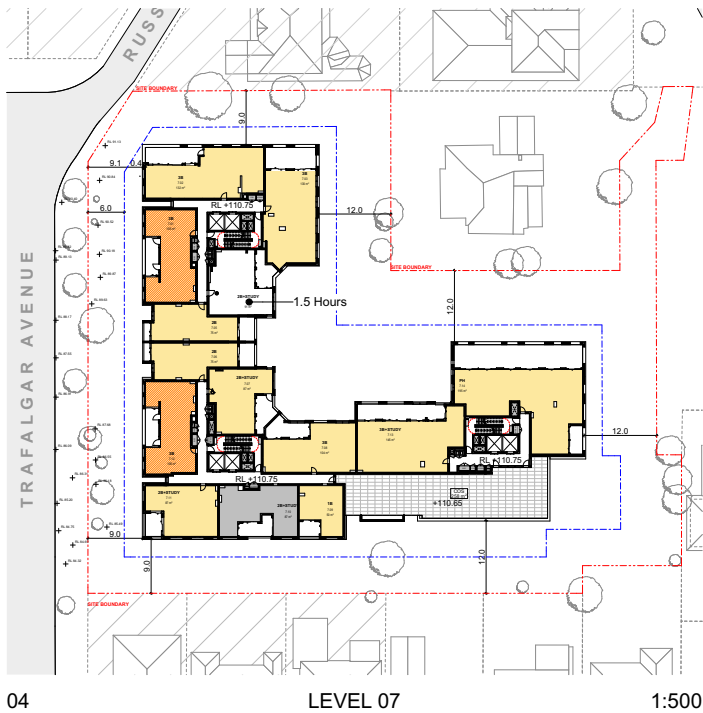
LOWER GROUND LEVEL	3
GROUND LEVEL	10
UPPER GROUND LEVEL	9
LEVEL 01	17
LEVEL 02	17
LEVEL 03	16
LEVEL 04	16
LEVEL 05	14
LEVEL 06	14
LEVEL 07	10
LEVEL 08	3
	129
	205

Solar Access - 2 Hrs [9am to 4pm]

LOWER GROUND LEVEL	3
GROUND LEVEL	10
UPPER GROUND LEVEL	13
LEVEL 01	21
LEVEL 02	21
LEVEL 03	20
LEVEL 04	19
LEVEL 05	17
LEVEL 06	17
LEVEL 07	12
LEVEL 08	3
	156
	205

Solar Access - No Solar

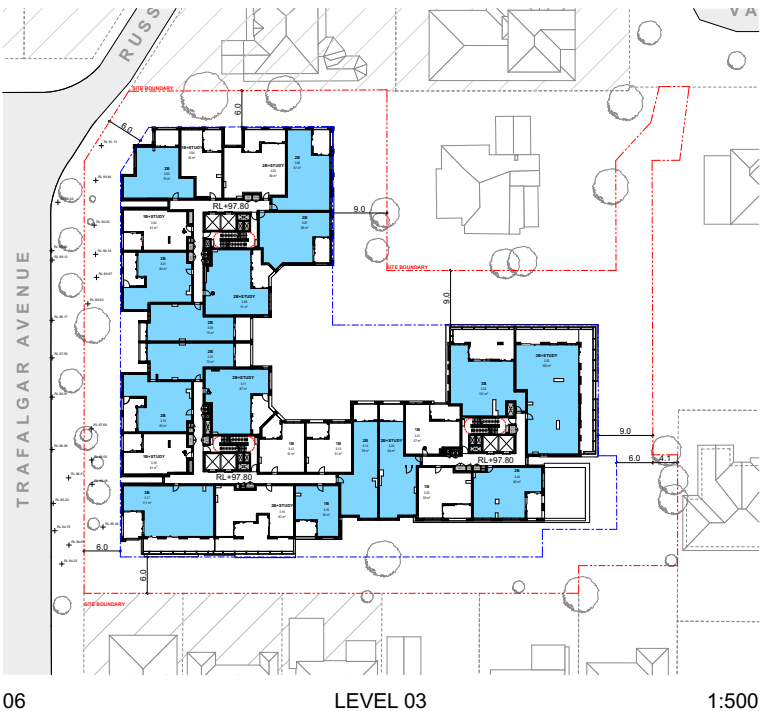
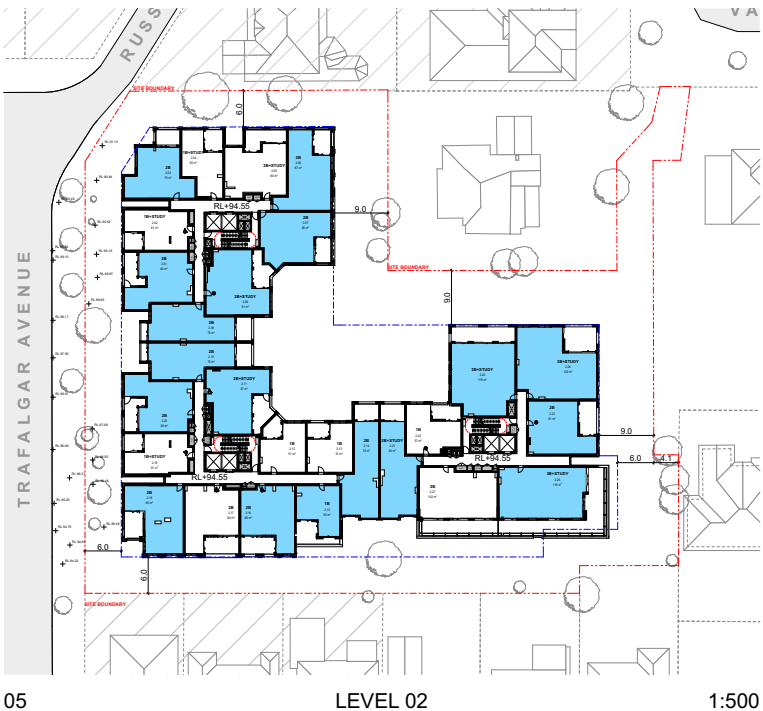
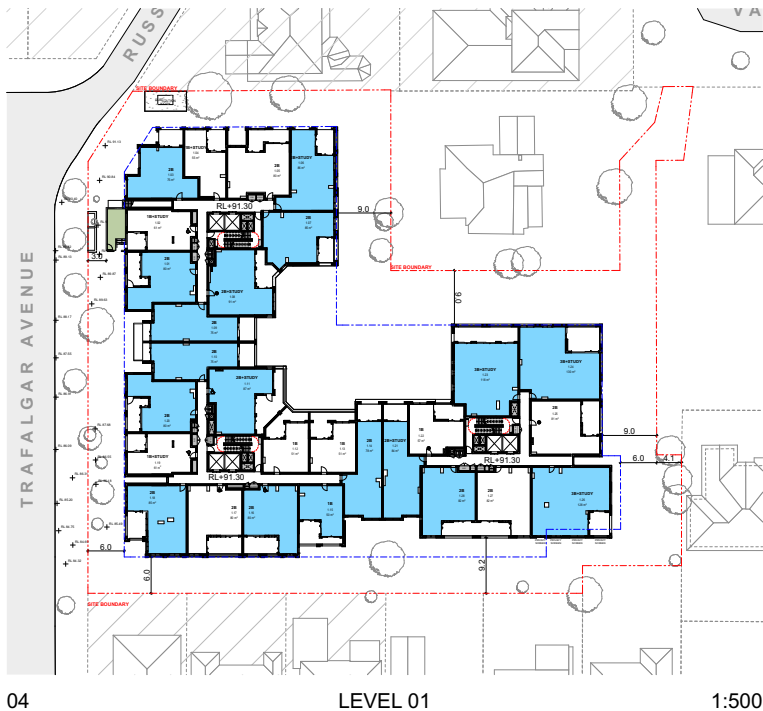
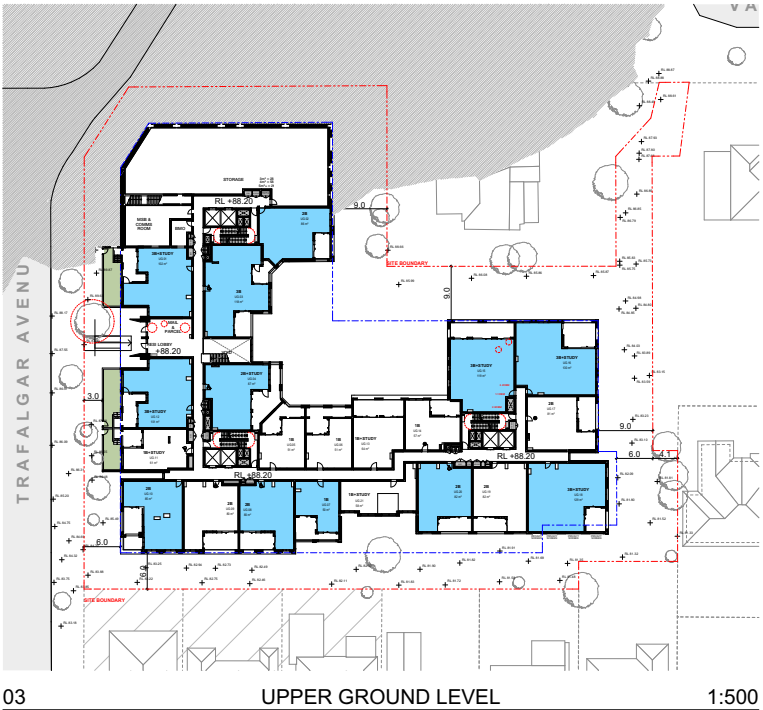
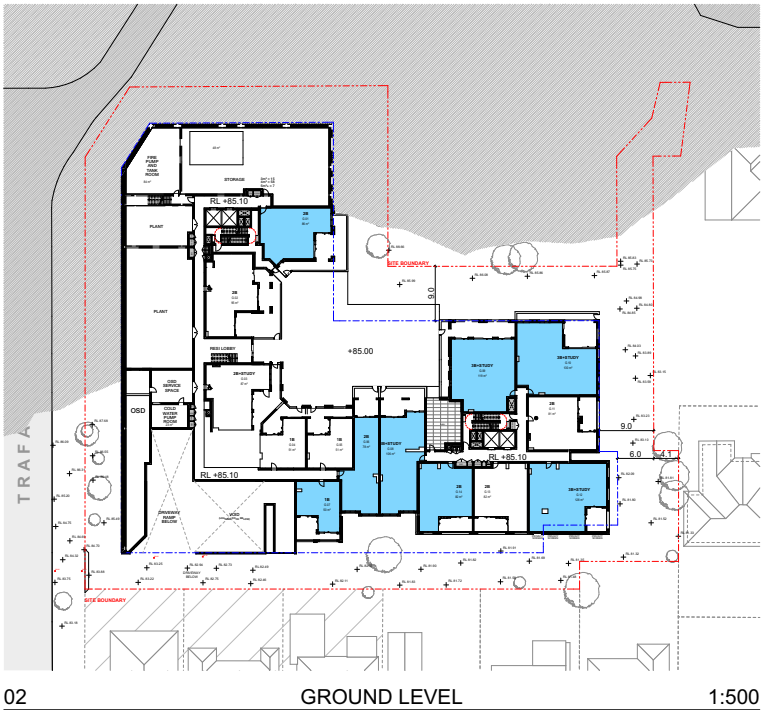
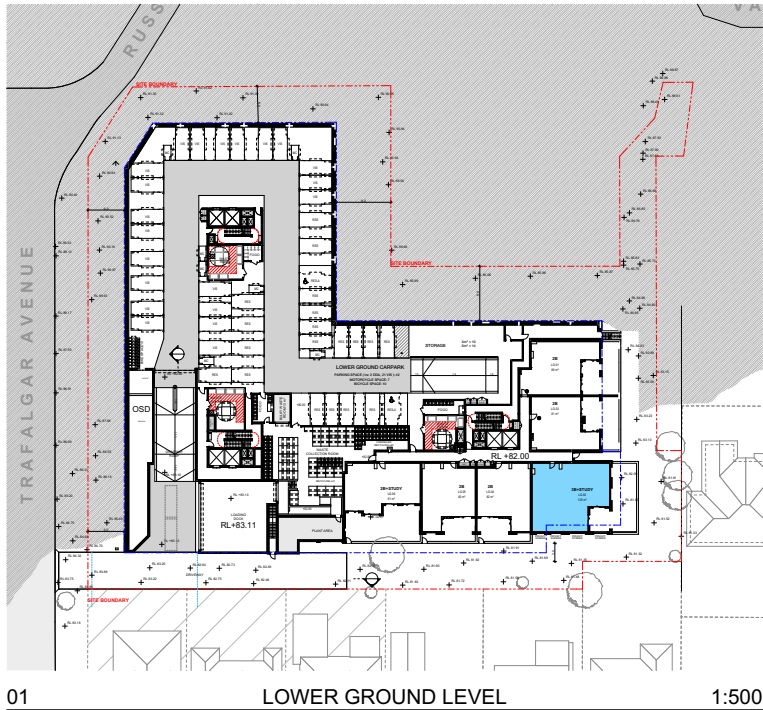
LOWER GROUND LEVEL	3
GROUND LEVEL	3
UPPER GROUND LEVEL	6
LEVEL 01	5
LEVEL 02	4
LEVEL 03	3
LEVEL 04	3
LEVEL 05	3
LEVEL 06	3
LEVEL 07	1
	34
	205



AMENITY

DEPARTMENTS COMMENTS:
Cross ventilation needs to be rechecked and windows
required for cross ventilation to be shown

RESPONSE:
cross ventilation has been checked and windows required for cross ventilation
have been shown on the architectural plans. Windows required for cross
ventilation only will be high level operable windows (above 1800mm from FFL)



CROSS VENTILATED

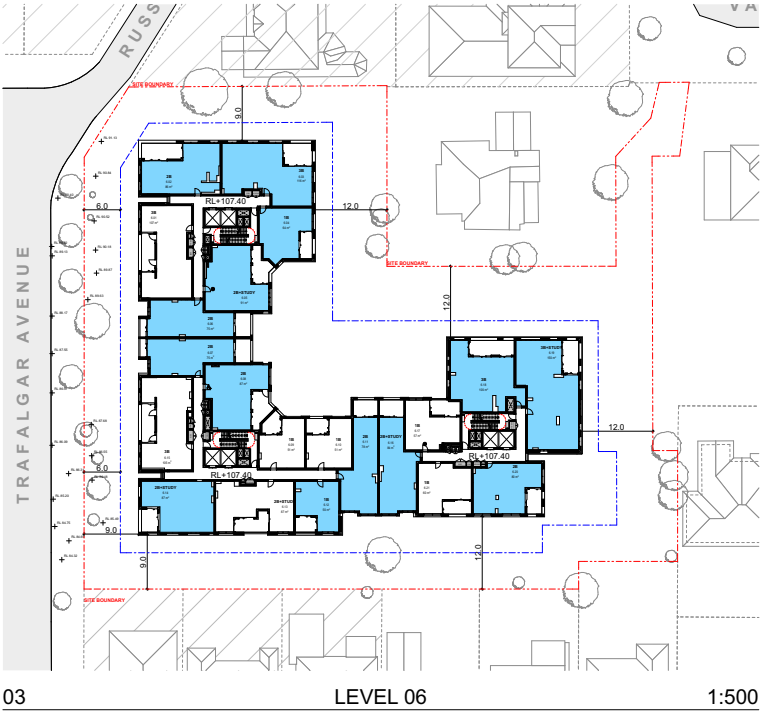
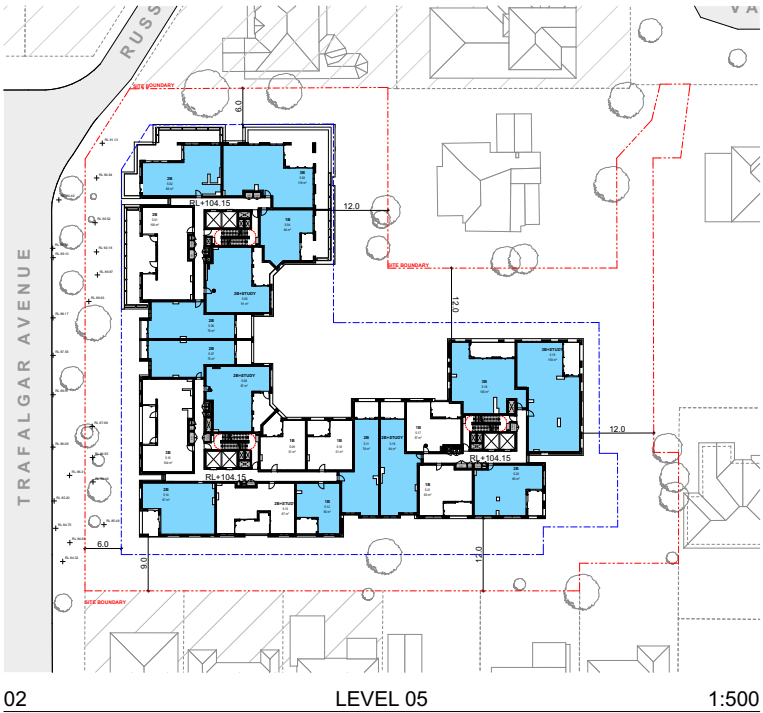
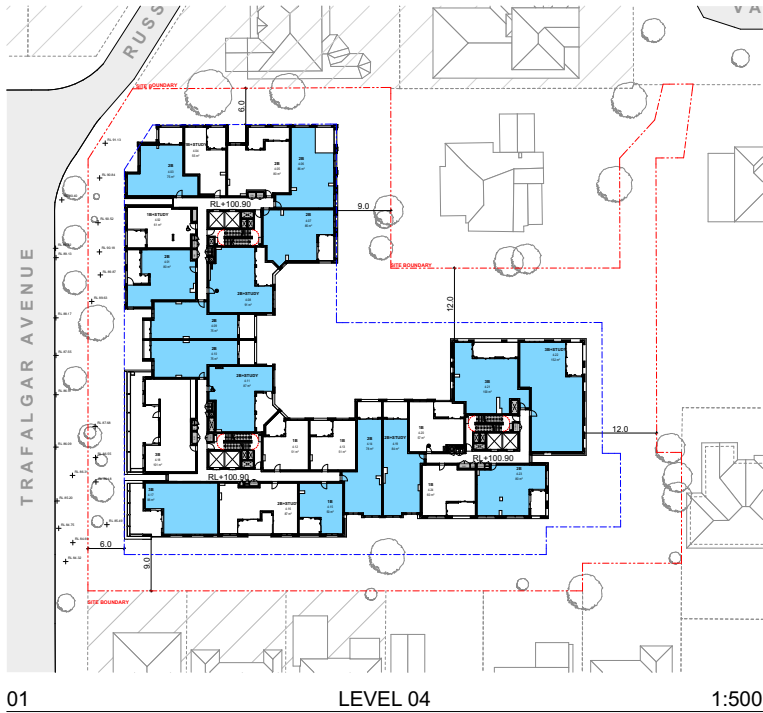
AMENITY

DEPARTMENTS COMMENTS:

Cross ventilation needs to be rechecked and windows required for cross ventilation to be shown

RESPONSE:

cross ventilation has been checked and windows required for cross ventilation have been shown on the architectural plans. Windows required for cross ventilation only will be high level operable windows (above 1800mm from FFL)



CV - TOTAL

LOWER GROUND LEVEL	1
GROUND LEVEL	8
UPPER GROUND LEVEL	12
LEVEL 01	18
LEVEL 02	18
LEVEL 03	16
LEVEL 04	15
LEVEL 05	14
LEVEL 06	14
	116
	187 (62.0%)



CROSS VENTILATED

UNIT MATRIX

DEPARTMENTS COMMENTS:

Unit matrix needs to show all internal and external areas, as well as number of bathrooms

RESPONSE:

The updated unit matrix has been revised to clearly show the number of bathrooms, balcony areas, and the depths of balconies. In addition, study areas are now clearly indicated on the plans and reflected in the updated matrix.

Apartment Matrix									
Level	Unit No.	Type	Solar	Cross Vent	ARH	Number of Bathrooms	Balcony Area (m²)	Balcony Depth (m)	Internal Area (m²)
LOWER GROUND LEVEL	LG.01	2B	Yes	No	Market	2	42	6	89
	LG.02	2B	Yes	No	Market	2	43	6	81
	LG.03	3B + STUDY	Yes	Yes	Market	2	60	7.6	129
	LG.04	2B	No Solar	No	Market	2	25	3.8	82
	LG.05	2B	No Solar	No	Market	2	24	3.8	82
	LG.06	2B + STUDY	No Solar	No	Market	2	65	5.9	91
GROUND LEVEL	G.01	2B	Yes	Yes	Market	2	47	5.1	86
	G.02	2B	-	No	Market	2	53	7.2	95
	G.03	2B + STUDY	Yes	No	Market	2	26	4.4	87
	G.04	1B	Yes	No	Market	1	16	4.1	51
	G.05	1B	Yes	No	Market	1	20	4.1	51
	G.06	2B	Yes	Yes	Market	2	18	4.5	78
	G.07	1B	No Solar	Yes	Market	1	16	3.7	50
	G.08	3B + STUDY	Yes	Yes	Market	2	30	4.5	107
	G.09	3B + STUDY	Yes	Yes	Market	2	49	2.4	119
	G.10	3B + STUDY	Yes	Yes	Market	2	38	5.4	130
	G.11	2B	Yes	No	Market	2	15	2.8	81
	G.12	3B + STUDY	Yes	Yes	Market	2	13	3.2	128
	G.13	2B	No Solar	No	Market	2	12	2.2	82
	G.14	2B	No Solar	Yes	Market	2	12	2.2	82
UPPER GROUND LEVEL	UG.01	3B + STUDY	-	Yes	Market	2	43	5.3	102
	UG.02	2B	-	Yes	Market	2	10	2.5	86
	UG.03	3B	-	Yes	Market	2	18	2.5	118
	UG.04	2B + STUDY	Yes	Yes	Market	2	26	4.4	87
	UG.05	1B	Yes	No	Market	1	16	4.1	51
	UG.06	1B	Yes	No	Market	1	20	4.1	51
	UG.07	1B	No Solar	Yes	Market	1	16	3.7	50
	UG.08	2B	No Solar	Yes	Market	2	15	2.8	80
	UG.09	2B	No Solar	No	Market	2	15	2.8	80
	UG.10	2B	Yes (9 to 4)	Yes	Market	2	13	3.1	85
	UG.11	1B + STUDY	Yes (9 to 4)	No	Market	1	11	6.2	61
	UG.12	3B + STUDY	Yes (9 to 4)	Yes	Market	2	30	5.3	101
	UG.13	1B + STUDY	Yes	No	Market	1	22	2.6	64
	UG.14	1B	Yes	No	Market	1	11	2.5	57
	UG.15	3B + STUDY	Yes	Yes	Market	2	25	2.4	119
	UG.16	3B + STUDY	Yes	Yes	Market	2	21	4	130
	UG.17	2B	Yes	No	Market	2	15	2.8	81
	UG.18	3B + STUDY	Yes	Yes	Market	2	13	3.2	129
	UG.19	2B	No Solar	No	Market	2	12	2.2	82
	UG.20	2B	No Solar	Yes	Market	2	12	2.2	82
	UG.21	1B + STUDY	No Solar	No	Market	1	9	3.1	58
LEVEL 01	1.01	2B	-	Yes	Market	2	13	2.1	80
	1.02	1B + STUDY	Yes (9 to 4)	No	Market	1	30	6.2	61
	1.03	2B	Yes	Yes	Market	2	10	2.5	75
	1.04	1B + STUDY	Yes	No	Market	1	10	3.4	55
	1.05	2B	Yes	No	Market	2	18	3.4	80
	1.06	2B + STUDY	Yes	Yes	Market	2	11	2.8	86
	1.07	2B	Yes	Yes	Market	2	10	2.5	85
	1.08	2B + STUDY	-	Yes	Market	2	14	2.6	91
	1.09	2B	Yes	Yes	Market	2	13	2.5	75
	1.10	2B	Yes	Yes	Affordable	2	13	2.5	75
	1.11	2B + STUDY	Yes	Yes	Affordable	2	26	4.4	87
	1.12	1B	Yes	No	Affordable	1	15	4.1	51
	1.13	1B	Yes	No	Affordable	1	20	4.1	51
	1.14	2B	Yes	Yes	Affordable	2	10	2.6	78
	1.15	1B	No Solar	Yes	Affordable	1	16	3.7	50
	1.16	2B	No Solar	Yes	Affordable	2	15	2.8	80
	1.17	2B	No Solar	No	Affordable	2	15	2.8	80
	1.18	2B	Yes (9 to 4)	Yes	Affordable	2	13	3.1	85
	1.19	1B + STUDY	Yes (9 to 4)	No	Affordable	1	8	3	61
	1.20	2B	Yes (9 to 4)	Yes	Affordable	2	13	2.1	80
	1.21	2B + STUDY	Yes	Yes	Market	2	10	2.6	84
	1.22	1B	Yes	No	Market	1	11	2.5	57
LEVEL 02	1.23	3B + STUDY	Yes	Yes	Market	2	25	2.4	118
	1.24	3B + STUDY	Yes	Yes	Market	2	21	4	130
	1.25	2B	Yes	No	Market	2	15	2.8	81
	1.26	3B + STUDY	Yes	Yes	Market	2	12	3.2	128
	1.27	2B	No Solar	No	Market	2	12	2.2	82
	1.28	2B	No Solar	Yes	Market	2	12	2.2	82
	2.01	2B	-	Yes	Market	2	13	2.1	80
	2.02	1B + STUDY	Yes (9 to 4)	No	Market	1	8	2.9	61
	2.03	2B	Yes	Yes	Market	2	10	2.5	75
	2.04	1B + STUDY	Yes	No	Market	1	10	3.4	55
	2.05	2B + STUDY	Yes	No	Market	2	18	3.4	80
	2.06	2B	Yes	Yes	Market	2	11	2.8	87
	2.07	2B	Yes	Yes	Market	2	10	2.5	86
	2.08	2B + STUDY	-	Yes	Market	2	14	2.6	91
	2.09	2B	Yes	Yes	Market	2	10	2.5	75
	2.10	2B	Yes	Yes	Affordable	2	10	2.5	75
	2.11	2B + STUDY	Yes	Yes	Affordable	2	15	2.6	87
	2.12	1B	Yes	No	Affordable	1	9	2.8	51
	2.13	1B	Yes	No	Affordable	1	8	2.4	51
	2.14	2B	Yes	Yes	Affordable	2	10	2.6	78
	2.15	1B	No Solar	Yes	Affordable	1	16	3.8	50
	2.16	2B	No Solar	Yes	Affordable	2	15	2.7	80
	2.17	2B	No Solar	No	Affordable	2	15	2.7	80
2.18	2B	Yes (9 to 4)	Yes	Affordable	2	13	3.1	85	
2.19	1B + STUDY	Yes (9 to 4)	No	Affordable	1	8	2.9	61	
2.20	2B	Yes (9 to 4)	Yes	Affordable	2	13	2.1	80	
2.21	2B + STUDY	Yes	Yes	Market	2	10	2.6	84	
2.22	1B	Yes	No	Market	1	11	2.4	57	
2.23	3B + STUDY	Yes	Yes	Market	2	25	4	119	

UNIT MATRIX

DEPARTMENTS COMMENTS:

To be updated with additional information requested

RESPONSE:

The updated unit matrix has been revised to clearly show the number of bathrooms, balcony areas, and the depths of balconies. In addition, study areas are now clearly indicated on the plans and reflected in the updated matrix.

13688 Compliance Schedule										
Level	Unit No.	Type	Apartment Calculated Area (m2)	Maximum habitable Room Depth	Bedroom Sizes	Living Room Sizes	Solar	Cross Vent	ARH	Storage Min. Vol
	4.19	2B + STUDY	84	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	4.20	1B	57	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	No	Market	Compliant to ADG
	4.21	3B	100	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	4.22	3B + STUDY	152	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	4.23	2B	80	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
LEVEL 05	4.24	1B	60	Compliant to ADG	Compliant to ADG	Compliant to ADG	No Solar	No	Market	Compliant to ADG
	5.01	3B	106	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes (9 to 4)	No	Market	Compliant to ADG
	5.02	2B	86	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	5.03	3B	116	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	5.04	1B	64	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	5.05	2B + STUDY	91	Compliant to ADG	Compliant to ADG	Compliant to ADG	-	Yes	Market	Compliant to ADG
	5.06	2B	75	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	5.07	2B	75	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	5.08	2B + STUDY	87	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	5.09	1B	51	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	No	Affordable	Compliant to ADG
	5.10	1B	51	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	No	Affordable	Compliant to ADG
	5.11	2B	78	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Affordable	Compliant to ADG
	5.12	1B	50	Compliant to ADG	Compliant to ADG	Compliant to ADG	No Solar	Yes	Affordable	Compliant to ADG
	5.13	2B + STUDY	87	Compliant to ADG	Compliant to ADG	Compliant to ADG	No Solar	No	Market	Compliant to ADG
	5.14	2B	87	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes (9 to 4)	Yes	Market	Compliant to ADG
	5.15	3B	61	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes (9 to 4)	No	Market	Compliant to ADG
	5.16	2B + STUDY	84	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	5.17	1B	57	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	No	Market	Compliant to ADG
	5.18	3B	100	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	5.19	3B + STUDY	150	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	5.20	2B	80	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	5.21	1B	60	Compliant to ADG	Compliant to ADG	Compliant to ADG	No Solar	No	Market	Compliant to ADG
LEVEL 06	6.01	3B	107	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes (9 to 4)	No	Market	Compliant to ADG
	6.02	2B	86	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	6.03	3B	116	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	6.04	1B	64	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	6.05	2B + STUDY	91	Compliant to ADG	Compliant to ADG	Compliant to ADG	-	Yes	Market	Compliant to ADG
	6.06	2B	75	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	6.07	2B	75	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	6.08	2B	87	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	6.09	1B	51	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	No	Market	Compliant to ADG
	6.10	1B	51	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	No	Market	Compliant to ADG
	6.11	2B	78	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	6.12	1B	50	Compliant to ADG	Compliant to ADG	Compliant to ADG	No Solar	Yes	Market	Compliant to ADG
	6.13	2B + STUDY	87	Compliant to ADG	Compliant to ADG	Compliant to ADG	No Solar	No	Market	Compliant to ADG
	6.14	2B + STUDY	87	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes (9 to 4)	Yes	Market	Compliant to ADG
	6.15	3B	105	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes (9 to 4)	No	Market	Compliant to ADG
	6.16	2B + STUDY	84	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	6.17	1B	57	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	No	Market	Compliant to ADG
	6.18	3B	100	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	6.19	3B + STUDY	150	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	6.20	2B	80	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
LEVEL 07	7.01	3B	105	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes (9 to 4)	No	Market	Compliant to ADG
	7.02	3B	134	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	7.03	3B	130	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	7.04	2B + STUDY	91	Compliant to ADG	Compliant to ADG	Compliant to ADG	-	Yes	Market	Compliant to ADG
	7.05	2B	75	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	7.06	2B	75	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	7.07	2B + STUDY	87	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	7.08	3B	104	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	No	Market	Compliant to ADG
	7.09	1B	50	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	7.10	2B + STUDY	87	Compliant to ADG	Compliant to ADG	Compliant to ADG	No Solar	No	Market	Compliant to ADG
	7.11	2B + STUDY	87	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	7.12	3B	105	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes (9 to 4)	No	Market	Compliant to ADG
	7.13	3B + STUDY	145	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	7.14	PH	195	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
LEVEL 08	8.01	3B + STUDY	183	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	8.02	PH	133	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	8.03	PH	130	Compliant to ADG	Compliant to ADG	Compliant to ADG	Yes	Yes	Market	Compliant to ADG
	8.04	3B	164	Compliant to ADG	Compliant to ADG	Compliant to ADG	-	No	Market	Compliant to ADG

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